**PARK CITY PLANNING COMMISSION MEETING**
**SUMMIT COUNTY, UTAH**
**October 26, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, October 26, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

**MEETING CALLED TO ORDER AT 5:30 PM.**

**1. ROLL CALL**

**2. MINUTES APPROVAL**

**3. PUBLIC COMMUNICATIONS**

**4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES**

**5. WORK SESSION**

5.A **220 King Road – Plat Amendment and Conditional Use Permit** – The Applicant Proposes to Combine Two Parcels into One Lot and Construct a New Single-Family Dwelling Located off King Road, Which Will Replace the Two Existing Dwellings at 220 King Road. PL-22-05318, PL-22-05319. (30 mins.)

220 King Staff Report
Exhibit A: Sweeney Properties Large Scale MPD dated 12/18/85
Exhibit B: Sweeney MPD Amended Conditions dated 10/14/87
Exhibit C: Treasure Hill Subdivision Phase 1 Plat Recorded 4/15/96
Exhibit D: First Amended ROS Lot 2 Phase 1 Treasure Hill Subdivision Recorded 8/14/97
Exhibit E: 220 King CUP dated 3/12/97
Exhibit F: Guest House CUP dated 4/26/2000
Exhibit G: Ordinance 97-19
Exhibit H: Treasure Hill Subdivision Phase 3
Exhibit I: Public Input
Exhibit J: 220 King Road Application Narrative
Exhibit K: Proposed Plat
Exhibit L: Footprint Area Analysis
Exhibit M: Height Analysis
Exhibit N: Massing Analysis

## 6. REGULAR AGENDA

6.A **1750 Kearns Boulevard (Park City High School) - Conditional Use Permit -** The Applicant Proposes a Three-Story 128,000-Square-Foot Addition in the Recreation Open Space Zoning District. PL-22-05394 (15 mins.)
(A) Public Hearing; (B) Action
Park City High School Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Request
Exhibit C: Proposed Plans
Exhibit D: Ordinance No. 85-11
Exhibit E: 2008 Conditional Use Permit
Exhibit F: Board of Adjustment Variance Approval
Exhibit G: Site Plan
Exhibit H: Public Input

6.B **2270 Kearns Boulevard (McPolin Elementary) - Conditional Use Permit -** The Applicant Proposes a 22,500-Square-Foot Addition in the Recreation Open Space Zoning District. PL-22-05410 (15 mins.)
(A) Public Hearing; (B) Action
McPolin Elementary School Staff Report
Exhibit A: Final Action Letter
Exhibit B: Applicant's Request
Exhibit C: Proposed Plans
Exhibit D: Survey

6.C **1000 Ability Way (National Ability Center) - Modification to a Conditional Use Permit and Master Planned Development -** The Applicant Proposes to Modify a 2017 Conditional Use Permit and 2019 Master Planned Development to Add 2,048 Square Feet for the Stables. PL-22-05397 (15 mins.)
(A) Public Hearing; (B) Action
National Ability Center 1000 Ability Way Modification Staff Report
Exhibit A: NAC Final Action Letter
Exhibit B: Ordinance No. 04-50 Annexing NAC into Park City
Exhibit C: 2017 Conditional Use Permit
Exhibit D: 2019 NAC Master Planned Development
Exhibit E: NAC Development Agreement
Exhibit F: Applicant's Request
Exhibit G: Applicant's Site Plan

6.D **Land Management Code Amendments** - The Planning Commission Will Review Proposed Land Management Code Amendments to Clarify Landscaping and Water Wise Regulations, Define Key Terms, Update Gravel Regulations, Establish Landscaping Regulations Based on Land Use Type, Provide Flexibility to Replace Significant Vegetation with Water Wise and Firewise Landscaping, Update the Recommended Plant List to Identify Water Wise Plants, and Clarify Landscaping and Limits of Disturbance. PL-21-05064 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 17, 2022
Landscaping Land Management Code Amendments Staff Report
Exhibit A: Draft Ordinance 2022-XX
Exhibit B: Survey Input

Exhibit C: Survey Results
Exhibit D: Public Comment
Exhibit E: Approved Plant List

6.E

**1875 Homestake Road - Affordable Master Planned Development and Conditional Use Permit -** The Applicant Proposes Constructing Approximately 200,436 Square Feet on Lot B of the Yard Subdivision for 123 Units Totaling 103,060 Square Feet (28 One-Bedroom Units, 88 Two-Bedroom Units, and 7 Three-Bedroom Units), 6,461 Square Feet of Amenity Space, and 42,237 Square Feet for 140 Parking Spaces (128 Underground; 12 At Grade) in the General Commercial Zoning District. 80% of the Units are Proposed to be Affordable; 20% are Proposed to be Market Rate. PL-22-05300 and PL-22-05288 (60 mins.)

(A) Public Hearing; (B) Action

Homestake AMPD and CUP Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Narrative
Exhibit C: The Yard Subdivision - First Amended
Exhibit D: Snyderville Basin Water Reclamation District Letter
Exhibit E: Building Height
Exhibit F: Bonanza Park Road and Pathway Improvements
Exhibit G: Internal Site Circulation
Exhibit H: Parking Management Plan
Exhibit I: Hales Engineering Traffic Impact Study
Exhibit J: WCG Traffic Impact Study Memo
Exhibit K: Snow Storage Plan
Exhibit L: Magnetic Field Survey
Exhibit M: Limited Soil Sampling Investigation Summary Report
Exhibit N: Updated Project Plans
Exhibit O: Applicant Public Outreach
Exhibit P: Public Input

6.F

**4001 Kearns Boulevard – Amend the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD) –** The Applicant Proposes to Modify the Uses, Number, Footprints, and Building Heights of the Remaining Density Allocated in the MPD on Lot 1B only, to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition - Regional Commercial Overlay Zoning District. PL-22-05206. (90 mins.)

(A) Public Hearing; (B) Possible Action
Studio Crossing Staff Report
Exhibit A: MPD Approved Site Plan
Exhibit B: Applicant's Project Narrative
Exhibit C: Studio Crossing Siteplans
Exhibit D: Applicant's Parking Analysis
Exhibit E: Trip Gen Memorandum
Exhibit F: Applicant's Housing Mitigation Plan
Exhibit G: Letter of Support from the City's Housing Team
Exhibit H: Letter of Support - Housing Resource Center
Exhibit I: Letter of Support - Mountainlands Community Housing Trust

Exhibit J: Additional Background Information
Exhibit K: Draft Action Letter
Exhibit L: Draft Ordinance 2022-XX

6.G

**4001 Kearns Boulevard – Amend the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12 –** The Applicant Proposes Amend the CT-RCO Zoning and Ordinance 12-12 to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition Regional Commercial Overlay Zoning District. PL-22-05212.

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on November 17, 2022.

Studio Crossing Staff Report Final

## 7. ADJOURN

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 Council meeting attendees who park in the China Bridge parking structure.**

# Planning Commission
# Staff Report

| | |
|---|---|
| **Subject:** | **220 King Road Work Session - Plat Amendment and Conditional Use Permit** |
| **Applications:** | **PL-22-05318 & PL-22-05319** |
| **Author:** | **Alexandra Ananth, Sr. Planner** |
| **Date:** | **October 26, 2022** |
| **Type of Item:** | **Administrative** |

## Recommendation

(I) Hold a work session to introduce the Planning Commission to the proposed project and requested exceptions, (II) identify issues and additional information that must be addressed by the applicant prior to scheduling the applications for public hearings, and (III) discuss if the Planning Commission wishes to consider both the Plat Amendment and Conditional Use Permit (CUP) applications concurrently, or if the Plat Amendment should be considered prior to the CUP application (this is staff's recommendation).

## Description

| | |
|---|---|
| Applicant: | Pesky Porcupine LLC |
| Location: | 220 King Rd. |
| Zoning District: | Historic Residential (HR-1) |
| Adjacent Land Uses: | Residential, Open Space, Resort |
| Reason for Review: | Plat Amendments require Planning Commission review and City Council action |

## Abbreviations

| | |
|---|---|
| CUP | Conditional Use Permit |
| HR-1 | Historic Residential Zoning District |
| SLO | Sensitive Land Overlay |
| Sweeney MPD | Sweeney Properties Large Scale Master Planned Development |

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.*

## Summary

220 King Road contains 53,694 square feet, is prominently located on the hillside over Old Town in the Historic Residential (HR-1) Zoning District and is subject to the Sweeney Properties Large Scale Master Planned Development (as Amended) (Sweeney MPD and Amended Sweeney MPD, Exhibits A & B). A portion of the west side of the lot is within the Sensitive Land Overlay (SLO). The Lot is known as Lot 2 of the Treasure Hill Subdivision Phase 1 (& Amended Plat(s) Exhibits C & D).

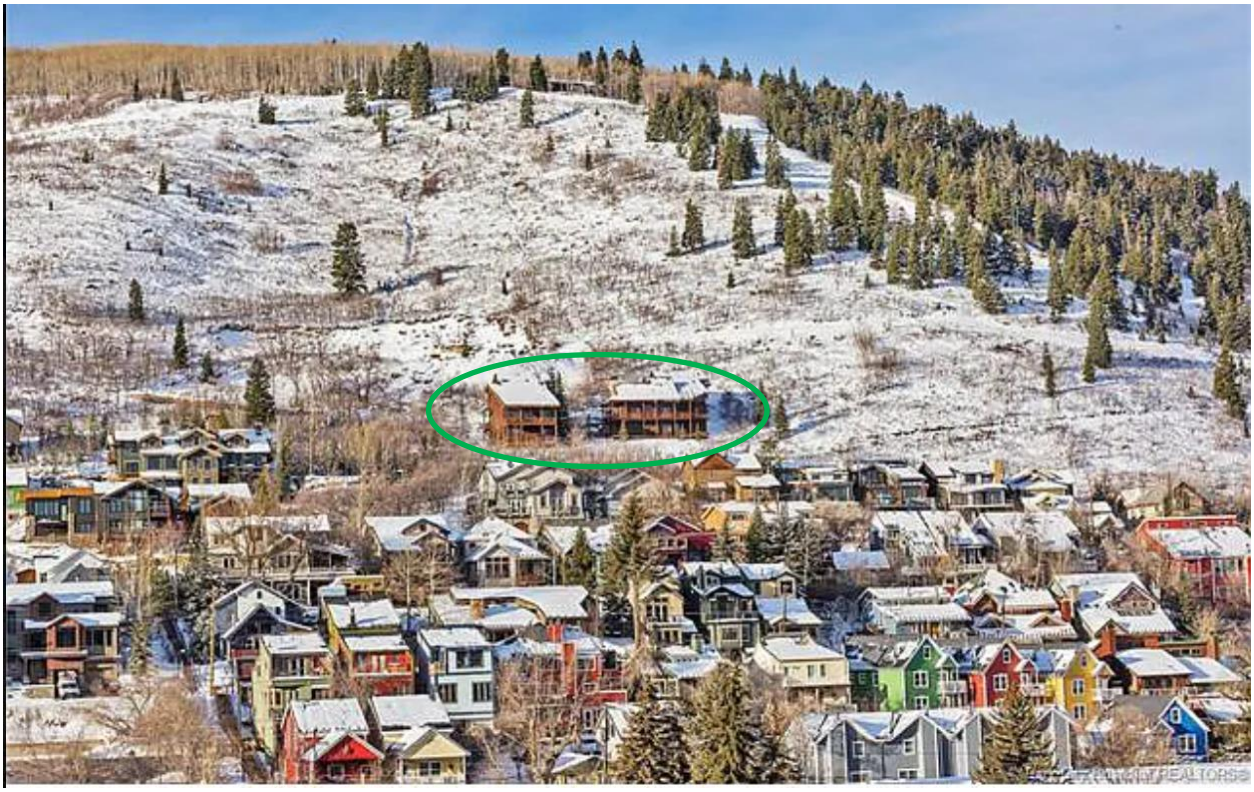

**Figure 1: 220 King Road main house and guest house circled in green.**

Lot 2 consists of two separate Tax ID Parcels. Parcel A contains a Single-Family Dwelling built in 1998, and Parcel 2 contains a guest house built in 2000. Both structures were approved by the Planning Commission as a Small Scale MPD (now known as a Conditional Use Permit (CUP)) on 3/12/1997 (Exhibit E). An amendment to the Building Pad for Lot 2 was reviewed by the Planning Commission on the same night and recommended to the City Council for action. The Council approved the Plat Amendment to shift the Building Pad for Lot 2 on 4/10/1997 via Ordinance 97-19 (Exhibit G). The Planning Commission approved an additional CUP for a guest house dated 4/26/2000 that supersedes the original guest house approval (Exhibit F).

The legal validity of the internal lot line separating the parcels is unresolved, and this Plat Amendment will combine the two parcels back into one legal Lot of record. The separation of the lot appears to have been done for tax purposes and potentially to separate the guest house from the main house. However, this would increase the Density of the lot and is not allowed under the existing MPD even though both Parcels meet the minimum lot size required in the HR-1 Zoning District.

In addition, the applicant is proposing to amend Plat Notes 1, 5, and 6 of the Treasure Hill Subdivision, Phase 1, to redevelop the property with a new Single-Family Dwelling, pool and pool house, and Accessory Building, which would replace the existing residence and guest house. The applicant is proposing:

- To change the 3,500 square foot maximum allowed Building Footprint (Plat Note 1) to exclude space that is located below Existing Grade and covered by

landscaping or deck; and to exclude the Footprint for up to 1,500-square feet for an attached or detached residence provided that space cannot be sold or leased separate from the main house;
- To increase the Building Area Limits shown on the Plat by 3,526 square feet for a new Building Area Limit of 14,716 square feet;
- To remove the Façade Height Plat Note, which restricts the east facing façade Building Height to 25 feet (Plat Note 5); and
- To remove the Massing Plat Note restricting each building mass footprint to 1,500 square feet (Plat Note 6).

The applicant has also submitted a Conditional Use Permit Application which is required by the Sweeney MPD for Dwellings located off King Road.

In addition to the above, the Planning Department has determined that the application requires the following supplementary submittals/reviews:

1. A Steep Slope Analysis to determine if the expanded Building Area Limits are considered a Steep Slope (as defined by LMC § 15-2.2-6) or a Very Steep Slope (as defined by LMC § 15-2.21-4(A));
2. A Sensitive Lands Analysis regarding the expansion of the Building Area Limits in the SLO;
3. An interpolated grade determination to determine Existing Grade, and a "roof elevation over topography plan" to verify the proposed Building Height;
4. An application to amend the Sweeney MPD to change/remove conditions of the Sweeney MPD with respect to Plat Notes 1, 4, 5, and 6 of the Plat including the Footprint and Building Height;
5. A Setback Determination from the Planning Director to determine if the proposed Accessory Building is in the front Setback; and
6. Historic District Design Review for the proposed new structures.

The Amended Sweeney MPD allowed for the creation of Lot 1 and Lot 2 (200 and 220 King Road) as shown on the Treasure Hill Subdivision Phase 1, by shifting/allocating two units of Density to these two Lots. A narrative submitted by the applicant argues that the Amended MPD did not intend to restrict the Footprint of the two King Road Lots to 3,500 square feet as indicated in the Plat Notes, because this was not a Condition of the Amended Sweeney MPD.

The Planning Department finds that all nine of the Treasure Hill Subdivision Phase 1 Plat Notes were intended to apply to the King Road Lots as the Notes would have been clarified, corrected, or removed when the Lot 2 Plat was Amended in 1997, only one year after the Treasure Hill Subdivision, Phase 1, was approved. Condition of Approval #3 of Ordinance 97-19, approving the amendment to Lot 2 states "The plat shall note that all conditions of approval, notes and restrictions of the Treasure Hill Subdivision are in full force and effect" (Exhibit G p. 2). Additionally, the Staff Report and Planning Commission Minutes for the CUP for Lot 2 clearly indicate that the Planning Commission was asked to look at compliance with the nine criteria recorded on the Sweeney/King Road/Treasure Hill subdivision plat (Exhibit E p. 10-12, and p. 28).

***At the work session, the Planning Commission should discuss if the Plat Notes apply to the subject property, and at a high level, if the Planning Commission finds the proposed amendments to the Plat Notes consistent with the underlying zoning and MPD.***

The Planning Department notes that the Footprint Plat Note proposed by the applicant is the same Footprint Plat Note on the Treasure Hill Subdivision Phase 3 Plat, which governs Lot 8, 445 King Road. However, the Planning Department is not comfortable recommending approval for changes to Building Area Limits, Building Height, and Massing, which the Department finds requires an amendment to the Sweeney MPD.

**Figure 2: Summit County Parcel Viewer Map of 220 King Road, Lot 2 of the Treasure Hill Subdivision Phase 1, subject Parcels outlined in green**

## Background

The two subject Parcels include

| Parcel Number | Acres | Address |
|---|---|---|
| THILL-2-A-AM | 0.77 | 220 KING RD |
| THILL-2-B-AM | 0.47 | 220 KING RD |

Governing documents include:

1. Sweeney Master Plan dated 12/18/1985 (Exhibit A)
2. Sweeney Master Planned Development Amended Conditions dated

10/14/1987 (Exhibit B)

3. Treasure Hill Subdivision, Phase 1 Plat, Recorded on 4/15/1996 (Exhibit C, see Plat Notes p. 3)
4. First Amended Record of Survey, Lot 2 Phase 1, Treasure Hill Subdivision, Recorded on 8/14/1997 (Exhibit D, see Plat Notes)

The Planning Commission approved the Sweeney MPD in 1985. Page 9 of the Sweeney MPD refers to two of the four Lots platted on the Treasure Hill Subdivision Phase 1, as "Miscellaneous Properties." These are Lots 3 and 4 on the Plat, also known as 425 Norfolk Avenue and 375 Norfolk Avenue, respectively. The lot referred to as the "Lot on top of Treasure Mountain" is 445 King Road, or Lot 8 of the Treasure Hill Phase 3 Plat, and is not included in the Phase 1 Plat, but is located on the Phase 3 Plat (Exhibit H).

Page 7-9 of the Staff Report for the Sweeney MPD reads:

*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:*

*[1.] Coalition Properties (known as Town Lift East & West sites)*
*[…]*
*[2.] HR-1 Properties (Known as Car-Sheen & MPE sites)*
*[…]*
*[3.] Hillside Properties (knows as Mid-Station and Creole Gulch sites)*
*[…]*
*[4.] 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.*

The 1987 Revised Conditions of Approval to the Sweeney MPD effectively allocated two Units to King Road, and include the following conditions (Note Condition 1B):

The following revised conditions shall be placed on the approval of this proposed modification:

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).

The Treasure Hill Subdivision, Phase 1 Plat, includes four Lots located in the HR-1 Zoning District, and one Lot of Open Space. Plat Notes are copied below. As noted earlier, the current application is proposing to modify Plat Notes 1, 5, and 6.

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.

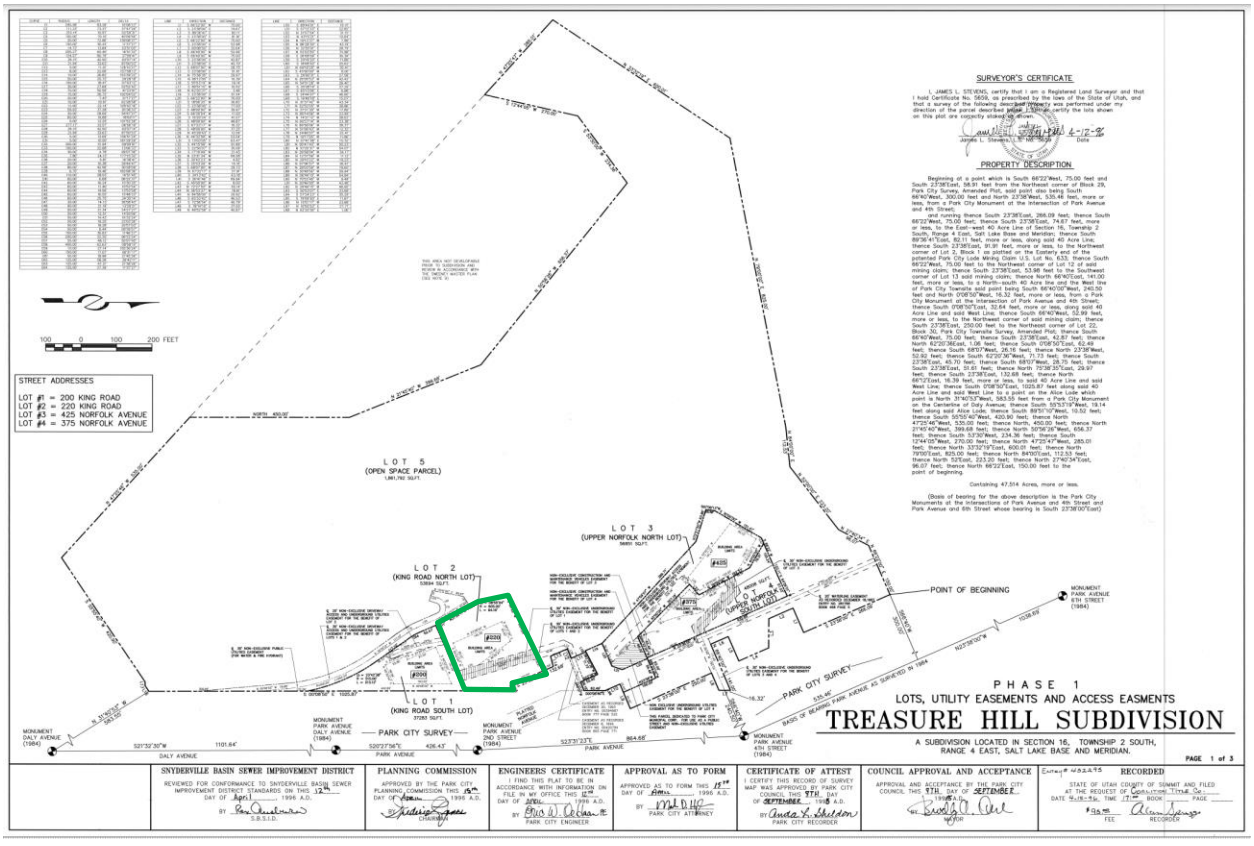


**Figure 3: Original Phase 1 Treasure Hill Subdivision showing Lots 1-5**

Lot 2 of Phase 1 was amended in 1997 to replat the Building Area Limits and remove a Deed Line. All the Plat Notes from the original Treasure Hill Subdivision, Phase 1 Plat

were carried forward on the amended Lot 2 Plat, as shown below.

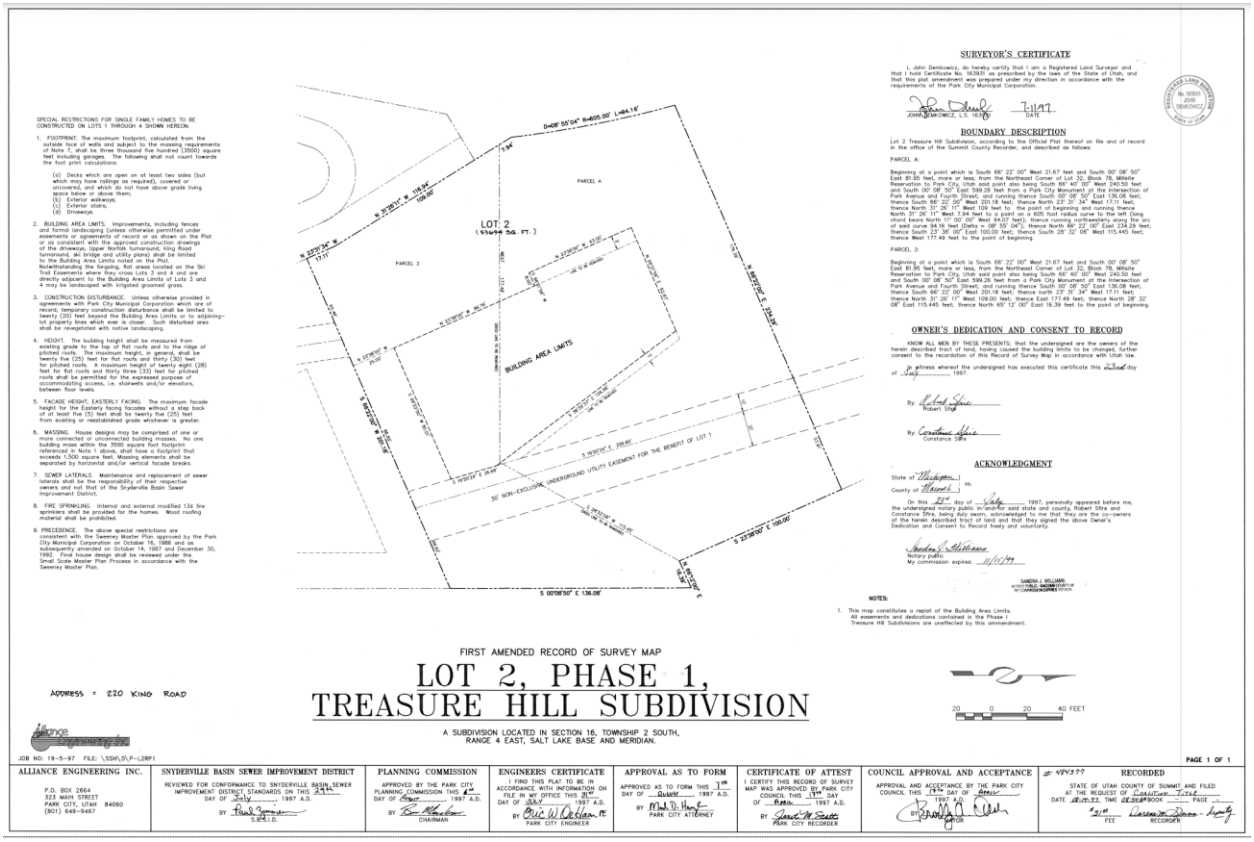


**Figure 4: Lot 2 Amended Plat (amending the Building Area Limits)**

The Single-Family Dwelling on Parcel A was built in 1998, and the guest house on Parcel 2 was built in 2000. Both Dwellings are in the Building Area Limits shown above with a combined footprint that does not exceed 3,500 square feet. As noted above, the CUPs (Exhibits E and F) reviewed the structures for compliance with the nine Plat Notes carried forward from the original Treasure Hill Subdivision Phase 1, and it was never indicated during the review that these Plat Notes were not intended to apply to the two King Road Lots discussed in the Amendment to the Sweeney MPD.

## Analysis

**(I) The proposal to Amend Plat Notes on the Lot 2 Phase 1, Treasure Hill Subdivision, does not comply with the Sweeney MPD.**

From the research completed by the Planning Department, it does not appear that the original Sweeney MPD identifies the 220 King Road Lot, but the MPD does restrict the footprints and building heights of the “Miscellaneous Properties” with the following language “Development would be restricted to single-family homes with no greater than 3,500 square foot footprints and maximum building heights of 25 feet.”

It was not until the MPD was amended in 1987, that the two King Road Lots were

identified. As noted in the Background section above, minimal Conditions of Approval are noted in the Amendment to the Sweeney MPD other than Condition #3 that the City Engineer review the preliminary design for the Dwellings on King Road and that the Planning Commission and staff review the proposals as Conditional Uses to ensure they are "designed to minimize visual impact" and comply with the Historic District Guidelines."

Nevertheless, the Plats (both the Treasure Hill Phase 1 Plat, and the Lot 2 Phase 1 Treasure Hill Subdivision Plat) impose Plat Notes regulating the building Footprints, Building Area Limits, Building Height, and Massing, among other things, that are more stringent than the HR-1 Zoning District requirements.

The applicant is proposing to amend these Plat Notes to 1) expand the Footprint Plat Note 1 to allow for a 1,500 Accessory Building and to exclude below-grade space; 2) to increase the Building Area Limits to allow for an Accessory Building; 3) to remove the Façade Height Plat Note 5; and 4) to remove the Massing Plat Note 6.

Although the Footprint Plat Note the applicant is proposing was allowed in the Treasure Hill Subdivision Phase 3 Plat (Exhibit H) the Planning Department is concerned that proposed changes to the Building Area Limits, Building Height and Massing Plat Notes are not consistent with the MPD's intent to minimize the visual impact of the Treasure Hill Subdivision Single-Family Dwellings on the Historic District, and require an amendment to the MPD.

**(II) The proposal does not comply with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.**

The applicant is proposing to amend the existing Plat by combining the two Lots into one Lot and to modify the Plat Notes. The combined Lot would remain in the HR-1 Zoning District and the proposed new Single-Family Dwelling complies with the Lot and Site Requirements for the Zoning District except for the Accessory Building, which is in the front Setback and is approximately 22 feet in Height, exceeding the allowed Building Height for Accessory Buildings, which is limited to 18 feet. Existing Plat Notes are more restrictive than the zoning in some cases, and the applicant must submit additional information on the proposed Building Height.

| **Requirements** | **HR-1** | **MPD/Plat** | **Proposed** |
|---|---|---|---|
| Lot Size | 1,875 sq. ft. | 53,694 sq. ft. | 53,694 sq. ft. ***Complies*** |
| Lot Width | 25 ft. | 200+ ft. | 200+ ft. ***Complies*** |
| Building Footprint | 4,500 sq. ft. for lots > 18,750 sq. ft. | 3,500 sq. ft. per MPD and Plat | 4,520 sq. ft. ***Requires an Amendment to the MPD and Plat*** |
| Setbacks<br>Front<br>Side<br>Rear | <br>15 ft.<br>10 ft. min./30 ft. total<br>15 ft. | <br>15 ft.<br>10 ft. min./30 ft. total<br>15 ft. | <br>13 ft. ***Not Allowed***<br>25 ft.<br>47 ft. |

| | | | |
|---|---|---|---|
| Building Height | 27 ft. from Existing Grade<br>Final Grade must be within 4 vertical feet of Existing Grade | 25 ft. for east facing facade<br><br>18 ft. for Accessory Buildings | ***More information required***<br><br>***May require an Amendment to the MPD and Plat*** |
| Parking | 2 | NA | > 2 ***Complies*** |
| Building Area Limits | Area outside of Setbacks | Indicated on Plat | Expanded by 3,526 sq. ft. to 14,716 sq. ft. ***Requires an Amendment to the Plat*** |
| Massing | NA | Plat Note 6 - No one building mass within the 3,500 sq. ft. footprint shall have a footprint that exceeds 1,500 sq. ft. | The mass of the main residence appears to be 2,150 sq. ft. ***Requires an Amendment to the Plat*** |

As noted above the proposed building Footprint, Building Height, Building Area Limits, and Massing require an amendment to the Sweeney MPD in addition to the Plat Amendment and CUP, and possible Steep Slope CUP. As considerable emphasis was placed on the impact of the development of these lots on the hillside and Historic District, the Planning Department is concerned that proposed modifications are not in keeping with the Sweeney MPD and amendments and may have significant impacts on the Historic District in terms of visibility.

In addition to the above, the applicant is proposing a total of 3,040 square feet of covered parking, a pool house, and a significant amount of finished space below existing natural grade. At the work session the applicant should clarify the amount of below-grade space as it is difficult to tell from submitted plans.

As the Lot is in the HR-1 Zoning District a Historic District Design Review (HDDR) is required prior to the issuance of a building permit. The HDDR process will help address concerns of visual impact with respect to massing, lighting, and landscaping, and glazing.

## Public Input

Public input received to date is attached as Exhibit I.

## Summary

At the work session, the Planning Commission should discuss at a high level, if the Commission is willing to consider amending the Treasure Hill Subdivision Phase 1 Plat and MPD to allow for increased Footprint, Building Area Limits, Building Height, and Massing for Lot 2, which may set a precedent for future redevelopment of Lots 1, 3, 4, 6-8 of the Treasure Hill Subdivision Plats.

## Exhibits

Exhibit A: Sweeney MPD
Exhibit B: Sweeney MPD Amended Conditions
Exhibit C: Treasure Hill Subdivision Phase 1 Plat
Exhibit D: First Amended Record of Survey Lot 2 Phase 1 Treasure Hill Subdivision
Exhibit E: 220 King Road CUP
Exhibit F: 220 King Road Guest House CUP
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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.<br>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's 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.

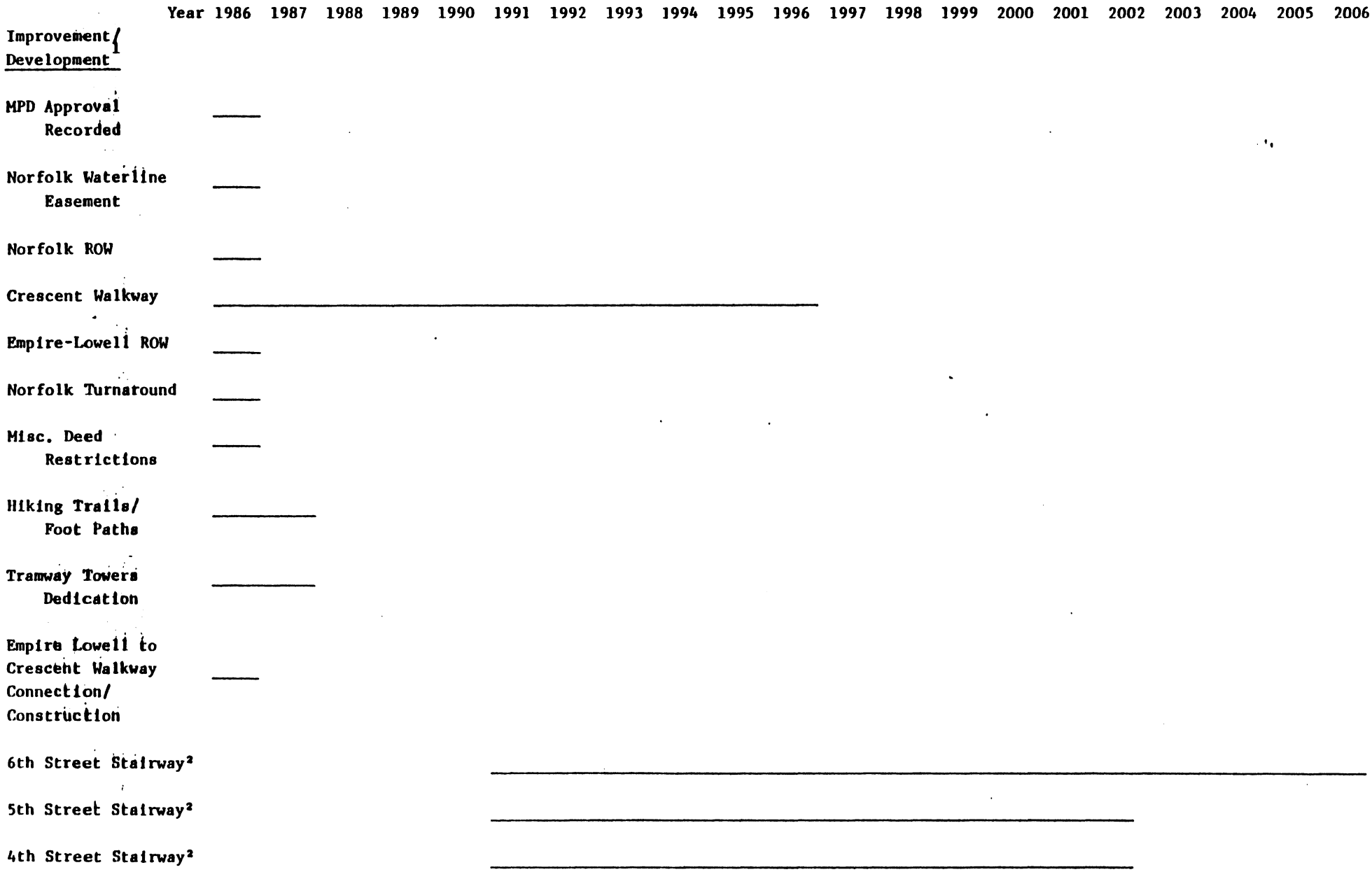
# SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

| Parcel | Acreage | Residential Unit Equivalents | Commercial Unit Equivalents | Maximum Building Height[2] | 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'~~ * 75 | 70 |
| Town Lift Mid-Station | 3.75 | 35.5 | 3.5 | ~~55'~~ * 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.

Revised Conditions of Approval to Sweeney MPD
October 14, 1987

V. STAFF RECOMMENDATIONS:

Staff recommends approval of the proposed revision in the Sweeney MPD based upon the following findings:

1. The modification to the Sweeney MPD is minor and does not result in increased height in any of the development parcels.

2. That the extension of ski runs under the Town Lift is beneficial to the community.

The following revised conditions shall be placed on the approval of this proposed modification:

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.

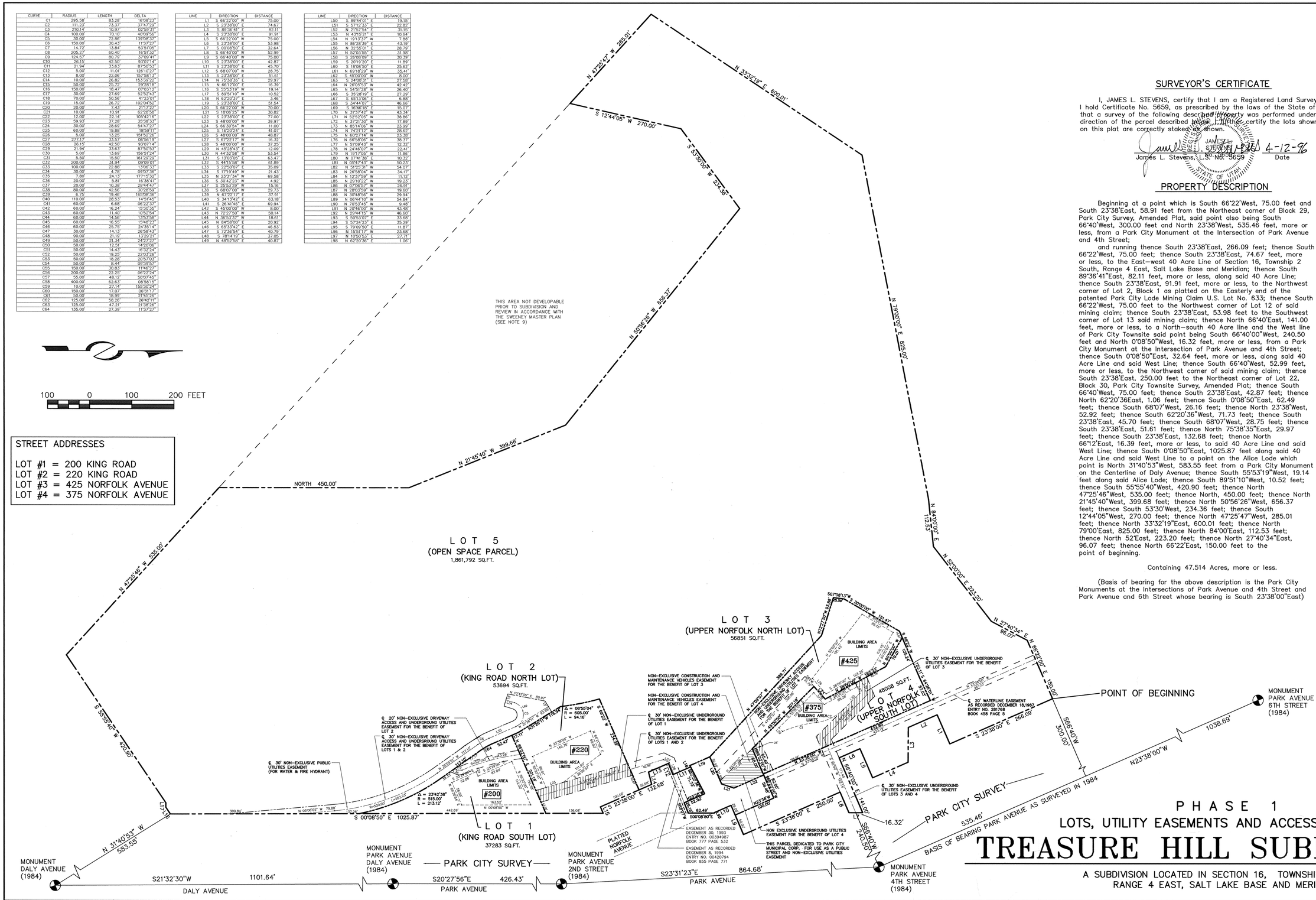
The Planning Commission and Staff shall review these proposals as conditional uses. This shall include review of the design of the structures to insure that they are designed to minimize visual impact. The design shall be consistent with the Historic District Guidelines.

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.

| 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" |
| 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°15'33" |
| 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" |
| C55 | 150.00' | 30.83' | 11°46'27" |
| C56 | 200.00' | 22.25' | 06°22'34" |
| C57 | 55.00' | 48.12' | 50°07'45" |
| C58 | 400.00' | 62.63' | 08°58'13" |
| C59 | 10.00' | 27.14' | 155°30'24" |
| C60 | 150.00' | 17.07' | 06°31'17" |
| C61 | 50.00' | 18.99' | 21°45'26" |
| C62 | 125.00' | 58.26' | 26°42'11" |
| 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' |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S 53°30'00" W 234.36'
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N 79°00'00" E 825.00'
N 84°00'00" E 112.53'
N 52°00'00" E 223.20'
N 27°40'34" E 96.07'
N 66°22'00" E 150.00'
N 47°25'46" W 535.00'
N 21°46'40" W 399.68'
NORTH 450.00'
S 55°53'40" W 420.90'
N 31°40'53" W 583.55'
S 00°08'50" E 1025.87'
S 23°38'00" E 132.68'
S 23°38'00" E 250.00'
S 66°40'W 240.50'
S 66°40'W 300.00'
N 23°38'00" W 1038.69'
THIS AREA NOT DEVELOPABLE PRIOR TO SUBDIVISION AND REVIEW IN ACCORDANCE WITH THE SWEENEY MASTER PLAN (SEE NOTE 9)
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)
48008 SQ.FT.
LOT 1
(KING ROAD SOUTH LOT)
37283 SQ.FT.
#200
#220
#375
#425
BUILDING AREA LIMITS
Δ = 23°42'38"
R = 515.00'
L = 213.12'
R=605.00'
Δ = 08°55'04"
R = 605.00'
L = 94.16'
R=485.27'
Δ = 08°55'04"
R = 485.27'
L = 75.54'
R=515.00'
Δ = 08°55'04"
R = 515.00'
L = 80

| 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°08'13" |
| 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" |
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| C12 | 5.00' | 11.01' | 126°10'27" |
| C13 | 8.00' | 22.06' | 157°58'13" |
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| C15 | 50.00' | 25.72' | 29°28'18" |
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| C19 | 15.00' | 26.72' | 100°14'59" |
| 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 | 59.93' | 37.28' | 35°38'33" |
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| C26 | 5.00' | 13.25' | 151°52'26" |
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| C28 | 28.15' | 42.50' | 93°01'14" |
| 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" |
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| 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 | 8.75' | 19.46' | 160°08'36" |
| C40 | 110.00' | 28.53' | 14°51'45" |
| C41 | 60.00' | 6.68' | 06°22'37" |
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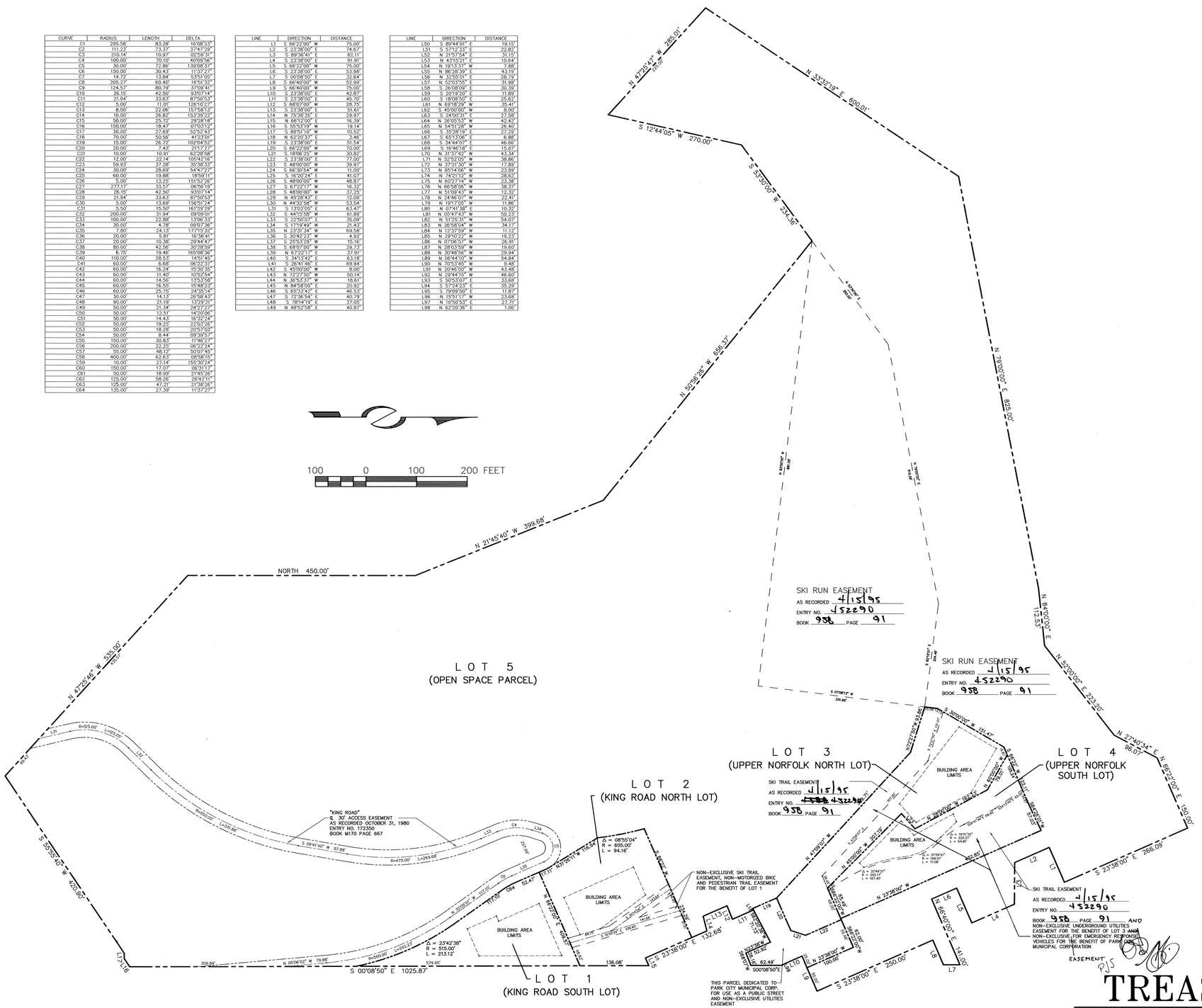
| C44 | 60.00' | 14.56' | 13°53'58" |
| C45 | 60.00' | 16.55' | 15°48'23" |
| C46 | 60.00' | 25.75' | 24°35'14" |
| C47 | 30.00' | 14.13' | 26°58'43" |
| C48 | 90.00' | 21.19' | 13°29'21" |
| C49 | 50.00' | 21.34' | 24°27'27" |
| C50 | 50.00' | 12.51' | 14°20'06" |
| C51 | 50.00' | 14.43' | 16°32'24" |
| C52 | 50.00' | 19.25' | 22°03'28" |
| C53 | 50.00' | 18.28' | 20°57'03" |
| C54 | 50.00' | 8.44' | 09°40'57" |
| 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' | 17.07' | 06°31'17" |
| C61 | 50.00' | 18.99' | 21°45'26" |
| C62 | 125.00' | 58.26' | 26°42'11" |
| C63 | 125.00' | 47.21' | 21°38'38" |
| 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°58'35" 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 | 5.46' |
| 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°31'17" W | 53.54' |
| L31 | S 13°03'05" E | 63.47' |
| L32 | S 44°12'58" W | 61.89' |
| L33 | S 22°50'07" E | 35.09' |
| L34 | S 17°15'49" 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 | 29.73' |
| 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°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.

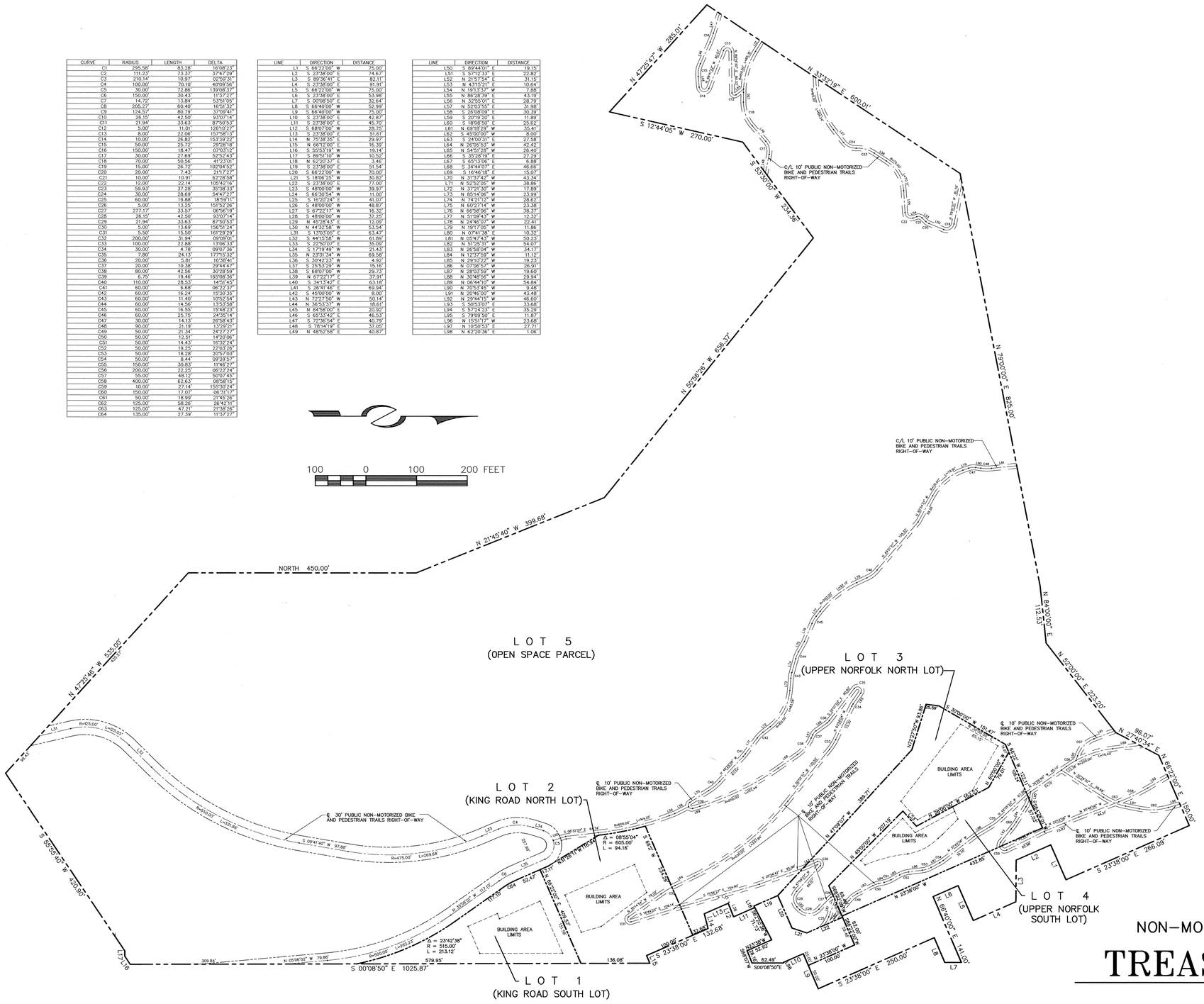


ENTRY # 452295 RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title Co.
DATE 4-15-96 TIME 17:00 BOOK _____ PAGE _____
$95.00 FEE
RECORDER

| 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

SPECIAL RESTRICTIONS FOR SINGLE FAMILY HOMES TO BE CONSTRUCTED ON LOTS 1 THROUGH 4 SHOWN HEREON:

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   (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;
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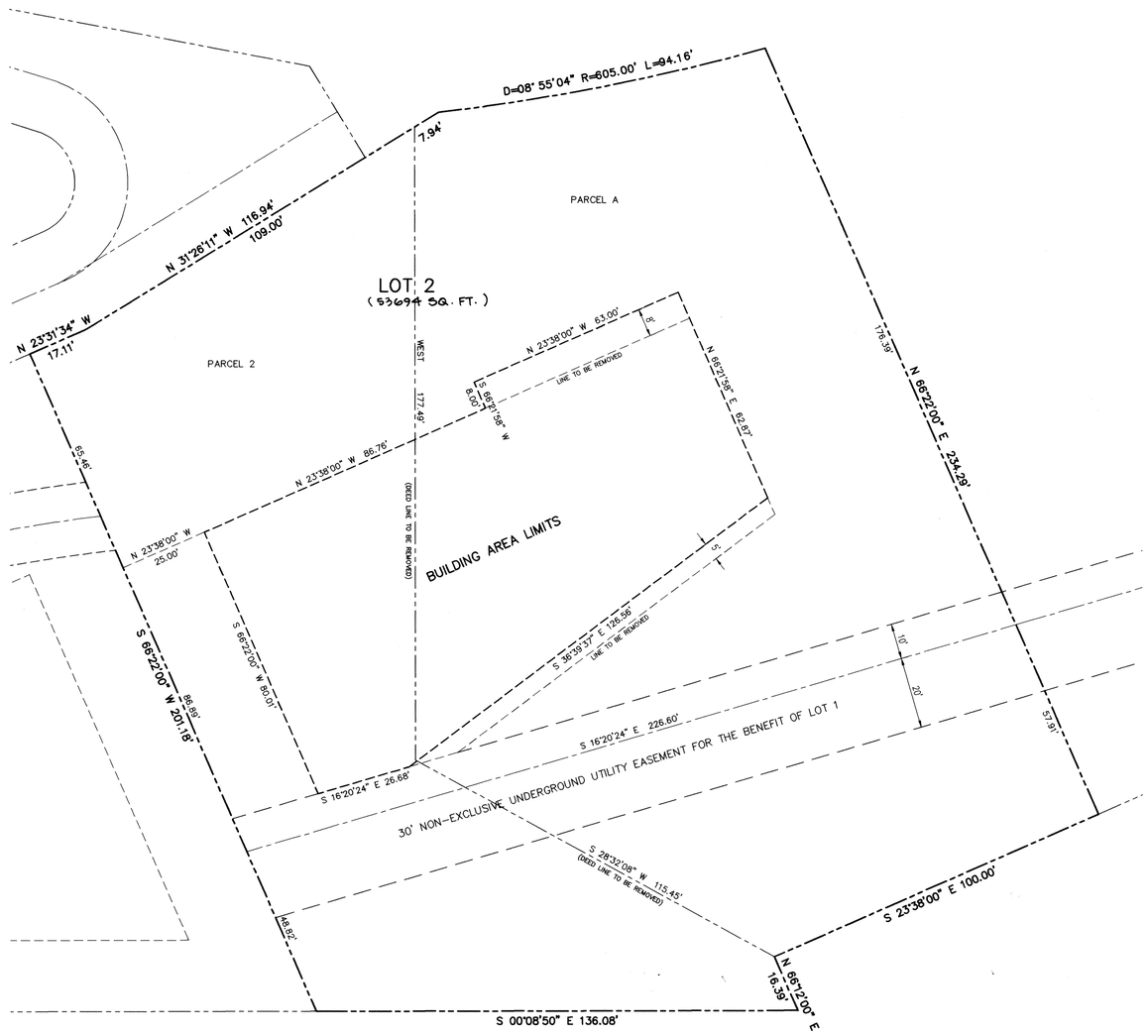
7. SEWER LATERALS. Maintenance and replacement of sewer laterals shall be the responsibility of their respective owners and not that of the Snyderville Basin Sewer Improvement District.

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



| 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<br>323 MAIN STREET<br>PARK CITY, UTAH 84060<br>(801) 649-9467 | REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS ON THIS 29th DAY OF July, 1997 A.D.<br>BY Paul Zimmer<br>S.B.S.I.D. | APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 6th DAY OF August, 1997 A.D.<br>BY Ron Mackay<br>CHAIRMAN | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 31ST DAY OF JULY, 1997 A.D.<br>BY Eric W DeHaan PE<br>PARK CITY ENGINEER | APPROVED AS TO FORM THIS 7TH DAY OF August, 1997 A.D.<br>BY Mark D. Harrington<br>PARK CITY ATTORNEY | I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 17TH DAY OF April, 1997 A.D.<br>BY Janet M Scott<br>PARK CITY RECORDER | APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 17TH DAY OF April, 1997 A.D.<br>BY Bradley A. Olch<br>MAYOR | STATE OF UTAH COUNTY OF SUMMIT AND FILED AT THE REQUEST OF Coalition Title<br>DATE 08-14-97 TIME 08:58AM BOOK ____ PAGE ____<br>$31.00 FEE<br>Darlene M Dunn - Deputy<br>RECORDER |

TREASURE HILL LOT 2

PARK CITY
1884

# CITY COUNCIL
# STAFF REPORT

**DATE:** April 10, 1997
**DEPARTMENT:** Planning Department
**AUTHOR:** Megan B. Ryan
**TITLE:** 220 King Road - Lot 2, Treasure Hill Subdivision, Request for a plat amendment
**TYPE OF ITEM:** Legislative

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**SUMMARY RECOMMENDATIONS:**
Consider recommendations to approve an amendment to the platted building pad of Lot 2 of the Treasure Hill Subdivision Plat.

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**DESCRIPTION:**

**A. Topic.**

**Applicant:** Bill Mammen for Robert Sfire
**Location:** 220 King Road - Lot 2, Treasure Hill Subdivision
**Zoning:** Historic Residential, (HR-1)
**Adjacent Land Uses:** Residential, Open Space
**Date of Application:** May 21, 1996

**B. BACKGROUND/PROJECT INFORMATION**

The Planning Commission reviewed this project at three public hearings over the course of the last year. The Planning Commission was asked to look at three separate requests:
1. a Small Scale Master Planned Development in accordance with the Treasure Hill Subdivision Plat;
2. a Conditional Use Permit for an Accessory Apartment; and
3. an amendment to the building pad, Lot 2, Treasure Hill Subdivision Plat

The Planning Commission approved the first two requests at their meeting of March 12,1997. The Commission forwarded a positive recommendation to the City Council on item #3. The project has also been to the Historic District Commission for review and approvals on March 17, 1997.

The request before the Council is an amendment to the building pad for Lot 2. The owner is requesting to shift the platted pad by approximately 5 feet to the west and 8 feet to the east in order to place the house in an L shaped configuration off the driveway. Such a request requires that the pad described on the recorded plat to be changed. Please see Exhibit E for plat.

## C. ANALYSIS

Staff has examined the topographical survey provided and believes that the request for a shift in the platted pad does not disturb areas that are significantly worse then the originally platted area. The lot is steep, precarious to build on and will be visually significant with or without the plat amendment. The building design that results from this shift provides a building that minimizes the need for multiple retaining walls as the structure itself will act as retention.

The driveway length will not be affected by this pad change. The driveway is platted and designed to share access between Lot 1 and Lot 2. The cut will be significant and visible. A financial security will be provided to ensure the revegatation of the site. Any cuts that need to occur for utility connections will be specifically identified by the City's Landscape architect prior to building permit issuance and guaranteed for revegatation with a financial security.

## D. DEPARTMENT REVIEW

The Community Development Department and City Attorney's office have reviewed this request for compliance with the Land Management Code, Uniform Building Code and State law.

## SIGNIFICANT IMPACTS:

Under any use scenario, the project will result in a structure that significantly impacts the terrain.

**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:** If the Council cannot find in favor of the requested building pad shift then the applicant will be permitted to construct one single family house with a footprint of no more than 3,500 square feet within the confines of the existing building pad.

## E. PUBLIC INPUT:

This project was noticed to property owners within 300' of the property and within the affected subdivision plat on July 31, 1996, November 19, 1996 and on February 25, 1997. Substantial input has been received at all the prior hearings. Most of the issues focused on the proposed design, compliance with the Platted conditions of approval, the use, and the

impacts of construction. The Planning Commission concluded at their last meeting that the project as conditioned could be approved and that the majority of the community's concerns had been adequately addressed.

**F. ALTERNATIVES:**

A. Consider adopting the staff's findings, conclusions and conditions and ordinance to amend the platted Lot 2 of the Sweeney Treasure Hill Subdivision plat.

B. Deny the requested applications and direct the staff to prepare appropriate findings.

**G. RECOMMENDATION:**

The following Findings, Conclusions and Conditions and Ordinance (attached) are provided below if a positive recommendation is supported.

**Findings:**

**Plat Amendment:**

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:** 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.

**EXHIBITS**

**Ordinance**
**Location Map**
**Exhibit A- Existing and Proposed Plat**
**Exhibit B - Final staff report from 3/13/97 Planning Commission meeting**
**Exhibit C - Site plan and Elevations**
**Exhibit D - Minutes from Planning Commission meetings**

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ORDINANCE NO. 97-___

**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:**
**Plat Amendment:**
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:** 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.

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SECTION 2. This ordinance shall take effect upon publication.

DATED this the 17 day of April, 1997.

PARK CITY MUNICIPAL CORPORATION

_____

Bradley A. Olch, Mayor

ATTEST:

_____

Jan Scott, City Recorder

APPROVED AS TO FORM:

_____

Mark Harrington, Assistant City Attorney

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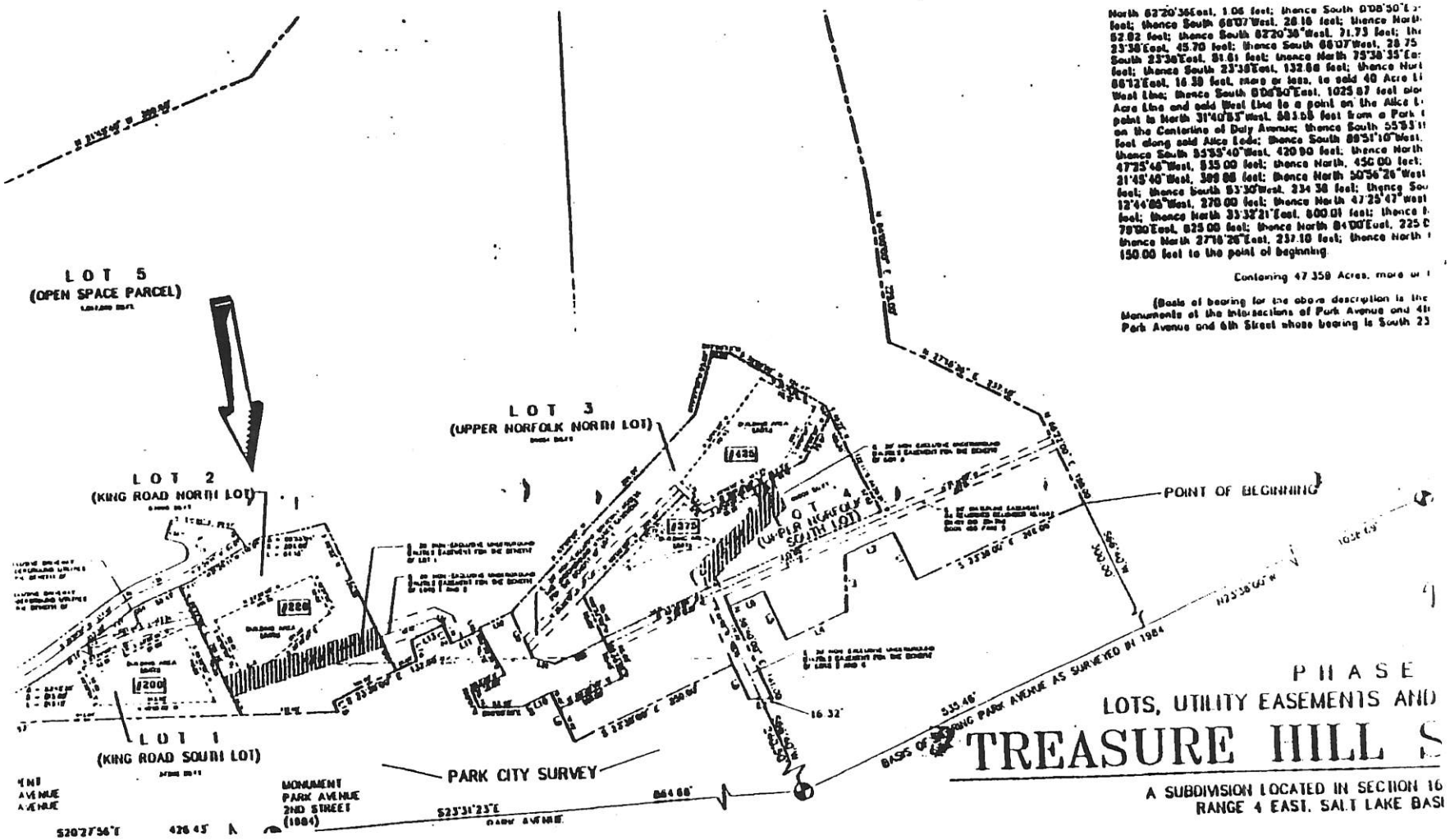
# 220 King Rd. Lot 2

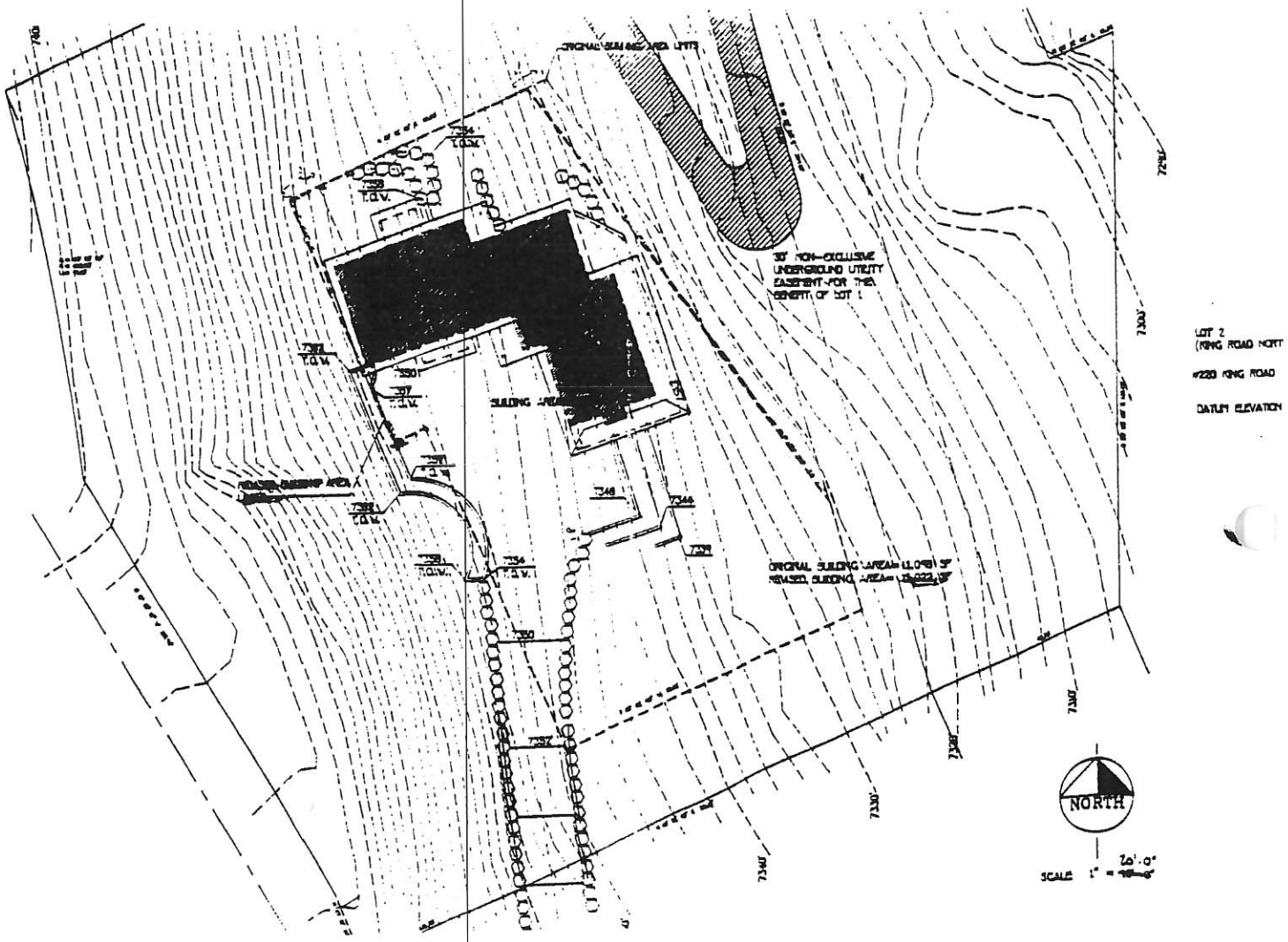
Vicinity Map




North 82°20'36"East, 1.06 feet; thence South 0°08'50"E
feet; thence South 66°07'West, 28.16 feet; thence North
52.82 feet; thence South 82°20'36"West, 71.73 feet; the
23°38'East, 45.70 feet; thence South 66°07'West, 28.75
South 23°38'East, 81.61 feet; thence North 75°38'35"Ea
feet; thence South 23°38'East, 132.66 feet; thence Nort
66°12'East, 16.30 feet, more or less, to said 40 Acre Li
West Line; thence South 0°06'50"East, 1025.87 feet alo
Acre Line and said West Line to a point on the Alice L
point is North 31°40'53"West, 883.58 feet from a Park
on the Centerline of Daly Avenue; thence South 55°53'1
feet along said Alice Lode; thence South 89°51'10"West,
thence South 51°35'40"West, 420.90 feet; thence North
47°25'46"West, 835.00 feet; thence North, 450.00 feet;
31°45'40"West, 399.88 feet; thence North 50°36'26"West
feet; thence South 83°30'West, 234.38 feet; thence Sou
12°44'08"West, 270.00 feet; thence North 47°25'47"West
feet; thence North 35°32'21"East, 800.01 feet; thence N
79°00'East, 825.00 feet; thence North 84°00'East, 225.0
thence North 27°16'26"East, 237.10 feet; thence North
150.00 feet to the point of beginning

Containing 47.359 Acres, more or

(Basis of bearing for the above description is the
Monuments at the intersections of Park Avenue and 4th
Park Avenue and 6th Street whose bearing is South 23


30' NON-EXCLUSIVE
UNDERGROUND UTILITY
EASEMENT FOR THE
BENEFIT OF LOT 1
LOT 2
(KING ROAD NORTH
#220 KING ROAD
DATUM ELEVATION
NORTH
SCALE

REVISED PER 3/12/97 PLANNING COMMISSION MTG. ACTION

# PLANNING COMMISSION STAFF REPORT

**DATE:** March 13, 1997
**DEPARTMENT:** Planning Department
**AUTHOR:** Megan B. Ryan
**TITLE:** 220 King Road - Lot 2, Treasure Hill Subdivision
**TYPE OF ITEM:**
**Request for:**
**1. A Small Scale Master Planned Development in accordance with the Treasure Hill Subdivision Plat**
**2. A Conditional Use Permit for an Accessory Apartment and;**
**3. An amendment to the building pad, Lot 2, Treasure Hill Subdivision Plat**

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**SUMMARY RECOMMENDATIONS:**
Conduct a public hearing and consider recommendations to approve or forward a positive recommendation the City Council on the following items:
1. A Small Scale Master Planned Development in accordance with the Treasure Hill Subdivision Plat
2. A Conditional Use Permit for an Accessory Apartment and;
3. A positive recommendation to the City Council for an amendment to the building pad, Lot 2, Treasure Hill Subdivision Plat.

---

**DESCRIPTION:**

**A. Topic.**
**Applicant:** Bill Mammen for Robert Sfire
**Location:** 220 King Road - Lot 2, Treasure Hill Subdivision
**Zoning:** Historic Residential, (HR-1)
**Adjacent Land Uses:** Residential, Open Space

**Date of Application:** May 21, 1996

## B. BACKGROUND/PROJECT INFORMATION

The Planning Commission is being asked to consider the following three requests for this property:

1. approval for a Small Scale Master Planned Development in accordance with the Treasure Hill Subdivision Plat;
2. a Conditional Use Permit for an Accessory Apartment; and
3. an amendment to the building pad, Lot 2, Treasure Hill Subdivision Plat

The Planning Commission has held public hearing on this project on August 14,1996 and December 4, 1996. Minutes are attached as Exhibit B. The applicant has redesigned the project in order to address public and Commission comments, see Exhibit C. The project has also been to the Historic District Commission for a work session discussion on January 27, 1997.

The Historic Commission conducted an initial review and supported the proposed changes. The project will return to the Historic District Commission on March 17 for final design approvals after Planning Commission review.

The Commissioners may take action on any one of the items requested, a combination of any of the items or none. The process is as follows 1) Planning Commission MPD, Plat Amendment and Accessory Apartment direction and approval on site parameters and then 2) HDC final design approval for new construction and; 3) Building plan submittal.

The first request is for approval of a Small Scale Master Planned Development. Each lot under the Treasure Hill Subdivision plat is required to return to the Planning Commission for review and must meet the ten approval criteria that were recorded for each of the four lots of this subdivision. These criteria are outlined in the analysis section below.

The second request is for a Conditional Use Permit for an Accessory Apartment on Lot 2. The 600 square foot apartment would be located in the basement area with a separate entry. Accessory Apartment regulations are outlined in Chapter 8.19 of the Park City Land Management Code and nine criteria, must be satisfied to grant a Conditional Use Permit for this use in the HR-1 District. Compliance, with these criteria, is outlined in the Analysis Section below.

The third request is an amendment to the building pad for Lot 2. The owner is requesting to shift the platted pad by approximately 5 feet to the west and 8 feet to the east in order to place the house in an L shaped configuration off the driveway. Such a request requires that the pad described on the recorded plat to be changed. Please see Exhibit E for plat.

## C. ANALYSIS

### I. Treasure Hill Small Scale Master Planned Development (MPD)

The following 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, must be addressed through the Small Scale MPD review and approval process. Please see Exhibit G for exact plat notes and Sweeney Master Plan approval for King Road properties.

**1. Footprint** - The maximum footprint shall not exceed 3,500 square feet, including garages. **Compliance:** The proposed footprint, including the Accessory Apartment and garage is at 1,976 square feet and is in compliance with this requirement.

**2. Building Area Limits** - All building and subsequent landscape disturbance must occur within the pad as described on the plat.
**Compliance:** The request for a shift in the platted pad does not disturb areas that are significantly worse then the originally platted area. The lot is steep, precarious to build on and will be visually significant with or without the plat amendment. The building area limits will apply to the final configuration decided upon and will be set at time of building permit issuance. The area on the hillside that will need to be disturbed for utility connections will be specifically identified and inspected prior to building permit issuance by the City's Landscape Architect.

**3. Construction Disturbance:** No construction disturbance shall occur beyond a twenty foot line from the building pad.
**Compliance:** This requirement will be enforced at time of building permit issuance by fencing of the limits area. A Construction Mitigation and Staging plan will also be required due to the precarious and steep nature of the site.

**4. Height:** The maximum height shall be 25' for flat roofs and 30' for pitched roofs. A three foot exception will be granted for the express purpose of allowing elevators and access stairwells.
**Compliance:** Height verification is of particular importance on this steep site and on the other parcels within this subdivision. Staff has received extrapolations of an original survey and will continue to request that a certified survey be submitted for the site. Height compliance is not resolved at this time with certain roof planes and the chimney and will need to be resolved with the applicant prior to the next Historic District Commission review. Final approvals from the Planning and Historic District Commission will ensure enforcement and compliance with this condition.

**5. Facade Height, Easterly facing:** The maximum facade height (without a five foot stepback) shall be 25'.
**Compliance:** As currently presented the roof of the balcony area on the easterly facade appears to comply with the 25' height limit. Staff's concern is that balconies are not considered to be part of the building footprint per Condition #1 of the plat. Therefore the exterior building wall on the easterly facade should be in compliance with the 25' requirement. As presented this exterior wall does not meet this requirement. Staff will resolve this issue with the applicant before the next Historic District review. Final

approvals from the Historic District Commission will ensure enforcement and compliance with this condition.

**6. Massing:** No one building mass shall have a footprint that exceeds 1,500 square feet.
**Compliance:** Final approvals from the Historic District Commission will ensure enforcement and compliance with this condition. As presented the house footprint is 1,320 s.f. and the garage footprint is 656 s.f.. Staff believes that the redesign complies with intent of this guideline which was to ensure smaller building masses on lots in this plat.

**7. Sewer Laterals:** Maintenance and replacement is the sole responsibility of the property owner and not that of Snyderville Basin Sewer Improvement District.
**Compliance:** Each owner is on notice of this responsibility at time of purchase through a plat note.

**8. Fire Sprinkling:** Wood roofing is prohibited. Interior and Exterior modified 13-D sprinklers are required.
**Compliance:** Building permits shall not be issued that do not comply with this requirement.

**II. Accessory Apartment Use Criteria**
The following criteria are reviewed under the Conditional Use Permit process for Accessory
Apartments:
1. Size - 800 s.f. max.- no more than 2 bedrooms, no more than one-fourth of dwelling size.
**Compliance:** The proposed apartment is 587 square feet and is less than one fourth of the dwelling unit (which is about 2,775 square feet).
2. Parking - one space per bedroom, on site
**Compliance:** Two bedrooms are proposed. Two spaces are being provided. A total of four parking spaces will be provided on site.
3. Apartments per Lot - no more than one per lot
**Complies**
4. Density - no more than three within 300' of the property.
**Complies** - A survey was conducted by the Building Inspection Department to determine compliance with this requirement. The survey revealed several illegal duplexes on Norfolk Avenue but no more than three accessory apartments were found within 300' of the King Road site.
5 . Ownership - one unit to be owner occupied
**Compliance:** The main unit will be occupied as a second residence.
6. Deed Restriction - restriction to be filed with County
**Compliance:** Will comply if approved.
7. Nightly rental - not allowed, identified on deed restriction
**Compliance:** Will comply if approved.
8. Homeowner's Association Notification - must notify any Homeowner's Association
**Compliance:** None on record - all owners within plat notified on July 31,1996.

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9. One year review.
**Compliance:** subject to administrative staff review for compliance.

**III. Plat Amendment request**
Staff has examined the topographical survey provided and believes that the request for a shift in the platted pad does not disturb areas that are significantly worse then the originally platted area. The lot is steep, precarious to build on and will be visually significant with or without the plat amendment.

The driveway length will not be affected by this pad change. The driveway is platted and designed to share access between Lot 1 and Lot 2. The cut will be significant and visible. A financial security will be provided to ensure the revegatation of the site. As mentioned above any cuts that need to occur for utility connections will be specifically identified by the City's Landscape architect prior to building permit issuance and guaranteed for revegatation with a financial security. The applicant can make his case for the change before the Commission at the public hearing.

**D. DEPARTMENT REVIEW**
The Community Development Department and City Attorney's office have reviewed this request.

**SIGNIFICANT IMPACTS:**
Under any use scenario, the project will result in a structure that significantly impacts the terrain. The addition of an accessory apartment will not increase the footprint of the building. Parking on site can be provided for both the house and the apartment uses. The Conditional Use Permit alternative provides an opportunity for parking mitigation in the sense that four spaces can be obtained whereas the single family structure itself would only provided two spaces regardless of the number of bedrooms it had.

**CONSEQUENCES OF NOT TAKING THE RECOMMENDED ACTION:** If the Commissioners cannot find in favor of the requested permits then the applicant will be permitted to construct one single family house with a footprint of no more than 3,500 square feet without an accessory apartment in the footprint.

**E. PUBLIC INPUT:**
This project was noticed to property owners within 300' of the property and within the affected subdivision plat on July 31, 1996, November 19, 1996 and on February 25, 1997. Substantial input has been received at the two prior hearings and staff hopes that the redesign address to the best extent possible most of the public's concerns. No input from the last notice has been received at the time of this staff report.

At the public hearing in July, Kevin King, John Vrable, and Steve Elrich all raised concerns over the proposed project at 220 King Road. King's and Vrable's letter attached as Exhibit H. Elrich's comments were phoned in. At the November hearing the Commission

directed the applicant to respond to the design and plat issues. See Exhibit B, 12/04/97 minutes.

Many of the comments in Kevin's letter focused on design issues and the project has been redesigned in order to address some of Mr. King's and the Commissioners concerns. The revised project has received an initial review by the Historic District Commission and is scheduled for final action on the 17th of March. Staff understands that the applicant's architect has met with Kevin to review the latest site plans.

Mr. King's past comments have focused on the height of the structure, the accessory apartment, and the necessity for the plat amendment. At the last public hearing staff indicated that a certified survey would be required prior to any building permit issuance, that a survey had been done of the area and that no more than three accessory apartments within 300' were on file with this Department. The plat amendment has been reconfigured and staff is not aware of any remaining concerns that Kevin may have on this issue.

In regards to Mr. Vrables concerns the City is unfortunately dealing with a recorded plat that allow for very large home sizes in one of the most visible areas in town. The applicant is at this time proposing to construct a structure that is smaller, even with the proposed Accessory Apartment, than the maximun allowed under the platted parameters. Again, any structure will create an extremely visible impact and there are limited opportunities for the Planning Commission to negotiate on the house size issue. The building pad location however is negotiable. The visual impact is minimized to the best extent possible through the staff and HDC design input.

Mr. Elrich was concerned with dust during construction on the unpaved road. The current obligation under City codes requires paving prior to issuance of a Certificate of Occupancy. The Planning Commission may discuss this issue and timing of the paving with the applicant or direct the Chief Building Official and City Engineer to address it in the Construction Management Plan.

**F. ALTERNATIVES:**

A. Conduct a public hearing on the proposed MPD, Conditional Use Permit and Plat Amendment and consider adopting the staff's findings, conclusions and conditions that reflect the Commissioners decisions.

B. Deny any of the requested applications and direct the staff to prepare appropriate findings.

**G. RECOMMENDATION:**

Staff recommends that the Planning Commission take public input and discuss the approval or denial of the following: 1) a Small Scale Master Planned Development; 2) a Conditional Use Permit for an Accessory Apartment; and 3) A recommendation to the City Council for an amendment to the building pad, Lot 2, Treasure Hill Subdivision Plat. The following Findings, Conclusions and Conditions for each action are provided below if a positive recommendation is supported.

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**Findings:**
**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 off 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 currently not paved and is in close proximity to several residential homes. The road is also used by several other property owners.**

**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

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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.

**Plat Amendment:**

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:**

**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.

**Accessory Apartment:**

1. The application for an approximately 600 square foot Accessory Apartment at 220 King Road is in compliance with Accessory Apartment regulations are 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.

**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:**

**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 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.

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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 footing 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.

h.) 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 Rd. used to access this project shall be paved or surfaced with another method of control that shall be reviewed and approved by the Community Development Department prior to issuance of a footing and foundation permit in order to limit dust and disturbance on nearby residences. Joint dust control agreements on the roads adjacent to this property shall also be reviewed and approved by the Community Development Department.**

**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.

**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 the Treasure Hill Subdivision are in full force and effect.

**EXHIBITS**
**Exhibit A - Location Map**
**Exhibit B - Minutes from Planning Commission meetings**
**Exhibit C - Site plan and Elevations**
**Exhibit D - Historic District Commission Staff Report 01/27/96**
**Exhibit E - Existing and Proposed Plat**
**Exhibit F - Plat notes and Sweeney approvals 6/90**
**Exhibit G -Public Input from August 12, 1996 meeting**
**Exhibit H -Standard Project Conditions**

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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_____

Commissioner O'Hara reported on a phone call he received from Ann Wilson expressing concern about traffic issues. Ms. Wilson felt the City needs to address the current traffic problems before addressing the future of Flagstaff. She was mostly concerned with traffic problems in the area of Bonanza and Shortline and the lack of safety considerations.

Commissioner Karri Hays-Walzer reported on a phone call she received from Kevin King outlining the same issues contained in the letter the Commissioners received this evening.

## V. PUBLIC HEARINGS/ACTION ITEMS

### 1. 220 King Road, CUP/Small Scale MPD/Plat Amendment

Planner Megan Ryan reviewed an aerial map depicting Lot 2 of the Treasure Hill Subdivision plat that was platted and recorded in approximately 1990. Four single family homes were platted under this subdivision which has prior agreements from the Sweeney master plan of various dates.

The Planning Commission is asked to look at compliance with the nine criteria recorded on the Sweeney/King Road/Treasure Hill subdivision plat. The nine criteria address footprint, building area limits, construction disturbance, height, facade height, massing, sewer, fire and concurrence with prior approvals.

Planner Ryan noted that a second request is for the inclusion of an accessory apartment which is a conditional use in the Historic Residential Zone. The ordinance allows a maximum of 800 square feet and requires one parking space per bedroom. The applicant proposes to include the accessory apartment within the footprint allowed under the plat. The maximum footprint recorded on the plat is no more than 3500 square feet including garages. The accessory apartment plus the single family residence is proposed at 2,028 square feet, of which 600 square feet would be added as the apartment and garage. Four parking spaces are proposed on site. Two spaces are required to be enclosed per the Sweeney/Treasure Hill subdivision plat and a garage is proposed on site.

Planner Ryan clarified that at this time final design is not being approved. A condition of approval states that the final design of this project requires Historic District Commission review. The plans presented are schematic elevations and in no way constitute final design approval.

Planner Ryan reported on a third request to shift the building pad. When the lots were recorded a specific building pad was set with a note indicating that construction disturbance should only be

allowed for a 20-foot parameter around the building area pad. The applicant is requesting to shift the pad approximately fifteen feet to the northwest.

In addition to the letter from Kevin King, Planner Ryan reported that she had received a letter from John Vrabel and a phone call from Steve Elrick expressing various concerns.

Commissioner Michael O'Hara asked for clarification on the dwelling square footage less the accessory apartment. Planner Ryan explained that the proposed footprint is approximately 2,028 square feet which translates into a house that is approximately 3,077 square feet including garage and accessory apartment. The condition for a maximum footprint rather than a house size was put on the plat. The architect, Bill Mammen clarified that 3,077 square feet does not include the garage. Planner Ryan added an additional 600 square feet for the garage making the square footage approximately 3500.

The owner, Bill Sfire, remarked that he and his family wish to build a home in Park City. After doing a lot of research they chose Bill Mammen as the architect based on his reputation and his credentials. Mr. Sfire lives in Michigan and has served on the Historic Preservation Committee in his community. He is trying to work within the bounds allowed on his lot. He and Mr. Mammen have tried to address all the issues and have tried to comply with everything the City wants for the lot. Instead of building one large massive house they chose to break it down by keeping the garage unattached and using other design factors that make the home look like several smaller homes from a distance. Mr. Sfire explained that the building pad shift is requested because the driveway enters the site at a very northerly section and makes a difficult access into the pad allowance at a grade greater than 12%. Mr. Sfire remarked that the lot is off the beaten path of Old Town and is over an acre in size. He looks forward to living in Park City and noted that he and his family did a lot of research in the Rockies before choosing Park City.

The architect, Bill Mammen, presented a drawing to the Planning Commission showing the fine line of the platted limits of disturbance. Mr. Mammen explained that leaving the plat where it currently exists will allow the Sfire's to build their home but the garage would be on the downhill side of the driveway and the driveway would cross a portion of the lot not included in the limits of disturbance. Shifting the pad puts the limits of disturbance within the area that has to be disturbed and opens up the opportunity to put the garage on the uphill side of the driveway. Shifting the pad puts the garage structure into the hillside and away from the town for less visibility and the height

would be sheltered from property owners down below looking up. It also puts the garage in a location that maximizes view potential for the owner from inside the house. Mr. Mammen feels the project meets the nine criteria of the MPD approval and he intends to meet the design criteria governed by the Historic District Guidelines. Mr. Mammen clarified that the requested shift would be to the west and not the north as reported by Planner Ryan. The purpose of the requested shift is for a functional access given the tight constraints of the driveway. There is no other intent or purpose.

Vice-Chair Erickson opened the public hearing.

Kevin King remarked that the matter involves a host of issues. He stated that the request for a small scale master plan is a moot point in light of the fact that the application is not complete. He was unable to find scalable drawings and other information that was not available. He noted that the small scale master plan development review process is identical to the conditional use permit process as per Chapter 1.4-A of the Land Management Code. He read portions of the chapter to make his point. Mr. Hill remarked that the architectural plans were drawn at a scale that left him unable to tell the exact footprint size of the building. In discussions with Planner Ryan he was informed that the drawings were not submitted for site design approval. Mr. King read a paragraph from the Staff report stating that "There is not a great deal of discretion, beyond design, that the Commissioners have in the review of this platted subdivision". Mr. King interpreted that to mean that design is the issue. Mr. King further read, "no conditional use permit shall be issued unless the Department finds that the application complies with all the requirements of the code." He read the requirements from Chapter 1-13-J and remarked that the Chapter presumes that the project does work within all the requirements. He was prepared to show that the project as proposed does not comply with all requirements. In his opinion, Mr. King felt the project was poorly designed. He appreciated wanting to achieve southern light and southern views and felt they would all be blocked if the structure is built as proposed. Mr. King had a problem with the inconsistencies that make it impossible for the Planning Commission to grant anything relative to the application. The site plan does not show the requested building pad shift and he believes the building will not fit even with a shift. Mr. King remarked that the building elevations falsely shows the relative grade with relation to the building shown on the contour plan and offered to prove it. With regards to the plat amendment, Mr. King noted that in architecture school if you have to change the building pad you failed because you failed to learn the lesson imparted on you. Mr. King was unsure why the Planning Commission would consider the matter because the application is incomplete, the project is poorly designed, and there is no logical basis for

requesting the shift. He did not feel the architect even tried to design the structure on the platted site. Mr. King stated that he could not believe that Alliance Engineering or the Sweeney's would sell a site that did not have several potential solutions for the building pad as platted. Mr. King remarked that building the garage on the downhill side was possible and suggested putting the accessory apartment underneath it to create less of an impact on the entire hillside. Mr. King requested denial of the accessory apartment based on the fact that five units already exist on Upper Norfolk within 300 feet of the proposed project. He feels that one year is not enough for a single annual approval of an accessory apartment. The intent is not to have nightly rentals but there is nothing that legally prohibits an owner from renting on a nightly basis after one year of good service. Mr. King could find no mention of where the off street parking space would be located. If they are located where he presumes they will be the cars will not be able to pull out of the garage. Mr. King requested shelving the accessory apartment portion of the application until the legal department can clear up the issues. Mr. King remarked that the Staff maintains that the plans are only conceptual but he spoke with the owner who said this is exactly what he intends to build. Mr. King summarized his requests to deny the accessory apartment, deny the shift in the lot, request that the architect re-design to the existing lot footpad, and require full design plans for the Historic District Commission before returning to the Planning Commission for master plan approval.

Assistant City Attorney, Mark Harrington responded to Mr. King and recommended modifying the condition of approval to require an annual review of the accessory apartment to be one year from certificate of occupancy of the structure. The code specifically says within one year and the City does not have the discretion to go beyond that recommendation. He has spoken with Mr. King about the possibility of proposing amendments to the code which may make sense in the long term for accessory apartment approvals. The City has only dealt with two accessory apartment requests and Mr. Harrington noted that it is an ongoing learning experience. Mr. Harrington referred to the five other units Mr. Kings alleges are within 300 feet and stated that the Planning Commission has the option to table the matter until Mr. King provides addresses to be verified by the City. He believes Mr. King may be confused about the number and noted that there must be three accessory apartments within 300-feet in order to violate the code. Mr. Harrington remarked on the affordability issue and noted that affordability is a policy statement but it was never intended to incorporate affordable regulations.

Pat Sweeney, Lot owner north of Lot 2 represented himself and his brother Mike who owns the lot South of Lot 2. Mr. Sweeney also

spoke from the perspective of being the person who worked with Mark Harrington and the Planning Staff to compile the rules. He noted the number of controls associated with the property. As members of the four lot subdivision, Mr. Sweeney and his brother have the right to veto Mr. Sfire's effort to move the building area limits. Mr. Sweeney remarked that he intends to move up there and cares a lot about the neighbors. He does feel they did a perfect job of designing the lot and after reviewing what Mr. Sfire wants to do and assuring himself that it conforms with the rules, Mr. Sweeney and his brother support the amendment on the building area limits. Mr. Sweeney noted that moving the house up the hill preserves more vegetation and he believes that the building design tends to bury the buildings into the hillside providing a visual benefit. Mr. Sweeney has reviewed the plans and feels that Mr. Mammen has made an honest effort to be accurate. In summary, Mr. Sweeney and his brother Mike support Mr. Sfire in his application and feel that he has faithfully adhered to all the rules of the master plan with the exception of this request to move the limits. Regarding the accessory apartment, Mr. Sweeney pointed out that according to the CC&R's his brother has the right to object and Mike Sweeney wanted everyone to know that he has no objection.

Mary Ana Cirino, a resident on Upper Norfolk, urged the Planning Commission to look at the plans and exhibits prepared by Kevin King. She asked that they not be discounted because they raise issues of grave concern. Ms. Cirino lives on that side of the hill and is worried about land slides and retaining walls that may be found during excavation. Ms. Cirino questioned the survey done by Alliance Engineering because they incorrectly surveyed the lot next door to her requiring it to be resurveyed. She wondered how the parking would be laid out and asked if it was tandem or four across. Ms. Cirino hopes that the Planning Commission looks at the application carefully with an enormous amount of thought. She wants something that fits in rather than something that is repulsive to look at and chews up the land. Ms. Cirino noted that the Staff report quotes the applicant as not wanting to complete designs if he is not permitted the accessory apartment and building pad shift. This leads her to believe that the designs are not complete and if they are not complete she wants to know what everyone is looking at. If she is looking at one thing and six months later it changes to something else she will be angry for being grossly misled. Ms. Cirino requested an explanation by either the architect or the owner as soon as possible.

Mark Huber, a resident in the area, understood the concerns over parking and traffic on Norfolk but was unsure if the house would even be seen when walking down Norfolk. Mr. Huber was positive that no one will be parking on Norfolk and walking through yards to get to King Road. It is already a gated road and if a parking

problem occurs the resort will probably be more concerned than the community. Mr. Huber remarked that the public is used to small lots and small houses and they are thinking on the wrong scale. The lot is over a full acre with a setback in excess of 50 feet. Mr. Huber felt the community was unclear on how far away the house will be in relation to the size of the lot. He pointed out that Mr. Sfire plans to build the same size house on an acre lot that is commonly built on two Old Town lots. Mr. Huber commented on the number of good people like Mr. Sfire who continue to buy property in Park City only to meet opposition from people who do not want anymore people to build in their community. If that is the feeling of the majority, perhaps Park City should post a sign asking people to buy elsewhere because they are not wanted in Park City. Mr. Huber felt the Planning Commission should allow Mr. Sfire to build his home within the constraints of good design and in compliance with the rules and regulations that apply.

John Vrabel, a resident on 143 Norfolk Avenue did not object to Mr. Sfire building a nice house as long as it is done by keeping to the rules. If an accessory apartment does not qualify because of the other apartments in the neighborhood, Mr. Vrabel requested that the matter be given serious consideration before making a decision. Mr. Vrabel did not feel it was necessary for Mr. Sfire to increase the size of his lot and making the structure larger was not in keeping with the scale and framework of the neighborhood.

Mel Uhl, a resident on Sampson Avenue, felt the house size was acceptable but he was concerned about traffic access if the City sets a precedent with this particular structure. Other lots still to be built will be accessed from King Road or Sampson Avenue and will be eligible for the same thing.

Kevin King submitted the same plat presented by Mr. Mammen drawn to a 1/20 scale. The triplex directly below the property has three units and not shown across the street is Mr. Holbrook's property that houses an additional two units. These units have been in existence since the late 1970's. Mr. King submitted the north and south elevations and remarked that the contours have been falsely represented. He used a site plan to demonstrate his reasons for thinking they are false and inaccurate. Mr. King pointed out that the site plan shows the original line of the limits of disturbance from the platted building pad area. The 15 foot shift is indicated higher but it is not shown on the bottom. Mr. King argued that the structure will not fit within the footprint as designed. Mr. King pointed out other reasons why he felt the design was not a workable site solution.

Bob Sfire clarified that in his earlier discussion with Mr. King he never said the plans were exactly complete because they are not.

He thought the City would prefer a home using a 2,000 square foot footprint broken up into two different segments rather than one large 3500 square foot footprint which he would be allowed to do under the current rules of his property. His intent is to have an attractive home that adds to Park City and looks better in Old Town. Mr. Sfire noted that he spoke with six different architects in Park City before choosing Bill Mammen. Mr. Mammen's integrity and background were partly why he was chosen. Mr. Sfire asked Mr. King if he is an architect and Mr. King replied that he is an architectural intern one exam away from being fully registered. Mr. Sfire asked the Planning Commission to consider the whole picture.

Bill Mammen remarked that his blood pressure rises when he hears words like falsely represented. He stated that the topo is accurate and noted that there are some variations from the plans to where the house is drawn. He presented the plans to the Planning Commission showing the proposed revision in comparison to where the house will sit without the requested shift. Mr. Mammen pointed out that the applicant is not asking for anymore building area. They don't need it nor want it. They merely want to shift the building pad to allow building on the lesser slope. He clarified that the Staff report contains the original site plan that was submitted prior to requesting the actual plat change. Mr. Mammen remarked that holding up a legal application for an accessory apartment because someone claims five illegal accessory apartments exist in the neighborhood is the same as giving a ticket to someone on a the highway going 55 miles in a 55 mile zone because they are holding up traffic. Mr. Sfire is following the rules and hopes the Planning Commission will do the same.

Vice-Chair Erickson closed the public hearing.

Planner Ryan reported that the Staff chose to approach the project by looking at the actual compliance with the MPD and to hear feedback on the accessory apartment and plat shift from the Planning Commission. At the same time, they intend to start with the Historic District Commission design review process. Planner Ryan clarified that the application is complete because Section K of the same section Mr. King referred to remands all conditional use permits within the Historic District to the Historic District Commission for final design review and approval. For further clarification, Planner Ryan noted that a certified topo is part of the final condition for the project in addition to the Historic Design review. The Planning Commission has alternatives and the alternative proposed by the Staff is not the one they need to choose. As indicated in the Staff report, the Planning Commission has the option to remand the project back to the Historic District Commission for further design review, or give an indication on the

accessory apartment and plat that is needed prior to going into the HDC design process.

Planner Ryan referred to accessory apartments and a provision that requires them to be recorded with the County and states that they are not transferrable to another owner. Specific language in Section 8 also indicates that no nightly rentals are allowed. She agreed that monitoring is an issue but nightly rentals are prohibited and the City has the right to enforce it. If the Planning Commission requests, Planner Ryan offered to search out the illegal apartments in the area and make them comply with the ordinance.

Commissioner Calder wanted to know what will happen to existing illegal apartments. Planner Ryan explained that the owners will have to submit an application and the apartment will go through the accessory apartment process and requirements. If it cannot conform with the regulations under the code the apartment will be deemed illegal and the use would be prohibited. Planner Ryan clarified that the code allows for no more than three accessory apartments within 300 feet.

Commissioner O'Hara referred to Condition of Approval 4.f. addressing Air Quality and Water Quality Standards and clarified that those standards only apply to five acre areas or larger. He suggested that they be deleted from the conditions of approval for small areas.

Commissioner O'Hara remarked that he generally favors building the home but he had concerns with the Land Management Code provisions, specifically the size of the apartment. He stressed the importance of making sure the accessory apartment is no greater than one-fourth of the total square footage and he asked for verification. Commissioner O'Hara requested a review of the tandem parking issue and compliance with accessory apartments within 300 feet.

MOTION: Commissioner O'Hara moved to table the matter until the requested information can be provided. Commissioner Hays-Walzer seconded the motion.

Vice-Chair Erickson asked for clarification on the length of the driveway. If the Planning Commission elected to take action, Vice-Chair Erickson requested that the conditions of approval state the final size of the buildings and the final limits of disturbance. He felt they should be provided with a set of drawings that represents the location of the building as proposed. It was unclear from the drawings in the Staff report where the limits of disturbance was moving. He requested that the architect provide accurate drawings showing the revised limits of disturbance.

Mr. Mammen stated that it is impossible to finalize the design without knowing if the Planning Commission will grant them the criteria they can live with. It was established with the Staff and now the Planning Commission is going totally against the Staff recommendation.

Vice-Chair Erickson requested action on the motion to continue and he requested that the conditions of approval find some means of tying the approval to what was applied for.

VOTE: The motion passed unanimously.

2. 13 Hidden Splendor - CUP for Garage

Planner Kirsten Whetstone reviewed the request for a conditional use permit to construct a garage at the rear of an existing single family house located at 13 Hidden Splendor Court at the Park City Golf Course. A conditional use permit is required due to a 1977 agreement that gave parts of remnant land from the golf course to these lots. The agreement states that the only uses allowed are for private recreation uses. Garages and other similar uses require a conditional use permit. The Staff reviewed the request under Section 1.13-J, the Standards for Review for Conditional Use Permits that include compatibility in use, mass, scale, circulation, and mitigation of use. The Staff found that the conditional use request met those criteria and recommended approval with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report.

Vice-Chair Erickson opened the public hearing.

There was no input.

Vice-Chair Erickson closed the public hearing.

MOTION: Commissioner Hays-Walzer moved to APPROVE the conditional use permit for the garage at 13 Hidden Splendor with the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Staff report. Commissioner Calder seconded the motion.

VOTE: The motion passed unanimously.

Conditions of Approval - 13 Hidden Splendor

1. Al Standard Project Conditions shall apply.

2. The front of the property, from the front porch to the front property line, shall be designated by this Conditional Use Permit as a permanent no build area (See Site Plan, Exhibit

PARK CITY
1884

**Department of Community Development**
Engineering • Building Inspection • Planning

June 21, 2000

William Mammen, AIA
Mammen Associates Architecture
P O Box 1720
Park City UT 84060

NOTICE OF PLANNING COMMISSION ACTION

| | |
|---|---|
| Project Name | 220 King Road CUP for a Guest House |
| Project Description | Conditional Use Permit for a 2,700 sf detached guest house on Lot 2 of the Treasure Hill Subdivision Plat (a portion of the Sweeney Master Planned Development) |
| Date of Meeting | April 26, 2000 |
| Action Taken By Planning Commission | Approved according to the findings of fact and conclusions of law in the staff report. The conditions of approval are listed below. |

Conditions of Approval

1. All standard project conditions shall apply.
2. The existing accessory apartment in the main residence shall be removed prior to issuance of a certificate of occupancy for the guest house.
3. A notice of this Conditional Use Permit and a deed restriction prohibiting rental of the guest house separate from the main house shall be recorded at the County prior to issuance of a certificate of occupancy for the guest house.
4. A lighting, grading, and landscaping plan, compatible with the existing landscaping, shall be submitted to and approved by the Planning Department prior to issuance of any building permit.
5. Architectural elevations for the guest house shall be approved by the Planning Department, for compliance with the Historic District Design Guidelines and steep slope review criteria, prior to issuance of a building permit.
6. A Construction Mitigation Plan (CMP) submitted to and approved by the Community Development Department is required prior to issuance of a building permit.
7. Approval of this Conditional Use Permit is valid for one year from the date of Planning Commission approval, (unless a building permit for the guest house is issued prior to the expiration date).

8. A financial guarantee, for the value of all public improvements and landscaping 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.
9. No further subdivision of this lot is permitted.

Please call me if you have questions. My phone number is 615-5066.

Sincerely,

Kirsten A. Whetstone, AICP
Senior City Planner

**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

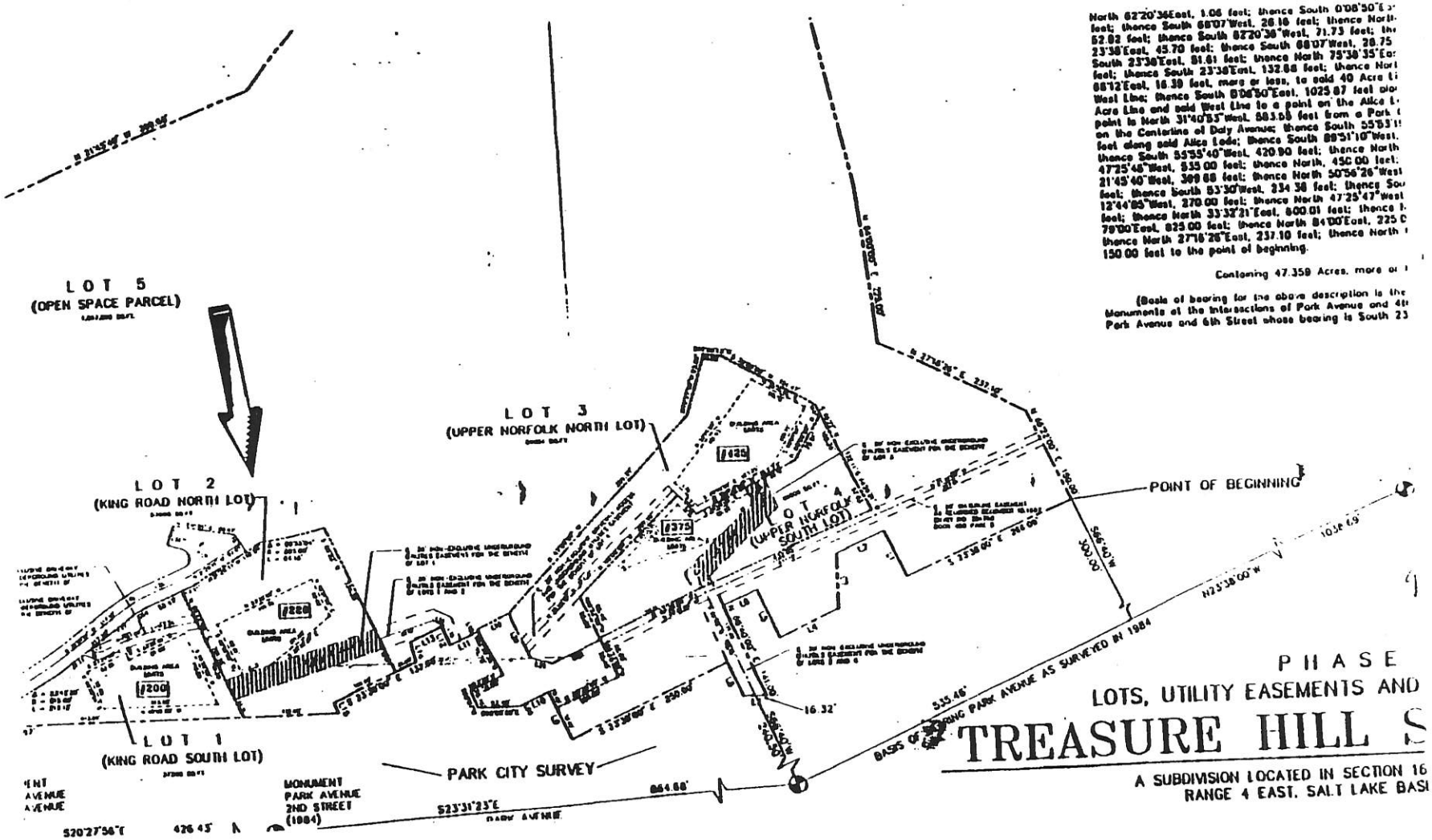
Bradley A. Olch, Mayor

Attest:

Janet M. Scott, City Recorder

Approved as to form:

Mark Harrington, Assistant City Attorney


North 62°20'36"East, 1.06 feet; thence South 0°08'30"E
feet; thence South 68°07'West, 26.16 feet; thence North
52.02 feet; thence South 82°20'36"West, 71.73 feet; the
23°38'East, 45.70 feet; thence South 68°07'West, 28.75
South 23°38'East, 81.61 feet; thence North 75°38'35"Ea
feet; thence South 23°38'East, 132.88 feet; thence Nort
68°12'East, 16.38 feet, more or less, to said 40 Acre Li
West Line; thence South 0°08'30"East, 1025.87 feet alo
Acre Line and said West Line to a point on the Alice L
point is North 31°40'33"West, 883.68 feet from a Park
on the Centerline of Daly Avenue; thence South 55°53'1
feet along said Alice Lode; thence South 89°51'10"West,
thence South 55°33'40"West, 420.90 feet; thence North
47°25'48"West, 535.00 feet; thence North, 450.00 feet;
21°45'40"West, 389.68 feet; thence North 50°56'26"West
feet; thence South 53°30'West, 234.38 feet; thence Sou
12°44'05"West, 270.00 feet; thence North 47°25'47"West
feet; thence North 33°32'21"East, 800.01 feet; thence N
79°00'East, 825.00 feet; thence North 84°00'East, 225.0
thence North 27°16'26"East, 237.10 feet; thence North
150.00 feet to the point of beginning.
Containing 47.359 Acres, more or
(Basis of bearing for the above description is the
Monuments at the intersections of Park Avenue and 4
Park Avenue and 6th Street whose bearing is South 23
LOT 5
(OPEN SPACE PARCEL)
LOT 2
(KING ROAD NORTH LOT)
LOT 3
(UPPER NORFOLK NORTH LOT)
LOT 4
(UPPER NORFOLK SOUTH LOT)
POINT OF BEGINNING
LOT 1
(KING ROAD SOUTH LOT)
PARK CITY SURVEY
MONUMENT
PARK AVENUE
2ND STREET
(1984)
S20°27'56"E
426.45'
S23°31'23"E
864.66'
PARK AVENUE
BASIS OF BEARING PARK AVENUE AS SURVEYED IN 1984
N23°38'00"W
1058.69'
566.40'W
300.00'
535.46'
16.32'
PHASE
LOTS, UTILITY EASEMENTS AND
TREASURE HILL S
A SUBDIVISION LOCATED IN SECTION 16
RANGE 4 EAST, SALT LAKE BASI

100 0 100 200 FEET

KING ROAD ESTATE SUBDIVISION

SWEENEY LAND CO.

(OPEN SPACE)

N 12°44'05" E 270.00'

N 53°30'00" E 234.36'

POINT OF BEGINNING

TREASURE HILL SUBDIVISION, PHASE 3
LOT 8
11.90 ACRES
(PLATEAU PARCEL)
445

REVISED BUILDING ZONE

BUILDING ZONE
CONTAINS 29,083.9 SF

ABANDONED BUILDING ZONE

N 47°25'46" W 1229.91'

S 50°56'26" E 656.37'

(OPEN SPACE)

N 89°03'34" E 252.19'

S 21°45'40" E 399.68'

S 00°00'00" W 450.00'

LOT 5
(Open Space Parcel)

PLATEAU PARCEL ACCESS EASEMENT & AGREEMENT

RECORDED MAY 14, 2003
ENTRY NO. 658445 BK. 1534 PAGE 1407–1420

"KING ROAD" C/L 30' ACCESS EASEMENT

RECORDED 10–31–80
ENTRY NO. 172350 BK. M170 PAGE 667–669 AS SHOWN ON THE TREASURE HILL SUBDIVISION PLAT RECORDED 4–15–96 AS ENTRY NO. 452295

C/L EXIG. KING ROAD

C/L KING ROAD

TREASURE HILL SUBDIVISION PHASE 1
RECORDED APRIL 15, 1996
ENTRY NO. 452295

LOT 2
(King Road North Lot)

LOT 1
(King Road South Lot)

LOT 3
(Upper Norfolk North Lot)

LOT 4
(Upper Norfolk South Lot)

S 00°40'00" W 1654.11'

FOUND STREET MONUMENT PARK AVENUE/ 6TH STREET

BASIS OF BEARING S23°38'E 1039.09' (PLAT) 311.02' S23°38'E 1038.73' (MEASURED)

FOUND STREET MONUMENT PI PARK AVENUE/ 4TH STREET

C\L 30' ACCESS EASEMENT "KING ROAD"

RECORDED JANUARY 19, 1976
ENTRY NO. 130212 BK. M76
PAGES 282–285

PARK CITY SURVEY

LEGEND
- FOUND SURVEY MONUMENT
- PROPERTY CORNER TO BE SET
- 445 STREET ADDRESS ON KING ROAD

JOB NO: 2 - 6 - 02 FILE: x:\park city survey\dwg\sweeney\th-phase4\plat\plt-1

## 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.

PROFESSIONAL LAND SURVEYOR — No. 349961 ROBERT J. McMAHON — STATE OF UTAH

6/30/09 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 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. RODMAN 2200 Park Avenue C-100 Park City, Utah 84060 My Commission Expires September 8, 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: 9/8/2010

# 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



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 28th 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 15th 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

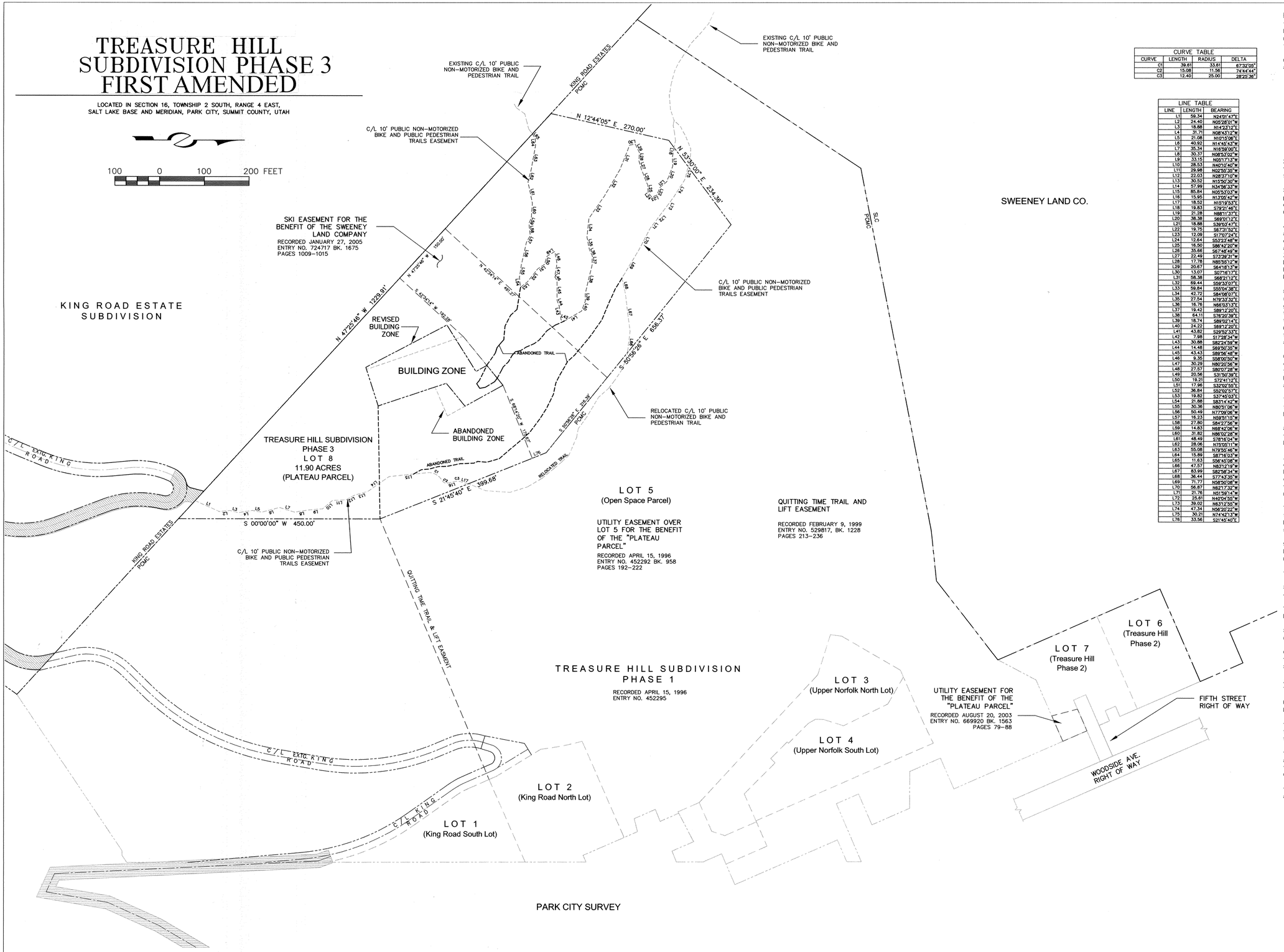
**COUNCIL APPROVAL AND ACCEPTANCE**
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 28th DAY OF May, 2009 A.D.
BY MAYOR

**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

100 0 100 200 FEET




| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | LENGTH | RADIUS | DELTA |
| C1 | 39.61 | 33.61 | 67°32'05" |
| C2 | 15.08 | 11.56 | 74°44'44" |
| C3 | 12.40 | 25.00 | 28°25'36" |

| LINE TABLE | | |
|---|---|---|
| LINE | LENGTH | BEARING |
| L1 | 59.34 | N24°01'47"E |
| L2 | 24.40 | N05°28'01"W |
| L3 | 18.88 | N14°23'12"E |
| L4 | 31.71 | N08°43'12"W |
| L5 | 21.08 | N10°15'06"E |
| L6 | 40.92 | N14°45'43"W |
| L7 | 35.34 | N16°58'00"E |
| L8 | 30.37 | N08°53'02"W |
| L9 | 33.15 | N05°17'13"W |
| L10 | 28.53 | N40°10'40"W |
| L11 | 29.98 | N02°30'35"W |
| L12 | 22.03 | N28°37'10"W |
| L13 | 30.52 | N15°50'30"W |
| L14 | 57.99 | N34°56'33"W |
| L15 | 85.84 | N05°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 | 21.28 | N88°11'37"E |
| L20 | 38.38 | S69°01'12"E |
| L21 | 18.88 | S36°03'47"E |
| L22 | 19.75 | S67°31'52"E |
| L23 | 12.09 | S17°07'24"E |
| L24 | 12.64 | S53°23'48"W |
| L25 | 16.50 | S86°42'20"W |
| L26 | 35.66 | S67°45'49"W |
| L27 | 22.49 | S73°39'31"W |
| L28 | 17.78 | N85°55'12"W |
| L29 | 20.67 | S64°18'13"W |
| L30 | 13.07 | S07°16'17"E |
| L31 | 58.38 | S68°21'12"E |
| L32 | 69.44 | S56°33'07"E |
| L33 | 59.84 | S55°04'38"E |
| L34 | 43.72 | S84°08'07"E |
| L35 | 27.54 | N79°33'32"E |
| L36 | 16.76 | N86°03'13"E |
| L37 | 19.42 | S88°12'20"E |
| L38 | 64.11 | S76°20'39"E |
| L39 | 18.74 | S80°02'14"E |
| L40 | 24.22 | S69°12'20"E |
| L41 | 43.82 | S29°52'33"E |
| L42 | 7.98 | S17°28'34"W |
| L43 | 30.88 | S82°24'59"W |
| L44 | 14.48 | S69°50'35"W |
| L45 | 43.43 | S89°56'48"W |
| L46 | 9.35 | S58°00'50"W |
| L47 | 30.29 | N80°22'56"W |
| L48 | 27.57 | S80°07'28"W |
| L49 | 20.56 | S31°50'39"E |
| L50 | 19.21 | S72°41'12"E |
| L51 | 17.96 | S32°02'55"E |
| L52 | 36.84 | S52°02'57"E |
| L53 | 19.82 | S37°45'03"E |
| L54 | 21.88 | S83°14'42"W |
| L55 | 30.36 | N80°51'06"W |
| L56 | 50.49 | N77°09'06"W |
| L57 | 18.23 | N59°51'15"W |
| L58 | 27.80 | S84°27'56"W |
| L59 | 14.83 | N58°42'06"W |
| L60 | 31.82 | N86°02'28"W |
| L61 | 48.49 | S78°16'04"W |
| L62 | 28.06 | N75°05'11"W |
| L63 | 55.08 | N79°55'46"W |
| L64 | 15.89 | S87°16'03"W |
| L65 | 11.63 | S56°45'08"W |
| L66 | 47.57 | N83°12'18"W |
| L67 | 83.99 | S82°58'34"W |
| L68 | 36.44 | S77°43'20"W |
| L69 | 71.77 | N58°50'08"W |
| L70 | 56.87 | N62°17'32"W |
| L71 | 21.76 | N51°56'14"W |
| L72 | 25.61 | N40°04'55"W |
| L73 | 39.02 | N65°12'56"W |
| L74 | 47.34 | N56°20'22"W |
| L75 | 30.21 | N74°42'13"W |
| 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 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 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 435-649-8191





RECORDED
STATE OF UTAH COUNTY OF SUMMIT AND FILED
AT DATE - ENTRY NO. 00883780
10/05/2009 03:20:40 PM B: 2004 P: 1448
Plat PAGE 1/1
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 61.00 BY COALITION TITLE

## Alexandra Ananth

**From:** Patrick Sweeney <psbro23@me.com>
**Sent:** Thursday, September 22, 2022 12:38 PM
**To:** Alexandra Ananth; Gretchen Milliken
**Cc:** Matthew Prince; Michael Sweeney; Ed Sweeney
**Subject:** [External] Re: TREASURE HILL SUBDIVISION / LOT 2

**[CAUTION]** This is an external email.

Alexandra and Gretchen,

I want to make one clarification regarding the below email. It has come to my attention the applicant, regarding the redevelopment of Lot 2 and the related proposed plat amendment, has included in the proposal language requesting an extra 1500 SF of living space beyond which is allowed by the existing language. As a result, the Sweeneys and the various Sweeney entities which continue to have an interest in the Sweeney Properties Master Plan (Master Plan) properties can no longer "fully support" the application as previously stated. Nonetheless, as explained below, we are in favor of amendment language that clarifies the intent of the initial plat language but does not allow additional density. We believe the an extra 1500 SF of living space requested requires an amendment to the Master Plan, which we do not support. Further, the Sweeneys do not favor any amendment increasing density regarding the Hillside properties which make up the bigger part of Treasure Hill. We feel the Hillside portion of the master plan should be left alone and, in essence, has been fully settled.

Otherwise, my comments below remain true and are supported by the Sweeney brothers and the entities we own—me personally, Sweeney Land Company LLC and MPE INC.

Regards,

Patrick J Sweeney
Managing Member
Sweeney Land Company LLC (formally Sweeney Land Company, a Utah general partnership);
President,
MPE INC; and,
Personally as owner of Lot 8
435-9091-2077
psbro23@me.com

> On Aug 29, 2022, at 10:29 AM, Patrick Sweeney <psbro23@me.com> wrote:
>
> Alexandra,
>
> By way of introduction, my name is Pat Sweeney. I own 445 King Road, Lot 8, Treasure Hill Subdivision, Phase 3. I am in the process of building an addition on 445 and the closest neighbor uphill to Matthew Prince who owns Lot 2, Treasure Hill Subdivision, Phase 1.
>
> In light of the above and having signed the relevant plats (in my capacity as general partner of Sweeney Land Company or personally) regarding Lot 2, Treasure Hill Subdivision, Phase 1, and, Lot 8, Treasure Hill

Subdivision, Phase 3, I was asked by Matthew Prince to send you an email concerning my thoughts about Note 1 on the Treasure Hill Subdivision, Phase 1, Plat pertaining to footprint calculations.

The note on Phase 1 says: "1. FOOTPRINT. The maximum footprint, calculated from the outside face of wall 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."

Relying on this language, Chick Hill and myself built a total of 9 buried parking spaces within the Building Area Limits on Lots 3 & 4 in the late nineties, the square footage of which did not count against the maximum allowed foot print. Part of the purpose of this additional parking was to reduce parking pressure on Upper Norfolk. Lot 8 has subsequently been allowed to do the same.

Following this precedent, it is my perspective Lot 2 should be treated similarly and it makes sense to amend the Phase 1 plat language pertaining to footprint to be consistent with the more current and cleaner language adopted on the subsequently platted Phase 3. As a practical matter, doing so will take parking pressure off of Private King Road where parking is not allowed.

The language in Note 1 on the Phase 3 plat (modified to remove any reference to an additional Caretaker/Guest House particular to Lot 8 and not allowed on Lots 1 thru 4) would say:

"1. *FOOTPRINT*. The residential footprint of the dwelling shall be calculated from the outside face of walls, subject to the massing requirements of Note 7, 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."

I fully support Matthew's effort to amend the plat. Please feel free to call or email me with any questions you may have concerning this or related matters.

Regards,

Patrick J Sweeney
Managing Member
Sweeney Land Company LLC
(formally Sweeney Land Company, a Utah general partnership); and,
Personally
435-9091-2077
psbro23@me.com

## Alexandra Ananth

**From:** jdbrabend@aol.com
**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 435-655-1090 or 801-554-5063.

Regards,
Jeff and Debbie Brabender

## Alexandra Ananth

**From:** Janet Holland <janetsholland1@gmail.com>
**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 <jmills@loeb.com>
**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*

Two Embarcadero Center, Suite 2510 | San Francisco, CA 94111
***Please note our new office suite number 2510, as of July 2022***
**Direct Dial:**415.903.3236 | **Fax:**415.903.3201 | **E-mail:**jmills@loeb.com
**Los Angeles | New York | Chicago | Nashville | Washington, DC | San Francisco |Beijing | Hong Kong | www.loeb.com**

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## Alexandra Ananth

**From:** Scott M. McCullough <scottm@tmglaw.com>
**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**
Fellow, The American College of Trust and Estate Counsel (ACTEC)
Suite 800 | 405 South Main | Salt Lake City, Utah 84111
Phone: 801-530-7308 | Fax: 801-364-9127 | scott@tmglaw.com

THE MCCULLOUGH GROUP
ATTORNEYS AT LAW

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## Alexandra Ananth

**From:** Maggie Perks <maggieperks@yahoo.com>
**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 <bendahl@gmail.com>
**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

--
Joel Preston
1201 First Street North #202
Jacksonville Beach, FL 32250
904-505-3306

Snell & Wilmer
15 WEST SOUTH TEMPLE
SUITE 1200
GATEWAY TOWER WEST
SALT LAKE CITY, UT 84101
801.257.1900 P
801.257.1800 F

**Jason Boal, AICP & CFM**
**(801) 257-1917**
**jboal@swlaw.com**

July 8, 2022

Gretchen Milliken
Planning Director
Park City Municipal Corporation
445 Marsac Avenue
Park City, UT 84060

Re: 220 King Rd. Plat Amendment and Conditional Use Permit

Dear Ms. Milliken,

We are excited to work with Park City and your department for the proposed development at 220 King Rd (parcel #'s THILL-2-A-AM and THILL-2-B-AM). We have spent considerable time reviewing Park City's Land Management Code, the approved Sweeney Properties Master Plan, the amendments to the Sweeney Properties Master Plan and approved Treasure Hill Subdivision plats. Enclosed are applications for (1) a Plat Amendment of the Treasure Hill Subdivision, Phase 1 and (2) a Conditional Use Permit for a dwelling located off King Rd. as required by the 1987 approval of the amendment to the Sweeney Properties Master Plan.

The ultimate goal is to construct a new dwelling that will replace the two existing dwellings at 220 King Rd. In order to accomplish this, the enclosed applications are being submitted as the first step.

The plat amendment application will (i) combine the two tax parcels back into one parcel as was originally approved, (ii) update the plat notes (#1, #5 and #6) to align with the original approvals of the Sweeney Properties Master Plan (and other phases in the Sweeney Properties Master Plan) and/or applicable City regulations, and (iii) adjust the building area limits as shown on the proposed plat amendment.

A Conditional Use Permit is being submitted, as it is required by the conditions of the Amended Sweeney Properties Master Plan approval granted on October 20, 1987.

We have included a summary of how we are in compliance with the Sweeney Properties Master Plan (as amended) and Park City's Land Management Code, which is outlined below. Finally, attached is the required additional information for the applications.

Sweeney Properties Master Plan (Sweeney MPD)

As we reviewed the original Sweeney Property Master Plan (12/18/1985) and the Revised Conditions of Approval to Sweeney MPD (10/20/1987), we noted that the restriction of a footprint limited to 3,500 was not associated with the two parcels located on King Rd. Although this restriction is on the Treasure Hill Subdivision Plat, it was not a condition that was required by the Amended Sweeney MPD when the lots were created. The 3,500 restriction applies to other lots not the lots in this application. Below is an explanation as to why.

In 1985, when the original Sweeney MPD was approved, there were three (3), half (1/2) acre single family lots identified in the plan as "Miscellaneous Properties" and on the associated the Sweeney Property Master Plan- Site Plan. Those three lots had conditions placed on them that restricted the use (single family dwelling), the building footprint (3,500 square foot), and building height (25 feet):

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.

The Density Exhibit of the Sweeney MPD identified them as ½ acre lots, along with the height and open space restrictions:

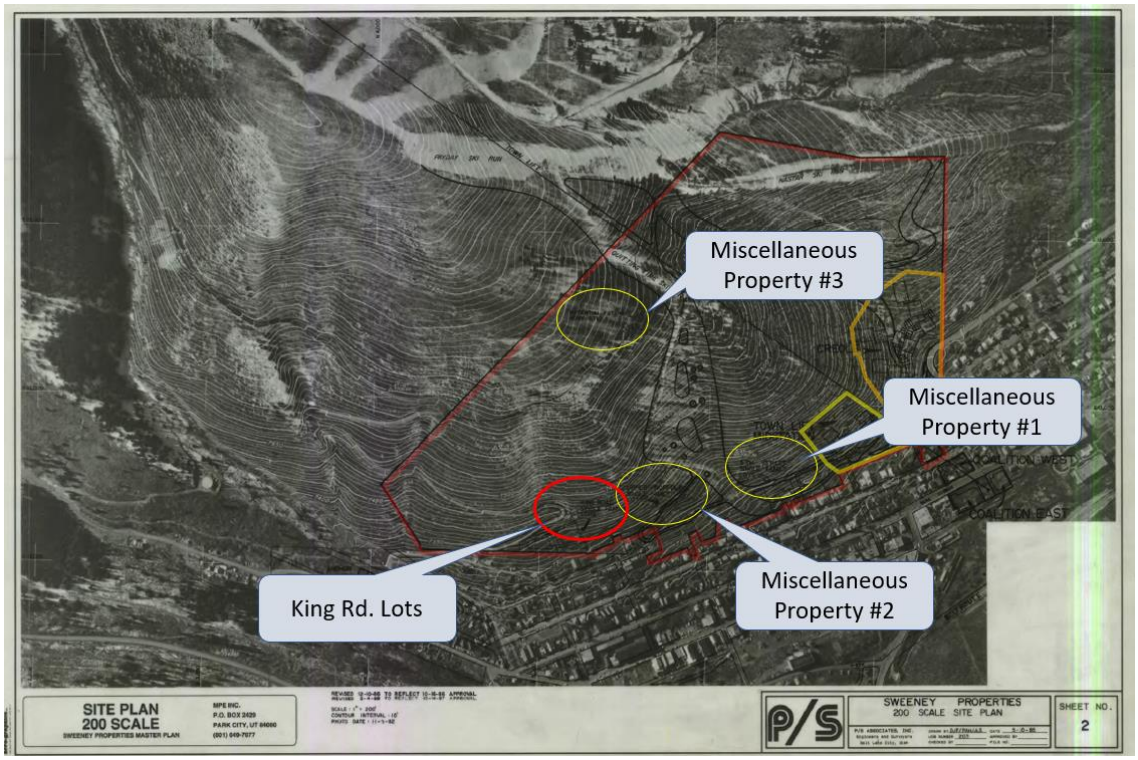
SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

| 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 | ~~90'~~ * 75 | 70 |
| Town Lift Mid-Station | 3.75 | 35.5 | 3.5 | ~~55'~~ * 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 (10/16/82

On the Sweeney Property Master Plan- Site Plan, they were located as follows:



AMENDED (1987) - Sweeney Properties Master Plan (Sweeney MPD)

In 1987, the Sweeney MPD was amended. With that amendment twelve (12) U.E.'s were shifted among the areas previously approved, as well as a new area of development. The new area that was identified and subsequently approved was located along King Rd. The lot in question, 220 King Rd. is located in that new area. The modification of the U.E.'s can be found in Condition #1.

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.

Below is a modified table to show what the moving of those U.E's would look like, as we were not able to locate a updated table associated with the 10/20/1987 approval.

SWEENEY PROPERTIES MASTER PLAN DENSITY EXHIBIT

1987 revised U.E

| 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 | +3 | --- | 35' | 54.9 |
| Buck | | | -3 | | | |
| Hillside Properties | | | | | | |
| Creole Gulch | 7.75 | 161.5 | | 15.5 | ~~55'~~ * 75 | 70 |
| Town Lift Mid-Station | 3.75 | 35.5 | -2 | 3.5 | ~~55'~~ * 45 | 70 |
| Lower Upper | | | +2 | | | |
| Three 1-acre Single Family Lots | 1.5 | 3 | | --- | 25' | 83.9 |
| 1- Woodside/5th St. | | 1 | +1 | | | |
| 2- Upper Norfolk | | 1 | +1 | | | |
| 3- Top of Treasure Mtn. | | 1 | | | | |
| Develop HR-1 Properties | | | | | | |
| Carr-Sheen | 0.288 | 3 | -2 | --- | 28' | 60 |
| MPE | 0.161 | 2 | -2 | | | |
| | | 258 U.E. | | 19 U.E. | | |
| King Rd. | | | +2 | | | |

[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

In addition to modifying the location of the U.E.'s, there were also specific conditions placed on those newly created development areas off Upper Norfolk and King Rd. Those conditions can be found in Condition #3-

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.

In 1987, when the amendment was approved, there was not a requirement that requires the lots in the newly identified area of development to comply with the restriction of: a ½ acre in size, twenty-five feet (25') in height, or a 3,500 sq ft building footprint. It is understandable that

requirements in the original Sweeney Property Master Plan required a 3,500 square foot building footprint on a ½ acre lot. However, the two new lots that were created off King Rd ended up being: .86 acres (Lot 1) and 1.23 acres (Lot 2). They were treated differently.

We recognize that Condition #2 states – "That all conditions of the original Sweeney MPD remain in effect", however, it is important to note that:

1. The 3,500 square foot building footprint was only applicable to the three (3) "Miscellaneous Properties" in the Original Sweeney Property Master Plan. It was not applicable to all development areas or all U.E.'s; and
2. The area along King Road was not even identified as an area for U.E.'s in the original Sweeney MPD approval; and
3. New restrictions were identified for the new areas where the U.E.'s were being transferred/placed.

Based on this information, we do not believe that the Sweeney Property Master Plan would need to be amended in order to amend the Treasure Hill Sub plat to adjust the size restrictions found on the plat. I have attached the documents associated with the original Sweeney Property Master Plan, the Sweeney Property Master Plan Site Plan and revised condition from the 1987 approval as well. Instead, the needed restrictions for the King Rd. properties can be handled through a plat, as described below:

Treasure Hill Subdivision Plat

We agree that the plat notes on the Treasure Hill Subdivision Plat would need to be amended to move forward with development as proposed. We are proposing to utilize the plat note for building footprints found on the Treasure Hill Phase 3 Plat, a development in the same Sweeney Property Master Pla . It states-

> "FOOTPRINT. The residential footprint of the dwelling ("Main House"), to be located on Lot 2, Phase I, Treasure Hill Subdivision (the "Lot"), calculated from the outside face of walls, shall be a maximum of three thousand five hundred (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 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.

This proposed plat note has been used on other Sweeney Properties Master Plan properties (Treasure Hill Subdivision Plat, Phase 3) and previously approved by Park City Planning Commission (2005). Additionally, the request to remove notes related to the façade height (#5) and the massing (#6) are being made. There are applicable codes in the HR-1 that address the façade height, and the massing note conflicts with the existing and proposed footprint note (#1). Finally, we are requesting the Building Area Limits as shown on the plat be slightly modified to permit an accessory building on the uphill portion of the lot. This structure will be behind the main residence when viewed from the downtown area.

Conditional Use Permits

As the project is currently designed, there is a Conditional Use Permit required, in conjunction with the plat amendment. The approval of the Amended Sweeney MPD (1987) required that development along King Rd. be reviewed and approved as conditional uses. This Conditional Use review would need to go before the Planning Commission, based on the Amended Sweeney Property Master Plan conditions of approval.

As required by Park City Land Management Code 15-1-10, and the Conditional Use Permit Application, we have addressed the required questions and standards for review.

Conditional Use Permit Application Questions:

- **How will the proposed use "fit-in" with surrounding uses?**

  The proposed use is a Single-Family Dwelling that will replace what have been two Dwellings on the property, one of which has been historically used as a nightly rental. The new home has been designed and will be built to meet the intent and standards of the Sweeney Properties Master Plan, as well as the historic design criteria for Park City, and inspired primarily by the Silver King Mine and Mill while also referencing the Thaynes Mine and California Comstock Mine.

- **What type of service will it provide to Park City?**
  The Site has been platted and used as a residential lot. This use will continue, as will the ski/trail easements that are provided to neighboring properties.

- **Is the proposed use consistent with the current zoning district and with the General Plan?**
  Yes, the proposed use is consistent with the current zoning district, General Plan, as well as the Sweeney Properties Master Plan and previous approvals on the Site.

- **Is the proposed use similar or compatible with other uses in the same area?**
  Yes, the proposed use is a Single-Family Dwelling which is similar and compatible with the surrounding uses.

- **Is the proposed use suitable for the proposed site?**
  Yes, the existing site with two Single-Family Dwellings will be utilized as the site for one Single-Family Dwelling.

- **Will the proposed use emit noise, glare dust, pollutants, and odor?**
  No, the proposed use is a Single-Family Dwelling.

- **What will be the hour of operation and how many people will be employed?**
  There will be no employees or hours of operation.

- **Are other special issues that need to be mitigated?**
  There are no issues that will need additional mitigation. The site currently has two Single-Family Dwellings and those will be replaced by one. The existing dwelling and site do not have any historical significance. The proposed home will incorporate industrial design elements and is clearly inspired by the historic structures in Park City.

Summary of Required Findings for a Conditional Use Permit:

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). Below is a review and summary of the required findings relating to the proposed application that has been submitted.

**1. Size and location of the Site.**
No unmitigated impacts

Existing on the site today are two Single-Family Dwellings, although one was permitted as a guesthouse. What is being proposed is 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, as there were homes previously constructed on the site. 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 Site is accessed from a private driveway which is off King Road. King Road is a private road beginning approximately 150 yards down from the private driveway.

**2. Traffic considerations including capacity of the existing Streets in the Area.**
No unmitigated impacts

The existing Dwellings and Site have access off of King Road. 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. Given one home has historically been used as a nightly rental, it is anticipated traffic will decrease.

**3. Utility capacity, including Storm Water run-off.**
No unmitigated impacts

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.

**4. Emergency vehicle Access.**
No unmitigated impacts

King Road will continue to be used for emergency vehicle access, as it has been in the past.

**5. Location and amount of off-Street parking.**
No unmitigated impacts

At least two (2) parking spaces are required for the proposed Single-Family Dwelling (i.e. Single Family Dwelling - up to the first six [6] bedrooms). The plans that have been submitted show compliances with these parking requirements. See Exhibit A – Site Plan .

**6. Internal vehicular and pedestrian circulation system.**

No unmitigated impacts

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. See Exhibit B- Amended Plat. That trail will continue to be on the property; no change to the easements are proposed with this Application.

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

No unmitigated impacts

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.

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

No unmitigated impacts

The proposal is for a new Dwelling, with a large portion of the first floor and parking area below to be Existing Grade. Per the proposed Plat note (Note 1), the restriction on the Single-Family Dwelling size is measured by the Building Footprint. The language for this restriction comes from the Phase III Plat of the Treasure Hill Subdivision. Per that note, the Single-Family Dwelling will have a maximum Footprint of 3,500 square feet. It states:

> 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, 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, 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 for only a caretaker's house or guest house, (not to be sold or leased separate from the Main House).

The applicable Building Footprint for the Single-Family Dwelling is 3,490 square feet, which is permitted per the proposed Plat Note 1. See Exhibit D - Footprint Area Analysis.

The Single-Family Dwelling will be located behind the existing perimeter vegetation, similar to the existing structures. See Exhibit E – Site Images for images of the existing structure and the shielding that its location on the hillside and existing vegetation provide.

Cross-canyon View of Site Exhibit F – View Analysis shows the existing structures and the proposed Single-Family Dwelling.

Proposed Structure

In order to reduce the visual impact from what is existing on the site, the proposed Single-Family Dwelling will be broken up into multiple masses. This allows for variation in roof heights and wall faces. The largest massing element having a footprint of 2150 square feet. The no-ornament roof slope that matches the hillside grade and the minimal material palette will aid in reducing the visual impact of the new Dwelling. The design of the structure takes inspiration from historic mine structure found at the Silver King Mine, incorporating industrial style windows with a vertically expressed muntin grid. By setting the building into the hillside and mirroring the existing slope, the Single-Family Dwelling will blend into the hillside, as opposed to the existing structures which tend do stick out from the hillside.

**9. Usable Open Space.**

No unmitigated impacts

The proposed Single-Family Dwelling does not substantially change the Site's Open Space. The proposed "Buildable Area" for the Lot is 14,718 square feet. The area that is added from the existing "Buildable Area", is on the up-hill side of the Dwelling and not visible from King Rd, or across the valley. The proposed Building Footprint, per

Plat Note 2 will fit within this area. No disturbances are proposed outside of the "Building Zone" shown on the Plat, other than utilities or access to and from the lot or trail/ski easement.

**10. Signs and lighting.**
No unmitigated impacts

No signs are proposed. The lighting that will be used onsite will conform to Building and Land Management Code lighting standards at the time of the building permit application. 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.**
No unmitigated impacts

This Site is in the HR-1 zoning district and is proposed to abide by the Historic District Design Guidelines of LMC 15-13 Design Guidelines For Historic Districts and Historic Sites. The Single-Family Dwelling will be reviewed by the Planning Department's Design Review Team to ensure it complies with LMC 15-13-8.

**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

It is likely that the new Single-Family Dwelling will decrease the amount of waste produced on site and thus decrease the frequency and/or the amount of trash pickups.

**14. Expected ownership and management of the project as primary residences, Condominiums, time interval Ownership, Nightly Rental, or commercial tenancies, how the form of Ownership affects taxing entities.**
No unmitigated impacts

The Single-Family Dwelling will be the primary residence of the Applicant. Although nightly rentals are permitted in the zone, the applicant is comfortable with a

condition of approval being added that would not permit the property to be used in such away, unless approval is granted from the Park City Planning Commission.

**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

The site has already been graded for the existing Dwellings. The intent is to utilize the existing site, so that grading will be minimized. A grading plan will be submitted and approved prior to issuance of a Building Permit. This Site is not within the Soil Ordinance boundary and only a small portion falls 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 (See Exhibit B – Amended 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.

**16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however, such review for consistency shall not alone be binding.**

No unmitigated impacts

## CONSISTENCY WITH THE GENERAL PLAN

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

The proposed development is a proposal to redevelop an existing site in an existing neighborhood, as opposed to sprawling out and creating new site on undeveloped land.

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

The proposed development will maintain the existing open space and access on lot.

**Goal 5 - Environmental Mitigation: Park City will be a leader in energy efficiency and**

**conservation of natural resources reducing greenhouse gas emissions by at least fifteen percent (15%) below 2005 levels in 2020.**

The redevelopment of the site, reduction of a dwelling and the construction of a new more efficient dwelling will help Park City reach this goal.

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

The proposed development will provide a primary residence of a family committed to the Park City community as opposed to a vacation home and short-term rentals. The owner of the home grew up in Park City and moved back to start a family. He and his wife just celebrated the birth of their daughter and plan to raise her in this home.

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

The proposed development will preserve and enhance the community character that draws visitors from around the world by echoing the design elements of the historical, industrial mining structures present in the area and replacing two out-of-place, generic structures.

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

As mentioned before, this is a redevelopment project, as opposed to a greenfield project. The impacts of the use on this lot will be decreased, as it will be used as a primary residence, as opposed to a short-term rental.

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

The design and inspiration of the redevelopment on this site is based on the historical structures and elements found in Park City. The Silver King Mine structures were carefully studied so design elements could be incorporated in an appropriate scale and manner including a prominent mono-pitch mass with moderate slope roof, mirroring the roof slope to the slope of the hillside grade, minimizing ornament and preserving clean lines, minimizing the material palette to weathered wood, metal and glass, and industrial steel windows with vertically expressed muntin grid.

We appreciate staff and the Planning Commission's review of this application. We look forward to meeting with you as we go through the approval process. If you have any additional questions, please fee free to reach out.

Attachments:
- Exhibit A – Site Plan
- Exhibit B- Amended Plat
- Exhibit C – Demolition Plan
- Exhibit D - Footprint Area Analysis.
- Exhibit E – Site Images
- Exhibit F – View Analysis
- Exhibit G - Height Analysis
- Exhibit H - Massing Analysis

Sincerely,

Snell & Wilmer

Jason Boal, AICP & CFM

Cc:

- Wade Budge, Snell & Wilmer
- Mathew Prince
- Lincoln Shurtz, Lincoln Hill
- Quinn Kummer, OLSON KUNDIG
- Steve Grim, OLSON KUNDIG
- Tom Kundig, OLSON KUNDIG

## Exhibit A – Site Plan

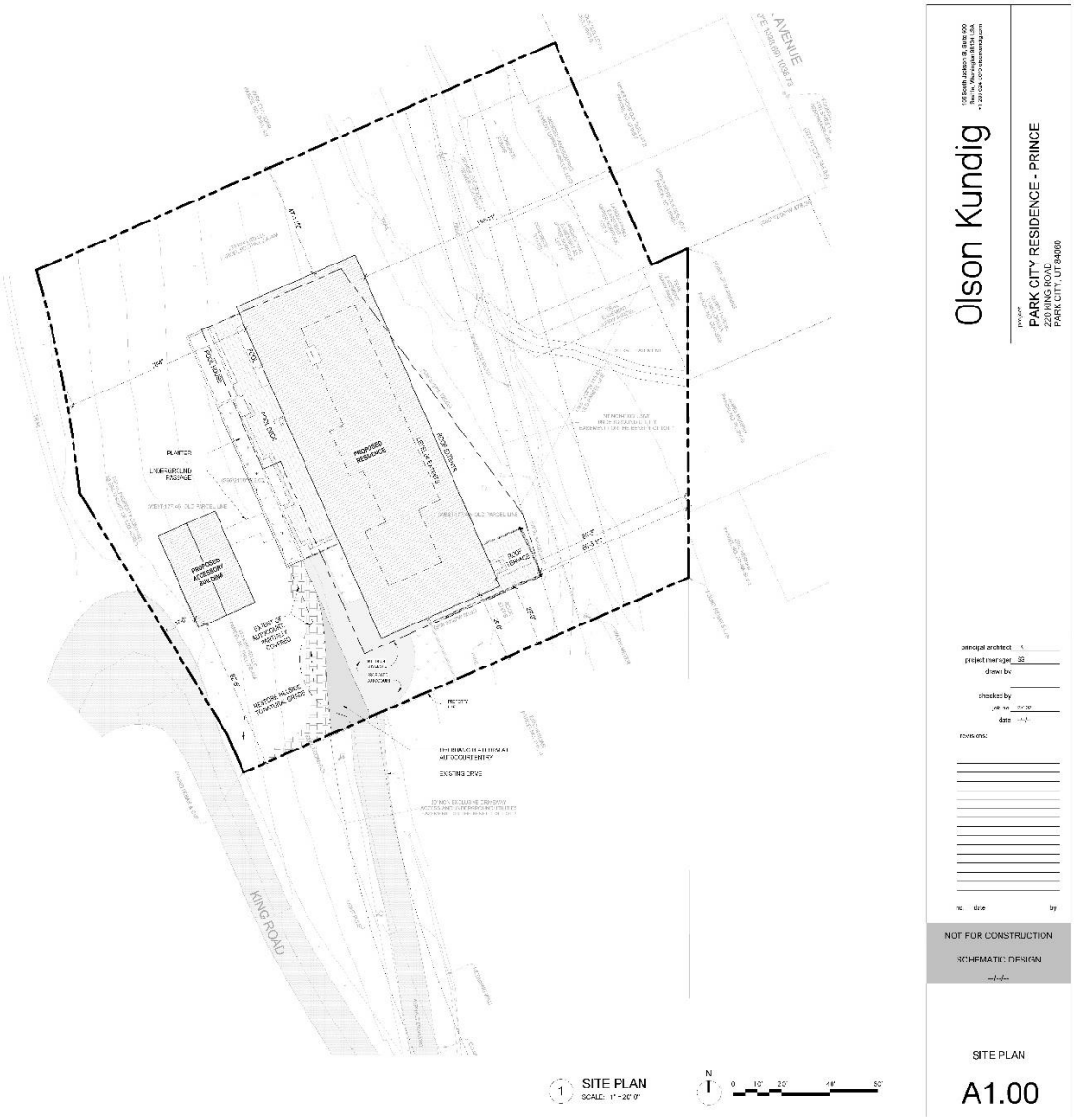
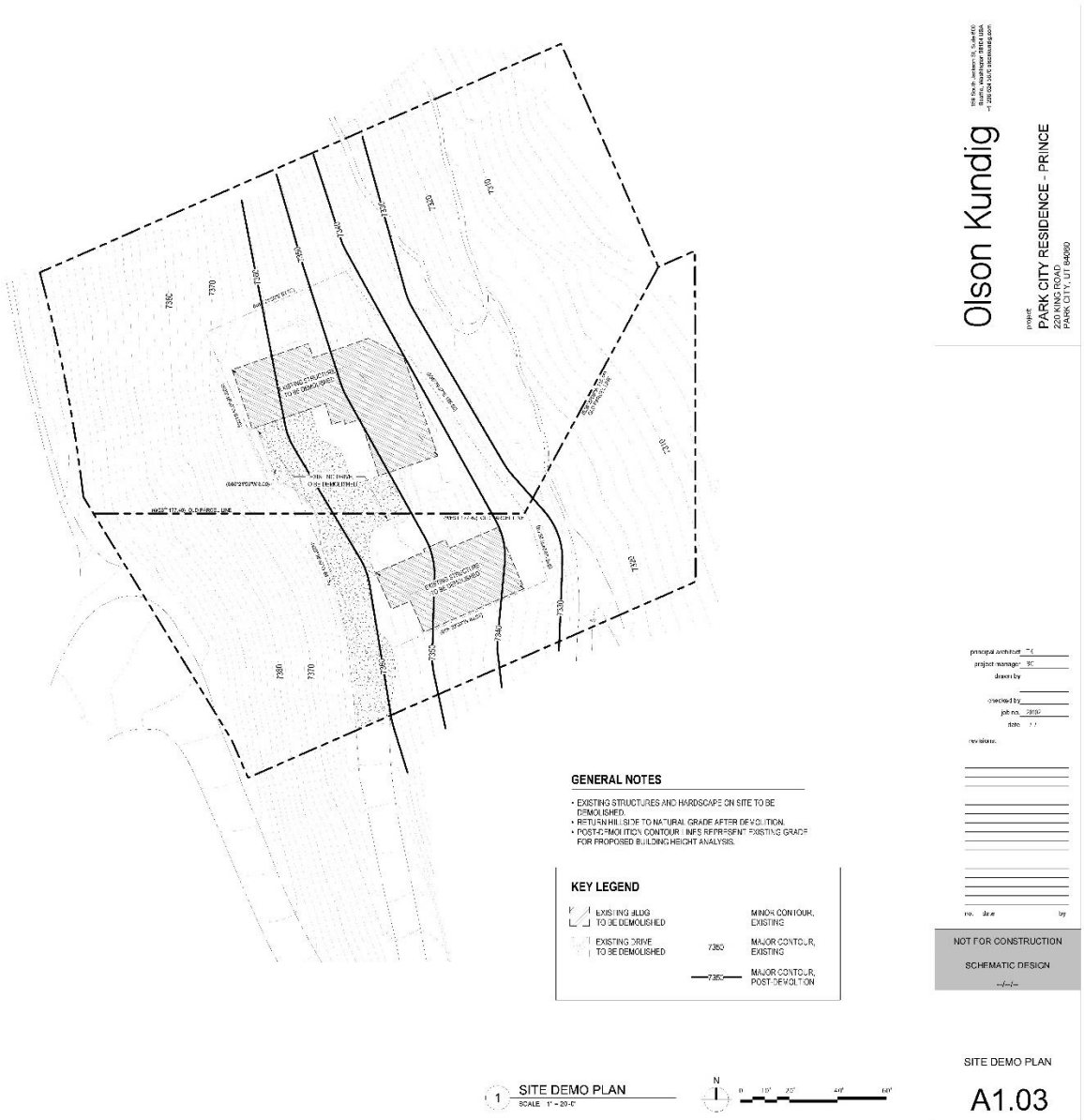
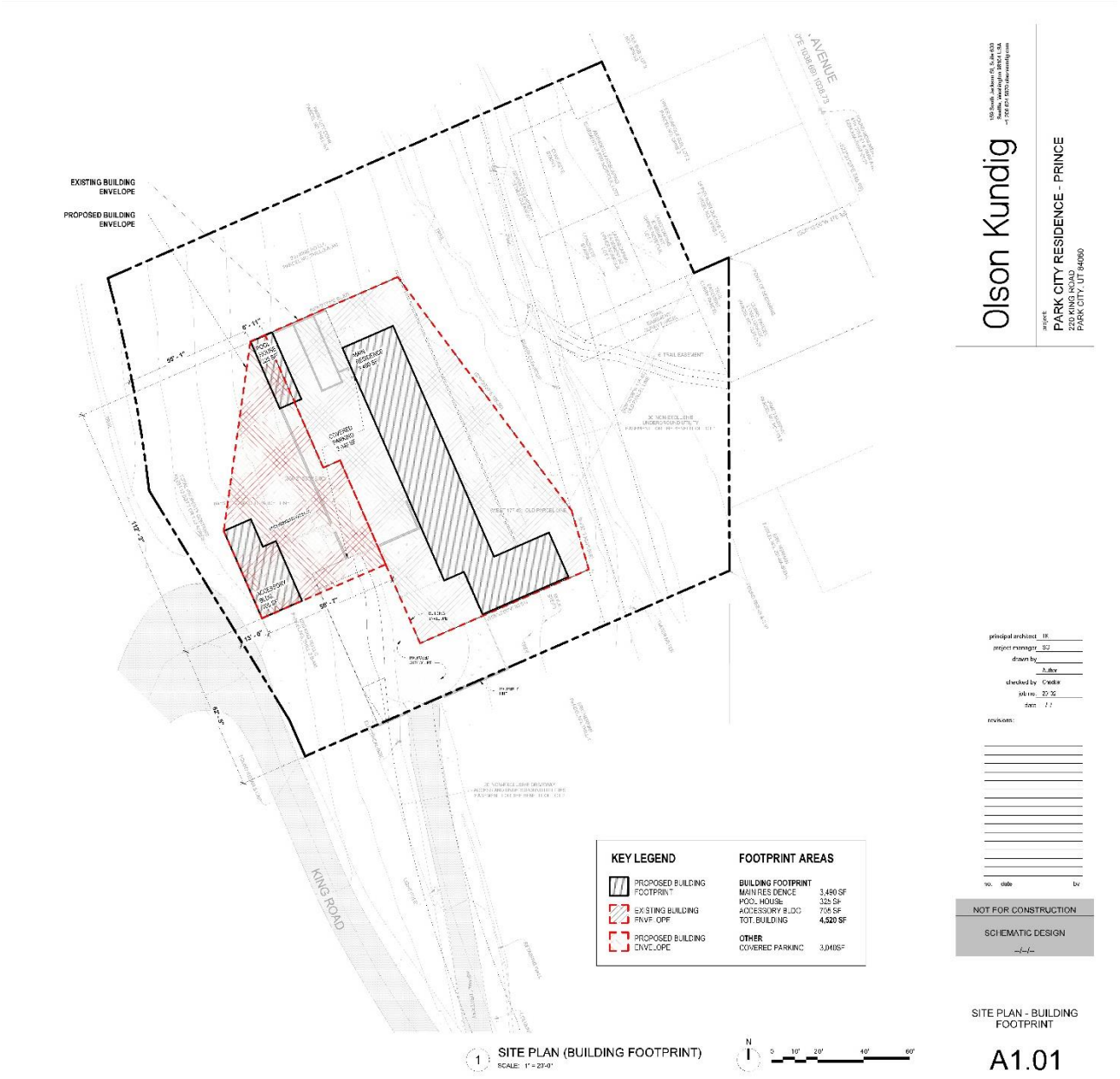


**Exhibit B- Amended Plat**

## Exhibit C – Demolition Plan



# Exhibit D - Footprint Area Analysis



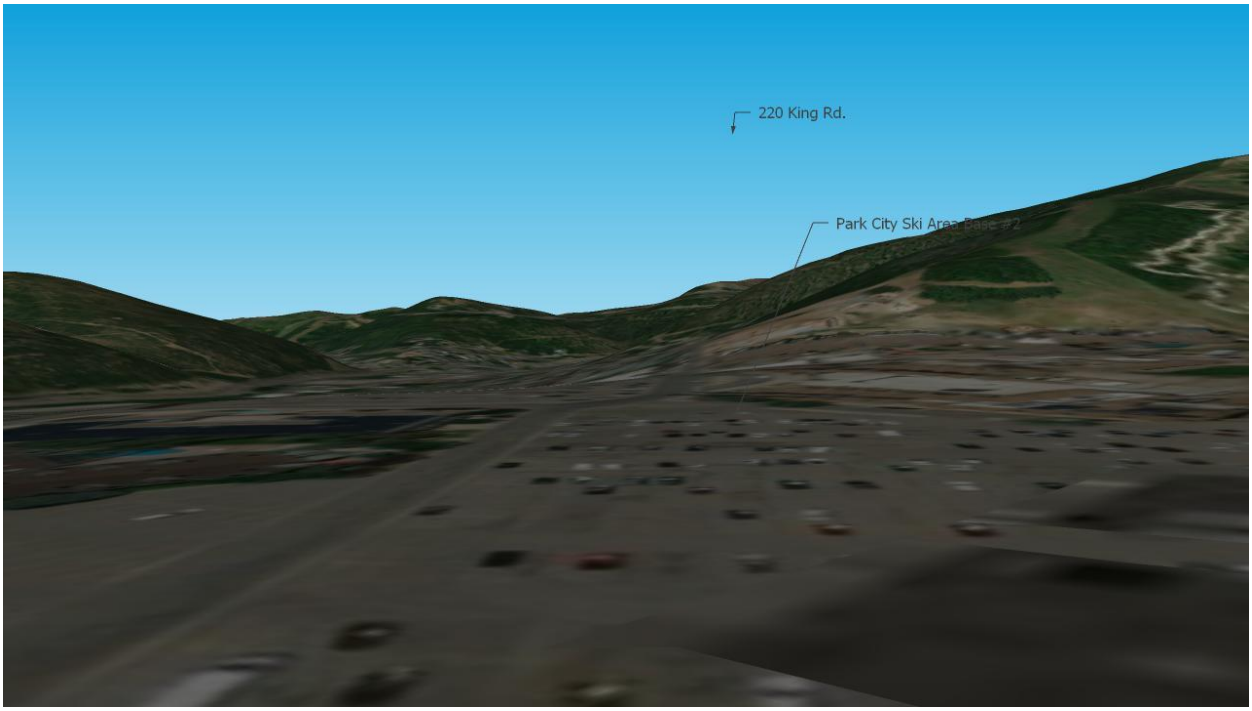
## Exhibit E – Site Images

220

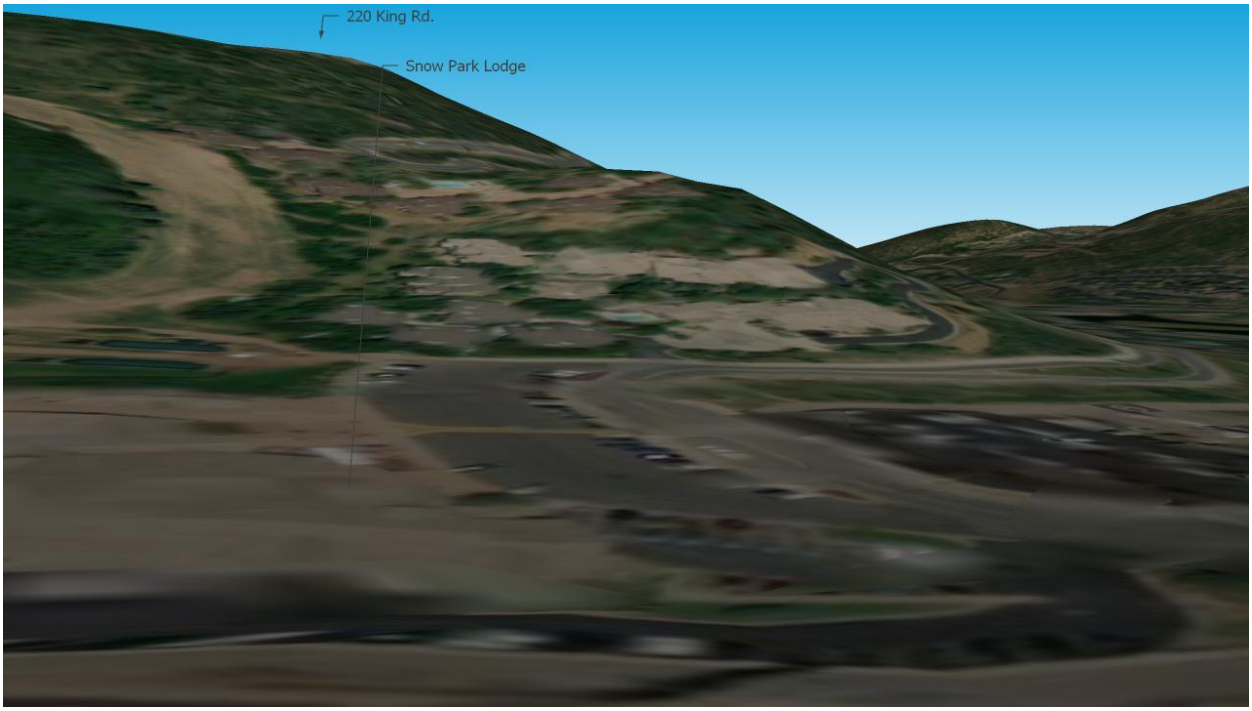
REMAIN ON TRAIL
PUBLIC ACCESS

**Exhibit F – View Analysis**

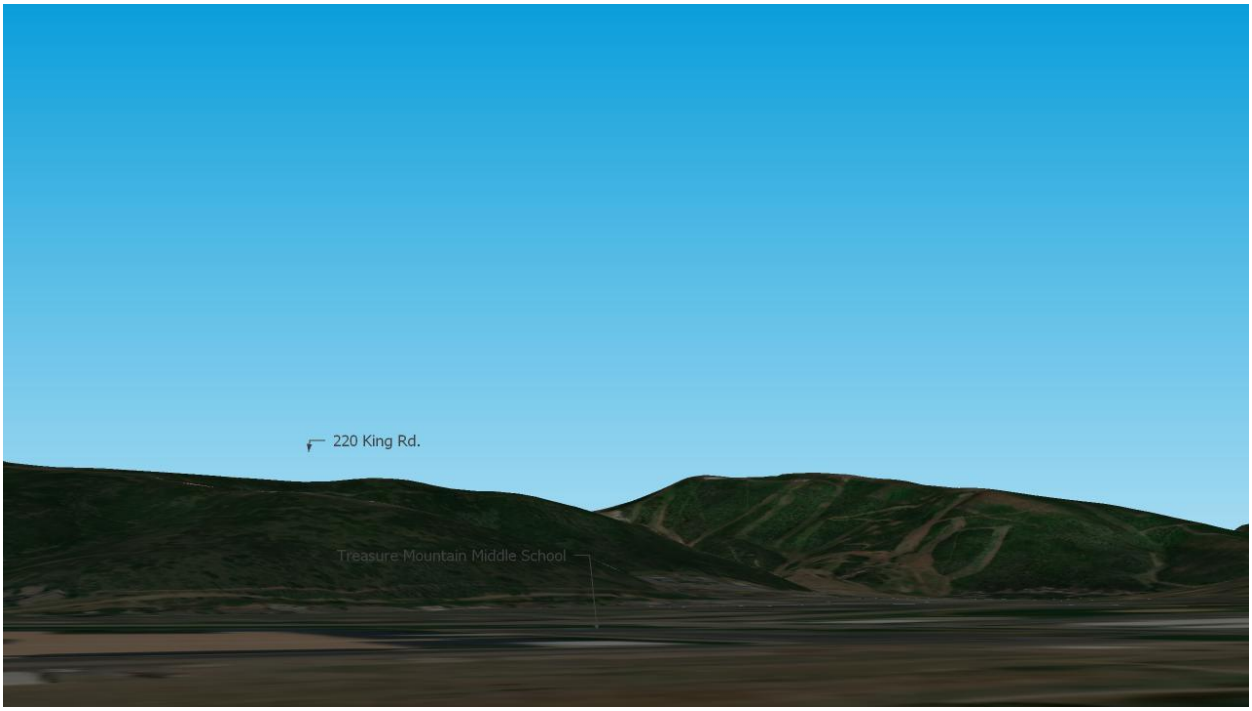
Main St & Heber Ave



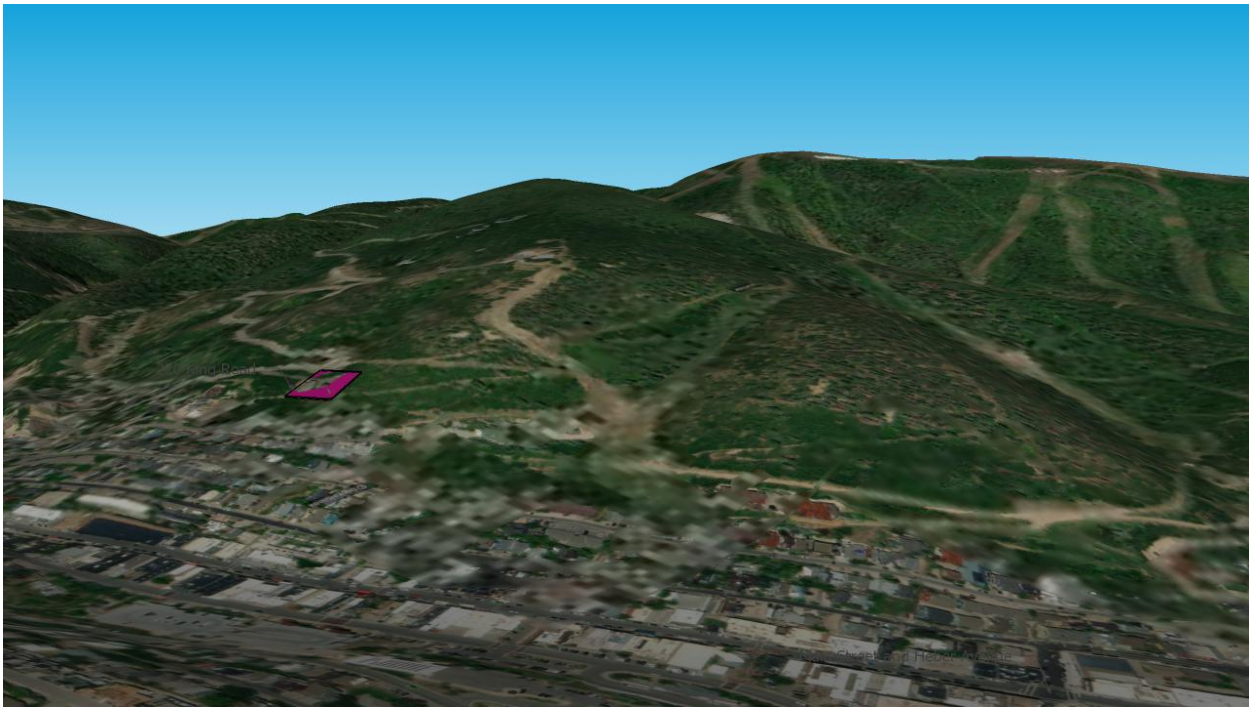

Park City Ski Area Base




Snow Park Lodge



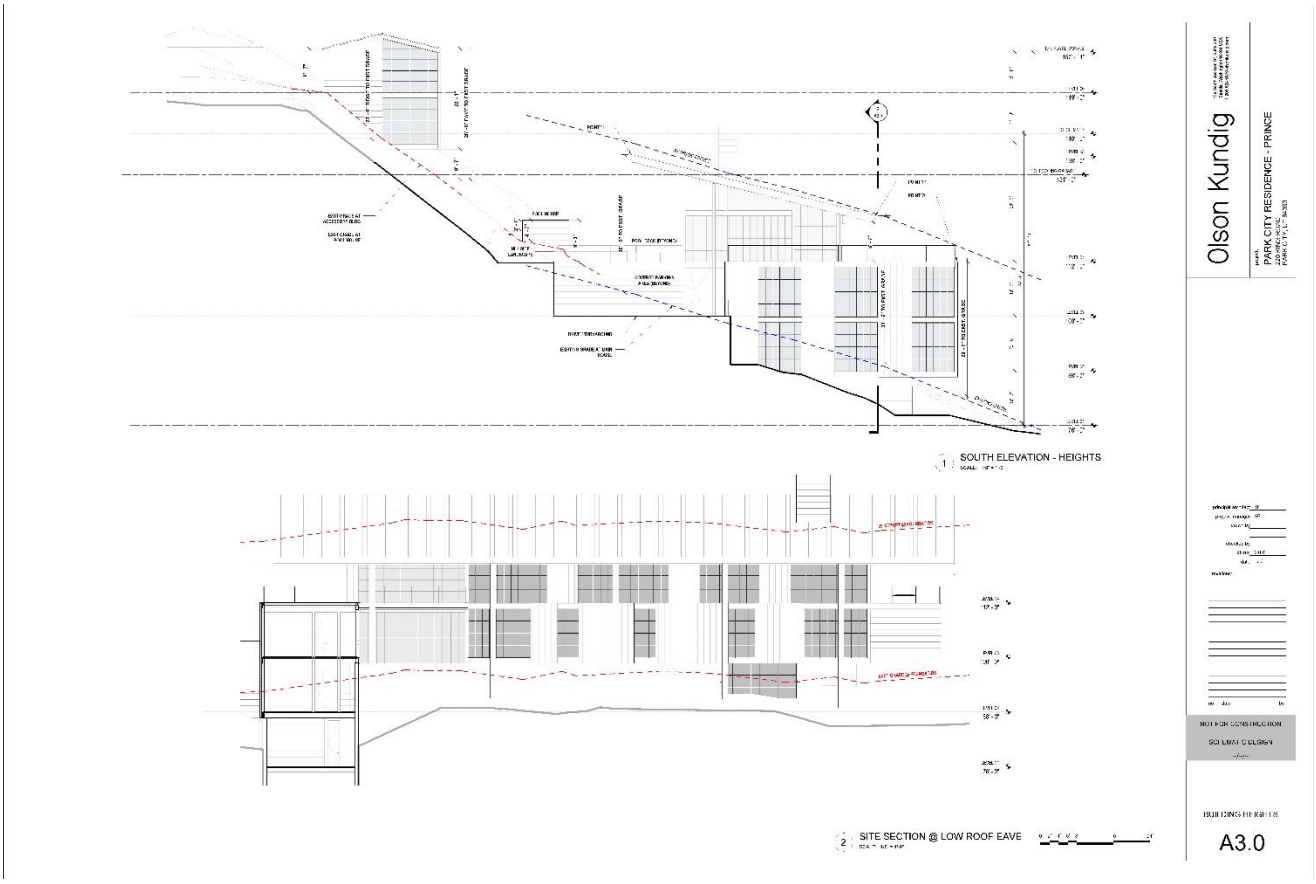

Treasure Mountain Middle School



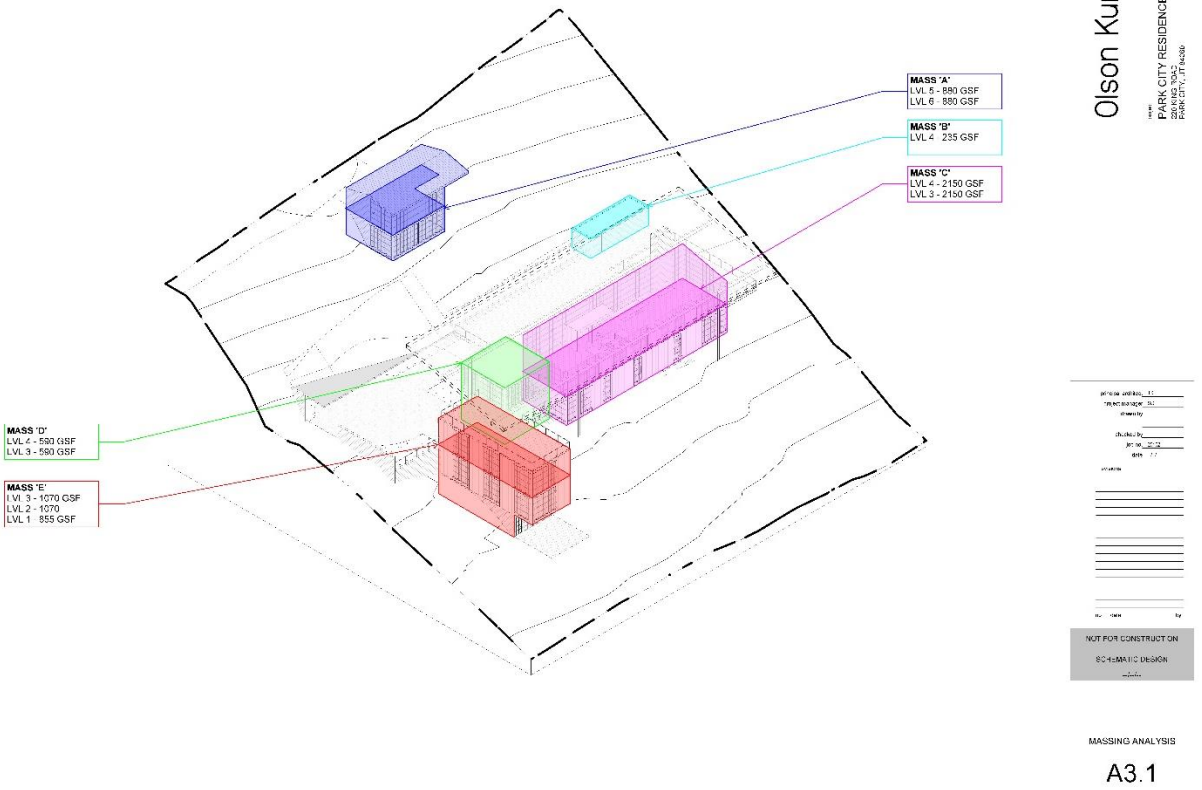
Elevated Perspective #1

Elevated Perspective #2

## Exhibit G - Height Analysis



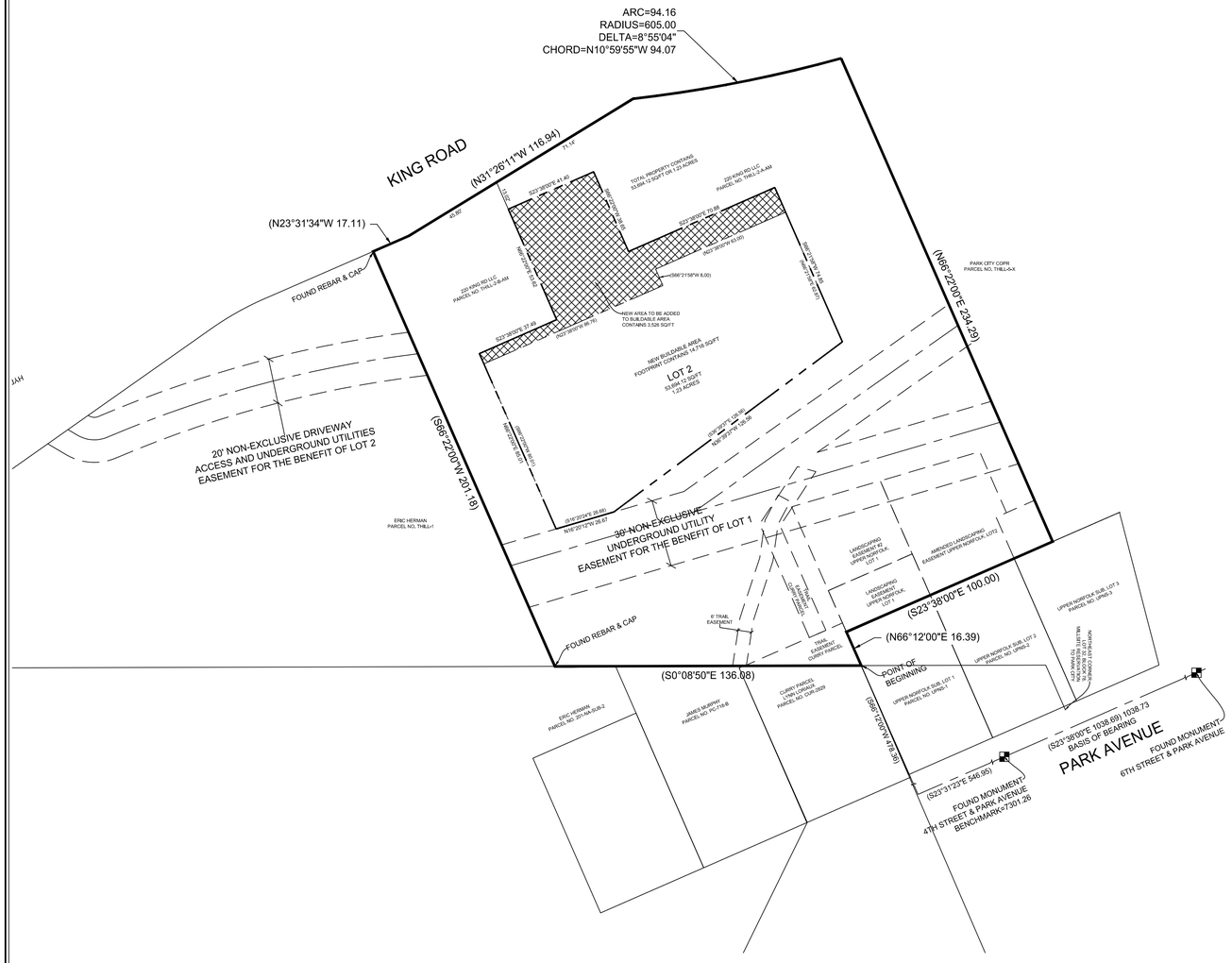
# Exhibit H – Massing Analysis



SECOND AMENDMENT FOR

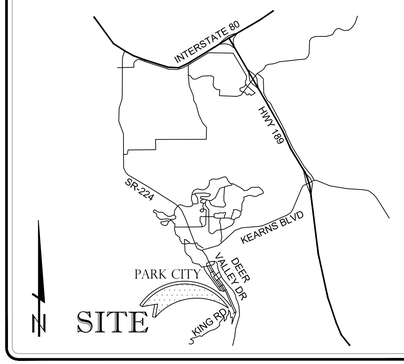
# LOT 2, PHASE 1, TREASURE HILL SUBDIVISION

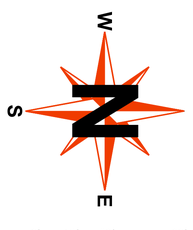
A SUBDIVISION AMENDMENT OF LOT 2, LAND LOCATED IN THE
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH




# VICINITY MAP

NOT TO SCALE




0' 15' 30' 60'
SCALE: 1" = 30'

## LEGEND

- Section Monument
- Property Corner
- Refernce/Witness Monument
- Break Line
- Property Line
- Buildable Area Line
- Section Line
- Center Line
- Easement Line

## GENERAL 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 OF WALLS, 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, OR LIVING SPACE THAT IS LOCATED BELOW EXISTING 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 FOR ONLY A CARETAKER'S HOUSE OR GUEST HOUSE, (NOT TO BE SOLD OR LEASED SEPARATE FROM THE MAIN HOUSE).
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.
5. 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.
6. FIRE SPRINKLING. INTERNAL AND EXTERNAL MODIFIED 13d FIRE SPRINKLERS SHALL BE PROVIDED FOR THE HOME. WOOD ROOFING MATERIAL SHALL BE PROHIBITED.
7. 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.

## BASIS OF BEARINGS

THE BASIS OF BEARING FOR THIS SURVEY WAS ESTABLISHED USING FOUND BRASS CAP MONUMENTS LOCATED AT THE INTERSECTIONS OF 4TH STREET & PARK AVENUE AND 6TH STREET & PARK AVENUE AS SHOWN ON THIS SURVEY PLAT.

## COMCAST CABLE TELEVISION

APPROVED ON THIS ____ DAY OF _____, 2022.

COMCAST CABLE TELEVISION

## DOMINION ENERGY

QUESTAR GAS COMPANY, DBA DOMINION ENERGY UTAH, HEREBY APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS. DOMINION ENERGY MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OR WAIVER OF ANY OTHER EXISTING RIGHTS, OBLIGATIONS OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE. FOR FURTHER INFORMATION PLEASE CONTACT DOMINION ENERGY'S RIGHT-OF-WAY DEPARTMENT AT 1-800-366-8532.

APPROVED THIS ____ DAY OF _____, 2022.

BY: _____
TITLE: _____

## ROCKY MOUNTAIN POWER

1. PURSUANT TO UTAH CODE ANN. 54-3-27 THIS PLAT CONVEYS TO OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
2. PURSUANT TO UTAH CODE ANN. 10-9a.601 et seq. ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENT AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT EFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
   A. A RECORDED EASEMENT OR RIGHT-OF-WAY
   B. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
   C. TITLE 54, CHAPTER 8a, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
   D. ANY OTHER PROVISION OF LAW

APPROVED THIS ____ DAY OF _____, 2022.

ROCKY MOUNTAIN POWER

## CENTURY LINK

APPROVED ON THIS ____ DAY OF _____, 2022.

CENTURY LINK

## SURVEYOR'S CERTIFICATE

I, MICHAEL L. WANGEMANN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6431156, IN ACCORDANCE WITH THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT FOUND IN TITLE 58, CHAPTER 22 OF UTAH CODE. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE AN ACCURATE SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW, HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, STREETS, AND EASEMENTS. HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH UTAH CODE SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS, AND HAVE PLACED MONUMENTS REPRESENTED ON THE PLAT. I FURTHER CERTIFY THAT EVERY EXISTING RIGHT-OF-WAY AND EASEMENT GRANT OF RECORD FOR UNDERGROUND FACILITIES, AS DEFINED IN UTAH CODE SECTION 54-8E, AND FOR OTHER UTILITY FACILITIES, IS ACCURATELY DESCRIBED ON THIS PLAT, AND THAT THIS PLAT IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. I ALSO CERTIFY THAT I HAVE FILED, OR WILL FILE WITHIN 90 DAYS THE RECORDATION OF THIS PLAT, A MAP OF THE SURVEY I HAVE COMPLETED WITH THE UTAH COUNTY SURVEYOR.

_____
Michael L. Wangemann, PLS

Date of Plat or Map: May 22, 2022

PLS# 6431156-2201

## LEGAL DESCRIPTION

BEGINNING AT A POINT WHICH IS SOUTH 66°22'00" WEST 21.67 FEET AND SOUTH 00°08'50" EAST 81.95 FEET 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 THE PARK CITY SURVEY 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 116.94 FEET TO A POINT ON A 605.00 FOOT RADIUS NON-TANGENT CURVE; THENCE NORTHWESTERLY 94.16 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 08°55'04" (WHICH LONG CHORD BEARS NORTH 11°00'00" WEST 94.07 FEET); THENCE NORTH 66°22'00" EAST 234.29 FEET; THENCE SOUTH 23°38'00" EAST 100.00 FEET; THENCE NORTH 66°12'09" EAST 16.39 FEET TO THE POINT OF BEGINNING.

CONTAINS 53,694.18 SQ/FT OR 1.23 ACRES

## OWNERS DEDCIATION

KNOWN BY ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS, TOGETHER WITH EASEMENTS AND RIGHTS-OF-WAY, TO BE HEREAFTER KNOWN AS

SECOND AMENDMENT FOR LOT 2, PHASE 1, TREASURE HILL SUBDIVISION

AND DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC AND CITY, ALL PARCELS, LOTS, STREETS, EASEMENTS, RIGHTS-OF-WAY, AND PUBLIC AMENITIES SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC OR CITY USE.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2022.

BY: _____

COMPANY: _____

ITS: _____

## ACKNOWLEDGEMENT

COUNTY OF }
$
STATE OF UTAH }

ON THE ____ DAY OF _____, 2022, THERE PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, _____, MEMBER OF _____, LLC., WHO BEING BY ME DULY SWORN DID SAY THAT HE IS A MEMBER OF _____, LLC., AND THAT SAID INSTRUMENT WAS SIGNED IN BEHALF OF SAID LLC, BY A RESOLUTION OF ITS MEMBERS AND ACKNOWLEDGED TO ME THAT SAID LLC EXECUTED THE SAME.

NOTARY PUBLIC: _____

RESIDENCE: _____

MY COMMISSION EXPIRES: _____

## RECORDED

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF _____
DATED _____ AT TIME _____ AS ENTRY NO. _____
IN BOOK _____ AT PAGE _____.

FEE _____

_____
COUNTY RECORDER


UTAH LAND SURVEYING, LLC
A PROFESSIONAL LICENSED LAND SURVEYING COMPANY
1359 FAIRWAY CIR
FARMINGTON, UT 84025
PHONE 801.725.8395
mikew@utahlandsurveying.com
www.utahlandsurveying.com


## PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____ 2022 AD.

CHAIRMAN

## ENGINEERS CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 2022 AD.

PARK CITY ENGINEER

## APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____ 2022 AD.

PARK CITY ATTORNEY

## CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 2022 AD.

PARK CITY RECORDER

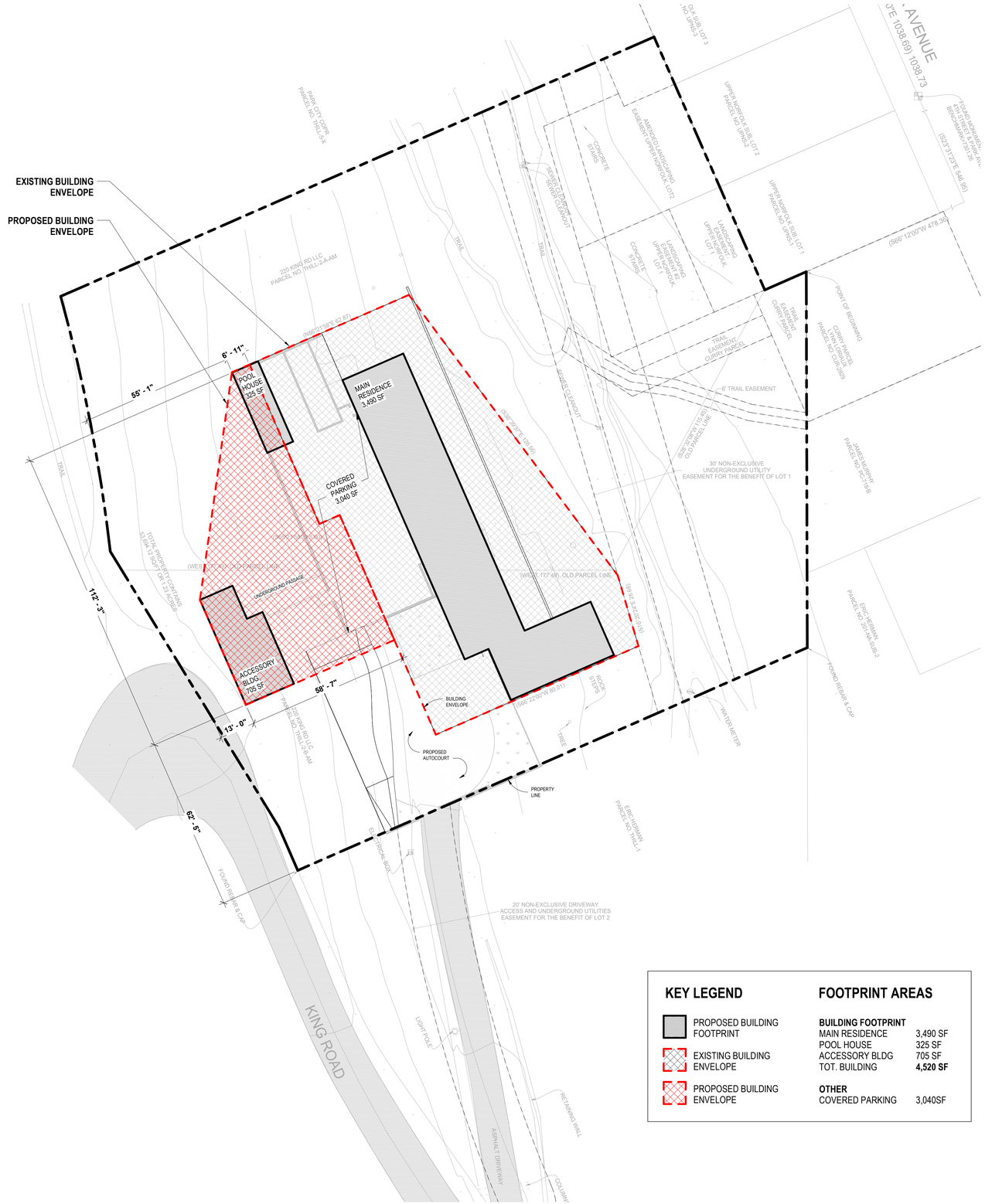
## COUNCIL APPROVAL AND ACCEPTANCE

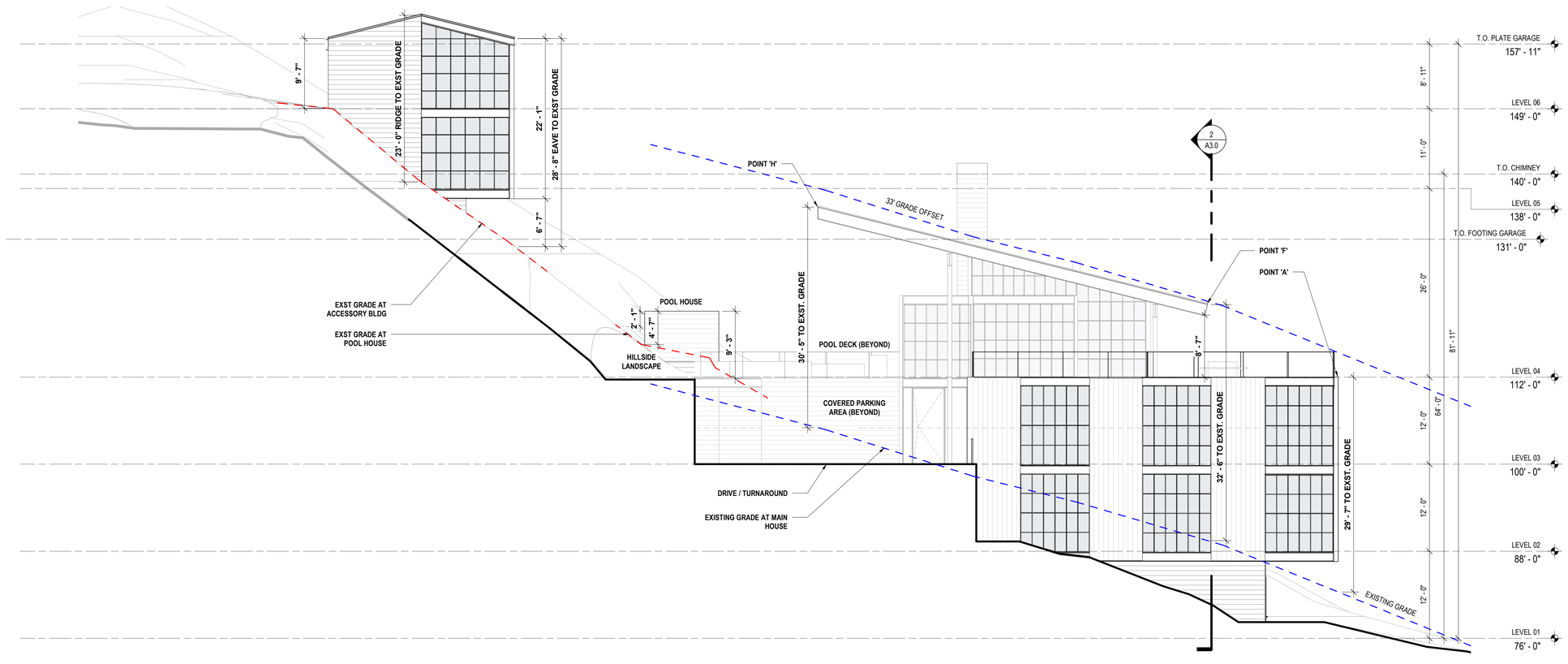
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____ 2022 A.D.

MAYOR

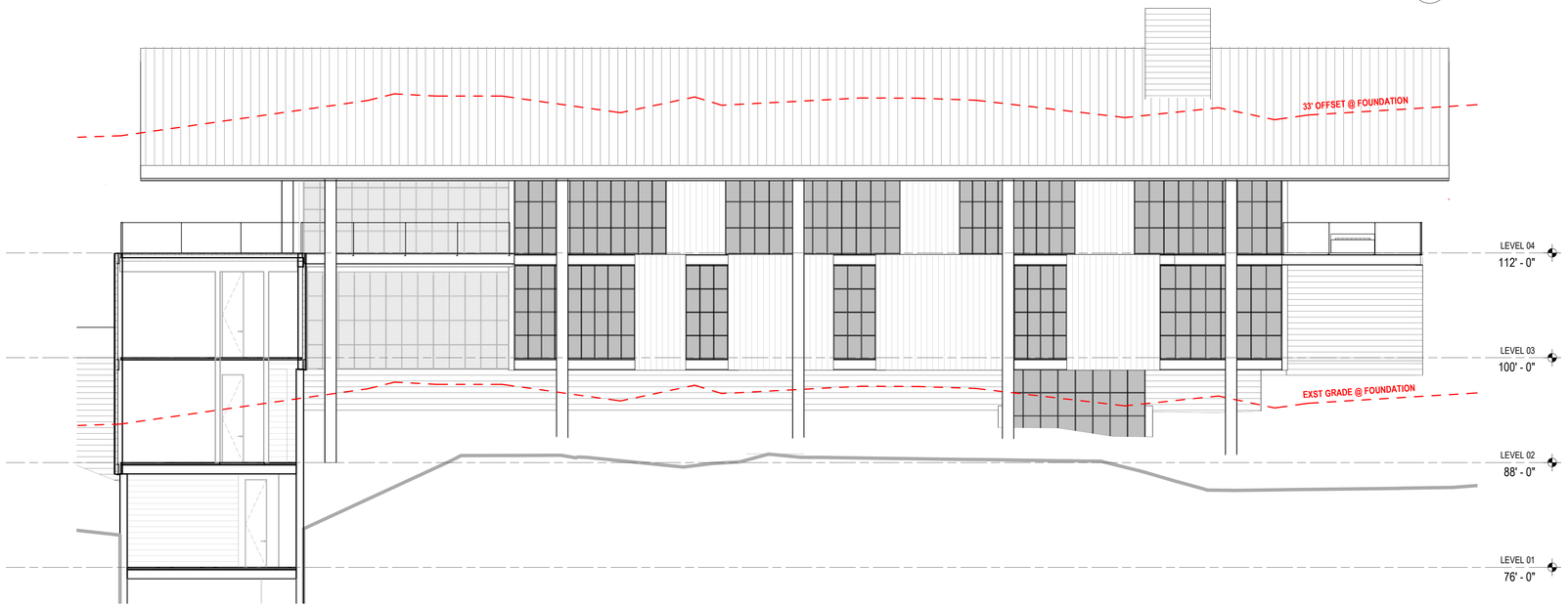

SECOND AMENDMENT FOR
LOT 2, PHASE 1, TREASURE HILL SUBDIVISION
A SUBDIVISION AMENDMENT OF LOT 2, LAND LOCATED IN THE
SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH


| SURVEYOR'S SEAL | CITY ENGINEER SEAL | CLERK-RECORDER SEAL |
|---|---|---|
| PROFESSIONAL LAND SURVEYOR — MICHAEL L. WANGEMANN No. 6431156 — STATE OF UTAH | | |


EXISTING BUILDING ENVELOPE
PROPOSED BUILDING ENVELOPE
6' - 11"
55' - 1"
112' - 3"
58' - 7"
13' - 0"
62' - 5"
POOL HOUSE 325 SF
MAIN RESIDENCE 3,490 SF
COVERED PARKING 3,040 SF
ACCESSORY BLDG 705 SF
UNDERGROUND PASSAGE
BUILDING ENVELOPE
PROPOSED AUTOCOURT
PROPERTY LINE
KING ROAD
TRAIL
6' TRAIL EASEMENT
30' NON-EXCLUSIVE UNDERGROUND UTILITY EASEMENT FOR THE BENEFIT OF LOT 1
20' NON-EXCLUSIVE DRIVEWAY ACCESS AND UNDERGROUND UTILITIES EASEMENT FOR THE BENEFIT OF LOT 2
POINT OF BEGINNING
CURRY PARCEL
PARCEL NO. CURK-0099
TRAIL EASEMENT CURRY PARCEL
TRAIL EASEMENT CURRY PARCEL
PARK CITY CORP. PARCEL NO. TRAIL-5-K
220 KING RD LLC PARCEL NO. TRAIL-4-AM
PARCEL NO. TRAIL-3-AM
AMERICO LANDSCAPING EASEMENT UPPER HOPPOLK LOT 7
LANDSCAPING EASEMENT UPPER HOPPOLK LOT 7
LANDSCAPING EASEMENT UPPER HOPPOLK LOT 7
UPPER HOPPOLK SUB LOT 2 PARCEL NO. UPRK-2
UPPER HOPPOLK SUB LOT 1 PARCEL NO. UPRK-1
OLD SNYDER MINE LOT 3 NO UPRK-3
CONCRETE STAIRS
CONCRETE STAIRS
SEWER CLEANOUT
SEWER CLEANOUT
SEWER MANHOLE
ROCK STEPS
TREE
WATER METER
FOUND MONUMENT "PARK AVENUE" BENCHMARK 1,130.19
(S25°31'20"E 546.86')
(S66° 12'58"W 478.36')
(S66° 12'58"W 85.01')
(S66° 22'29"W 85.01')
(S66° 22'29"W 82.97')
(S66° 22'29"W 82.97')
(WEST 117.48') OLD PARCEL LINE
(WEST 117.48') OLD PARCEL LINE
(S0° 33'30"E 49.99')
(S0° 33'30"E 49.99')
(S0° 33'30"E 49.99')




1 SOUTH ELEVATION - HEIGHTS
SCALE: 1/8" = 1'-0"




2 SITE SECTION @ LOW ROOF EAVE
SCALE: 1/8" = 1'-0"

0 2' 4' 6' 8' 16' 24'

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 --/--/--

revisions:

no. date by

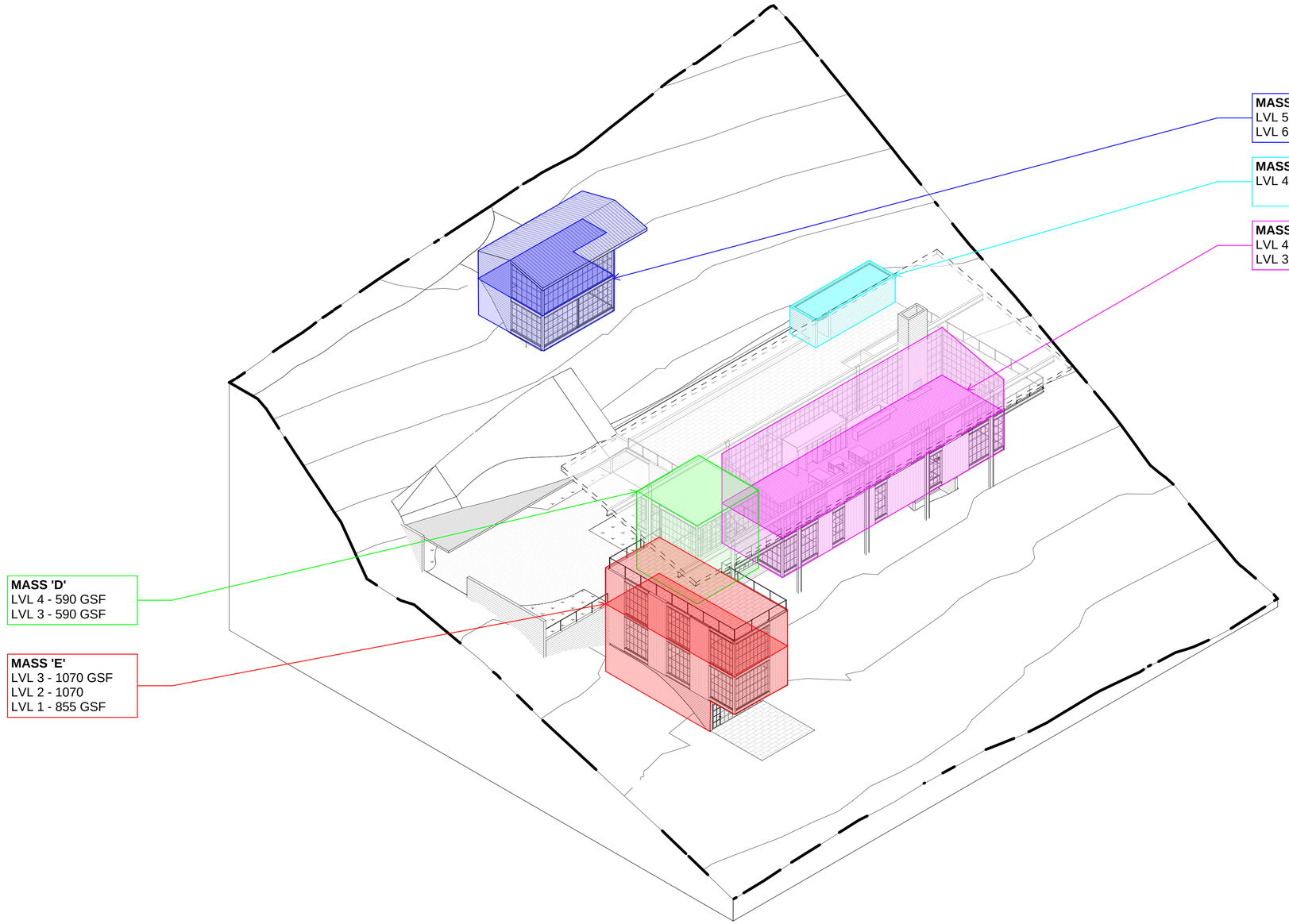
NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

--/--/--

BUILDING HEIGHTS

A3.0

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revisions:

no. date by

NOT FOR CONSTRUCTION

SCHEMATIC DESIGN

--/--/--

MASSING ANALYSIS

A3.1

# Planning Commission
# Staff Report

**Subject:** **1750 Kearns Boulevard (Park City High School)**
**Application:** **PL-22-05394**
**Author:** **Rebecca Ward**
**Date:** **October 26, 2022**
**Type of Item:** **Conditional Use Permit**

## Recommendation

(I) Review the Conditional Use Permit to construct a 128,000-square-foot three-story addition for the Park City High School; (II) conduct a public hearing; and (III) consider approving the Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Park City School District,<br>Represented by Todd Hansen |
| Location: | 1750 Kearns Boulevard |
| Zoning District: | Recreation Open Space<br>Frontage Protection Zone |
| Adjacent Land Uses: | Aspen Villas, Parkside, and Holiday Village Multi-Unit Dwellings, LDS Church, Holiday Ranchettes, Park Meadows and Prospector Village Subdivisions, Recreation Fields, McPolin Elementary School, Treasure Mountain Junior High, and Park City Learning Center |
| Reason for Review: | The Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action[1] |

## Abbreviations

| | |
|---|---|
| CUP | Conditional Use Permit |
| LMC | Land Management Code |
| PCSD | Park City School 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 § 15-1-8(G)

## Summary

On September 21, 2022, the Park City School District (PCSD) submitted a Conditional Use Permit to construct a 128,000-square-foot three-story addition for the Park City High School (Exhibit B). 53,720 square feet of the existing High School is proposed to be demolished (24,272 square feet of ground-level structure and 29,458 square feet of second-story structure) so that the addition can be constructed on the western side of the High School to accommodate 400 9th grade students currently at Treasure Mountain Junior High. Treasure Mountain Junior High is proposed to eventually be demolished, but a timeline has not yet been established.

The current High School is 272,000 square feet. While the proposed addition is 128,000 square feet, the High School with the addition will be a total of 350,940 square feet, only increasing 78,940 square feet due to the demolition to accommodate the addition. The image below is taken from the Applicant's proposed plans (Exhibit C).

## Background

In 1985, PCSD applied to annex the Park City School District (PCSD) Campus into Park City (PL-85-00026). On October 3, 1985, the City Council enacted Ordinance No. 85-11, annexing the PCSD Campus and zoning it Recreation Open Space (ROS) (Exhibit D).

In the ROS Zoning District, schools require a Conditional Use Permit (CUP) and Planning Commission review.[2] The Planning Commission issued two CUPs for the development of the PCSD Campus. On June 27, 1990, the Planning Commission approved a CUP for:

- a new elementary school (McPolin Elementary – 56,000 square feet)
- a high school expansion (32,000 additional square feet and locker room addition

[2] LMC § 15-2.7-2(C)(12) *Recreation Open Space Uses*

to the gym)
- 60 additional parking spaces (PL-90-00106)

On April 23, 2008, the Planning Commission approved a CUP for the High School to enhance interior function, energy efficiency, exterior appearance, and water conservation (PL-07-00181, Exhibit E). The 2008 approval increased the High School square footage by 20,000 but reduced the overall building footprint by 8,000 square feet due to the addition of second-story classrooms. The 2008 approval also included 65 additional parking spaces and replaced 174,760 square feet of irrigated area with a synthetic turf athletic field.

The Park City School District (PCSD) Campus includes the Park City High School (1750 Kearns Boulevard), McPolin Elementary (2270 Kearns Boulevard), Treasure Mountain Junior High (2530 Kearns Boulevard), and Park City Learning Center (2400 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive:

## Analysis

**(I) The proposal to construct an addition to the Park City High School complies with the Recreation Open Space Zoning District.**

The purposes of the ROS Zoning District are to:

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.[3]

The proposed addition consolidates density to preserve open space, does not impact environmentally sensitive lands, and improves energy efficiency, described below.

**ROS Setbacks –** LMC § 15-2.7-3 *Lot and Site Requirements* establishes a 25-foot setback on all property perimeters in the ROS Zoning District. The proposed addition to the Park City High School achieves significant setbacks from all property perimeters and is 349 feet from the Kearns Boulevard property line and 110 feet from the north property line. The minimum side setback from the property line to the west is nearly 340 feet, and the minimum side setback from the property line to the east is over 1,000 feet.

**ROS Building Height –** LMC § 15-2.7-4 establishes a 28-foot building height for the ROS Zoning District. The existing High School ranges from 45 feet to 67 feet in building height. To accommodate an addition that blends with the existing structure, preserves open space, and consolidates density to the rear of the High School, the Applicant requested a building height Variance for an addition with a building height of 47 feet six inches. On October 18, 2022, the Board of Adjustment unanimously approved the building height Variance (Staff Report; Audio; Exhibit F).

**(II) The proposed addition complies with the Frontage Protection Zone.**

The purposes of the Frontage Protection Zone are to:

1. preserve Park City's scenic view corridors,
2. preserve and enhance the rural resort character of Park City's entry corridor,
3. provide a significant landscaped buffer between Development and highway Uses,
4. minimize curb cuts, driveways and Access points to highways,
5. allow for future pedestrian and vehicular improvements along the highway corridors.

The Frontage Protection Zone is an overlay that extends 100 feet from Kearns Boulevard northward onto the PCSD Campus.[4] The proposed High School addition consolidates density to the rear of the building and is set back 349 feet from Kearns Boulevard. No construction is proposed within the Frontage Protection Zone.

[3] LMC § 15-2.7-1
[4] LMC § 15-2.20-2

**(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria.**

LMC § 15-2.7-2 requires Planning Commission review and approval of a Conditional Use Permit for schools in the ROS Zoning District. 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 establishes 16 criteria the Planning Commission reviews, outlined below.

Please note development of schools in Utah are subject to state regulations and limited municipal regulations. Utah Code § 10-9a-305(1)(a) requires a school district to conform to local land use regulations. However, Utah Code § 10-9a-305(3) prohibits municipalities from applying certain land use regulations to school districts, including:

- landscaping
- fencing
- aesthetic considerations
- construction methods or materials
- additional building inspections
- municipal building codes
- building use for educational purposes
- placement or use of temporary classroom facilities on school property

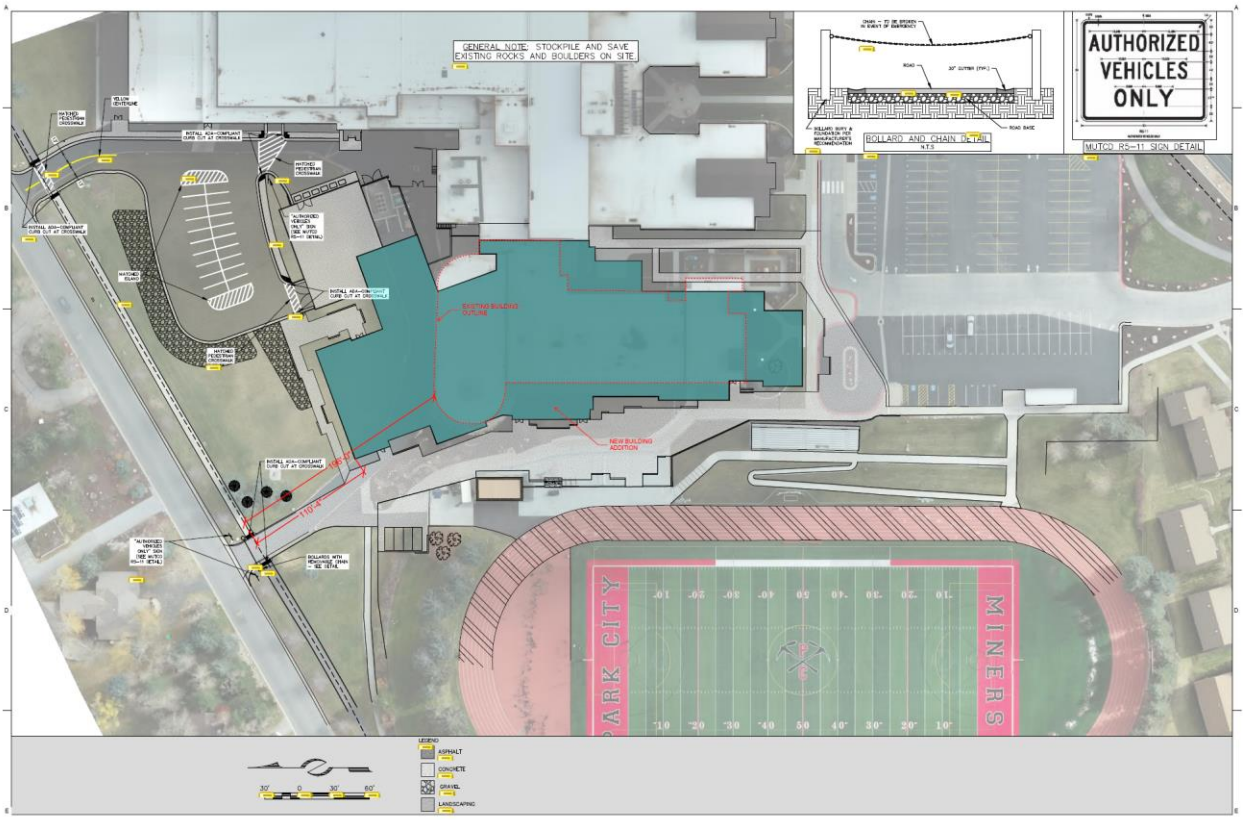
As a result, the recommended Conditions of Approval are modified to reflect state limitations.

**Size and Location of the Site**

The PCSD Campus is on 83.92 acres north of S.R. 224 and east of Monitor Drive. The High School is on Parcel PCA-2-2300-X, which is 38.97 acres. In 1985, the City Council annexed the PCSD Campus into Park City and the PCSD Campus has served the community since the early 1980s.

The PCSD proposes to demolish 53,730 square feet of the existing High School along the western side to accommodate the 128,000-square-foot addition, shown on the Applicant's site plan, to consolidate density, preserve open space, and construct an addition that is cohesive with the existing High School. The current High School is

272,000 square feet. While the proposed addition is 128,000 square feet, the High School with the addition will be 350,940 square feet, an increase of only 78,940 square feet due to the demolition of a portion of the High School (Exhibit G).




The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon.[5] According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. “Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled.”[6] The proposed Park City High School addition allows for clustered density to serve Park City students in an area of the community in which many primary residents live.

**Traffic Considerations Including Capacity of the Existing Streets in the Area**

The proposed increase in square footage accommodates 400 students currently in the Treasure Mountain Junior High. As a result, traffic generated by the PCSD Campus will not significantly change. When construction of Ecker Hill Middle School is completed, 8th graders will transfer from Treasure Mountain Junior High to that location, eventually further reducing traffic to the PCSD Campus. Treasure Mountain Junior High is

[5] General Plan, Volume II, Neighborhoods 1, p. 16-17
[6] General Plan, Volume II, Neighborhoods 1, p. 21

proposed to eventually be demolished.

**Utility Capacity, Including Storm Water Run-Off**

On October 4, 2022, utility providers reviewed the proposed addition and confirmed utility capacity for the addition. The Engineering Department recommends the following:

> **Condition of Approval 2:** The Applicant must revise construction drawings to comply with the Park City Water Department plan review comments prior to construction.
>
> **Condition of Approval 3:** The Applicant must submit a long-term stormwater maintenance agreement to the Engineering Department for review and approval prior to construction.
>
> **Condition of Approval 4:** The Applicant must meet with the Engineering Department for a pre-construction meeting and final approval prior to construction.

The Snyderville Basin Water Reclamation District requests the following:

> **Condition of Approval 5:** The applicant has recently submitted a Line Extension Agreement (LEA) for the relocation of several sewer main lines at the high school site. All items required under the LEA must be completed prior to construction. These include the following:
> - SBWRD approval of the LEA
> - Payment of required engineering services fees
> - Granting of required easements
> - SBWRD approval of sewer main line construction drawings

> Additionally, the following are required prior to building construction:
> - The applicant must submit building plans for the expansion to SBWRD
> - Impact fees for the expansion must be calculated and paid to SBWRD

**Emergency Vehicle Access**

On October 4, 2022, the Park City Fire District reviewed the proposed application and did not identify any issues.

> **Condition of Approval 6:** The Fire District shall review and approve the final plans prior to construction.

**Location and Amount of Off-Street Parking**

LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* requires two spaces per three employees, or one space per 1,000 square feet of floor area, whichever is greater, for schools.

According to the Applicant, there are 104 employees at Park City High School, which would require 69 parking spaces. The High School, with the addition, will be 350,940 square feet, requiring 351 parking spaces.

The High School currently provides 517 parking spaces, with 21 ADA-compliant and four Electric Vehicle Charging Stations, for a total of 542. The proposed plan includes a new parking area south of the High School, accessed by Lucky John Drive, which will provide 20 additional parking spaces, bringing the total to 568. As a result, the High School exceeds code-required parking.

**Internal Vehicular and Pedestrian Circulation System**

No changes to internal vehicular circulation are proposed.

Significant investments have been made to improve pedestrian and bicyclist connectivity to the PCSD Campus, including a tunnel under S.R. 224 to connect the PCSD Campus to trails south of S.R. 224 without requiring street-level crossing over S.R. 224.

**Fencing, Screening, and Landscaping to Separate the Use from Adjoining Uses**

State law precludes municipalities from regulating fencing, screening, and landscaping.

**Building Mass, Bulk, and Orientation, and the Location of Buildings on the Site, including Orientation to Buildings on Adjoining Lots**

The proposed addition to the Park City High School achieves significant setbacks from all property perimeters and is 349 feet from the Kearns Boulevard property line and 110 feet from the north property line. The minimum side setback achieved from the property line to the west is nearly 340 feet, and the minimum side setback achieved from the property line to the east is over 1,000 feet from the eastern property line.

The existing High School reaches a building height of 45 to 67 feet. The proposed addition reaches a building height of 47 feet six inches. Due to the excess setbacks, the addition’s mass, bulk, and orientation will not impact the adjacent residential area to the north.

**Usable Open Space**

The addition consolidates density to preserve open space. The PCSD is not subject to Master Planned Development regulations and is not required to provide minimum open space.

**Signs and Lighting**

> **Condition of Approval 7:** Sign installations require a master sign plan and sign permit approved by the Planning Department.
>
> **Condition of Approval 8:** Outdoor lights must comply with the Dark Sky Code outlined in LMC Section 15-5-5(J) and shall be fully shielded with bulbs 3,000 degrees Kelvin or less.

**Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing**

State law precludes municipalities from regulating aesthetics and construction materials.

**Noise, Vibration, Odors, Steam, or Other Mechanical Factors that Might Affect People and Property Off-Site**

The High School addition significantly exceeds ROS Zoning District Setbacks and noise, vibration, odors, steam, or other mechanical factors will not affect people and property off-site.

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

> **Condition of Approval 9:** Trash and recycling pickup areas shall be fully screened and shall comply with LMC Section 15-5-5.

**Expected Ownership and Management and How the Form of Ownership Affects Taxing Entities**

The PCSD owns and manages the property and is tax exempt.

**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**

While some areas of the PCSD are within the Sensitive Land Overlay (Treasure Mountain Junior High), the High School is not. The High School addition is not proposed to be constructed on a steep slope, near a wetland, or near a ridge line.

The High School is within the Park City Soils Ordinance Boundary and is required to comply with the regulations of Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover*. The Applicant has been meeting with the City's Environmental Regulatory Program Manager and must comply with federal, state, and local regulations regarding soils.

**Condition of Approval 10:** The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to construction.

**Consistency with the Goals and Objectives of the Park City General Plan [7]**

The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon.[8] According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. "Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled."[9] The proposed Park City High School addition allows for clustered density to serve Park City students in an area of the community in which many primary residents live.

Goal 4 of the General Plan is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting.[10] Objective 4B is to buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.[11] The PCSD Campus that fronts Kearns Boulevard is within the Frontage Protection Zone, which extends beyond Kearns into the property 100 feet.[12] The proposed High School addition is in the rear of the property and will not increase the presence of the High School within the Frontage Protection Zone.

Community Planning Strategy 5.8 is to encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment.[13] According to the Applicant, the proposed building mass "is arranged to preserve open space around the building and provide a thermally efficient structure. The result of this stacked design allows the new building to achieve a targeted Energy Usage Intensity (EUI) of 35 whereas the current facility has a calculated EUI of 84. This system will not only save the District operating costs but is also a more sustainable approach which aligns with the city's energy goals. The building orientation and height is also anticipated to aid in the eventual installation of PV panels on the roof."[14]

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[7] Such review for consistency shall not alone be binding.
[8] General Plan, Volume II, Neighborhoods 1, p. 16-17
[9] General Plan, Volume II, Neighborhoods 1, p. 21
[10] General Plan, Volume I, Natural Setting, p. 4
[11] General Plan, Volume I, Natural Setting, p. 5
[12] LMC § 15-2.20-2
[13] General Plan, Volume I, Natural Setting, p. 10
[14] According to Energy Star, the median EUI in the United States for K-12 Schools is 48.5 and 64.8 for pre-schools.

## Department Review
The Planning Department, Engineering Department, and City Attorney's Office reviewed this staff report.

## Notice
Staff published notice on the City's website and the Utah Public Notice website on October 7, 2022. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2022. Staff posted notice to the property on October 10, 2022. The *Park Record* published notice on October 12, 2022.[15]

## Public Input
Public input is attached as Exhibit H.

## Alternatives
- The Planning Commission may approve the Conditional Use Permit for a 128,000-square-foot addition to the Park City High School at 1750 Kearns Boulevard;
- The Planning Commission may deny the Conditional Use Permit for a 128,000-square-foot addition to the Park City High School at 1750 Kearns Boulevard 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: Applicant's Request
Exhibit C: Ordinance No. 85-11
Exhibit D: 2008 Conditional Use Permit
Exhibit E: Board of Adjustment Variance Approval
Exhibit F: Site Diagram
Exhibit G: Proposed Plans
Exhibit H: Public Input

[15] LMC § 15-1-21

**Planning Department**

October 26, 2022

Park City School District
1750 Kearns Boulevard

CC: Todd Hansen

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 1750 Kearns Boulevard<br>(Park City High School) |
| Zoning District: | Recreation Open Space<br>Frontage Protection Zone |
| Application: | Conditional Use Permit |
| Project Number: | PL-22-05394 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 26, 2022 |
| Project Summary: | The Applicant proposes constructing a 128,000-square-foot three-story addition to the Park City High School to accommodate 400 9th grade students currently at Treasure Mountain Junior High. |

**Action Taken**

On October 26, 2022, the Planning Commission conducted a public hearing and approved the Conditional Use Permit to construct an addition to the Park City High School located at 1750 Kearns Boulevard according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. In 1985, the Park City School District (PCSD) applied to annex the Park City School District (PCSD) Campus into Park City (PL-85-00026).

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2. On October 3, 1985, the City Council enacted Ordinance No. 85-11, annexing the PCSD Campus and zoning it Recreation Open Space (ROS).
3. In the ROS Zoning District, schools require a Conditional Use Permit (CUP) and Planning Commission review.
4. The Planning Commission issued two CUPs for the development of the PCSD Campus.
5. On June 27, 1990, the Planning Commission approved a CUP for:
    a. a new elementary school (McPolin Elementary – 56,000 square feet)
    b. a high school expansion (32,000 additional square feet and locker room addition to the gym)
    c. 60 additional parking spaces (PL-90-00106)
6. On April 23, 2008, the Planning Commission approved a CUP for Park City High School to enhance interior function, energy efficiency, exterior appearance, and water conservation (PL-07-00181).
7. The 2008 approval increased the Park City High School square footage by 20,000 but reduced the overall building footprint by 8,000 square feet due to the addition of second-story classrooms. The 2008 approval also included 65 additional parking spaces and replaced 174,760 square feet of irrigated area with a synthetic turf athletic field.
8. On September 21, 2022, the Park City School District (PCSD) submitted a Conditional Use Permit to construct a 128,000-square-foot three-story addition for the Park City High School.
9. 53,720 square feet of the existing High School is proposed to be demolished so that the addition can be constructed on the western side of the High School to accommodate 400 9$^{th}$ grade students currently at Treasure Mountain Junior High. Treasure Mountain Junior High is proposed to eventually be demolished, but a timeline has not yet been established.
10. The current High School is 272,000 square feet. While the proposed addition is 128,000 square feet, the High School with the addition will be a total of 350,940 square feet, only increasing 78,940 square feet due to the demolition to accommodate the addition.
11. The Park City School District (PCSD) Campus includes the Park City High School (1750 Kearns Boulevard), McPolin Elementary (2270 Kearns Boulevard), Treasure Mountain Junior High (2530 Kearns Boulevard), and Park City Learning Center (2400 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive.
12. The purposes of the ROS Zoning District are to:

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a. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
b. permit recreational Uses and preserve recreational Open Space land,
c. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
d. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
e. encourage sustainability, conservation, and renewable energy.

13. The proposed addition consolidates density to preserve open space, does not impact environmentally sensitive lands, and improves energy efficiency.
14. LMC § 15-2.7-3 *Lot and Site Requirements* establishes a 25-foot setback on all property perimeters in the ROS Zoning District. The proposed addition to the High School achieves significant setbacks from all property perimeters and is 349 feet from the Kearns Boulevard property line and 110 feet from the north property line. The minimum side setback achieved from the property line to the west is nearly 340 feet, and the minimum side setback achieved from the property line to the east is over 1,000 feet.
15. LMC § 15-2.7-4 establishes a 28-foot building height for the ROS Zoning District. The existing High School ranges from 45 feet to 67 feet in building height. To accommodate an addition that blends with the existing structure, preserves open space, and consolidates density to the rear of the High School, the Applicant requested a building height Variance for an addition with a building height of 47 feet six inches.
16. On October 18, 2022, the Board of Adjustment unanimously approved the building height Variance.
17. The purposes of the Frontage Protection Zone are 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.

18. The Frontage Protection Zone is an overlay that extends 100 feet from Kearns Boulevard northward onto the PCSD Campus.

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19. The proposed High School addition consolidates density to the rear of the building and is set back 349 feet from Kearns Boulevard. No construction is proposed within the Frontage Protection Zone.
20. LMC § 15-2.7-2 requires Planning Commission review and approval of a Conditional Use Permit for schools in the ROS Zoning District.
21. Development of schools in Utah are subject to state regulations and limited municipal regulations. Utah Code § 10-9a-305(1)(a) requires a school district to conform to local land use regulations. However, Utah Code § 10-9a-305(3) prohibits municipalities from applying certain land use regulations to school districts, including:
    a. landscaping
    b. fencing
    c. aesthetic considerations
    d. construction methods or materials
    e. additional building inspections
    f. municipal building codes
    g. building use for educational purposes
    h. placement or use of temporary classroom facilities on school property
22. The recommended Conditions of Approval are modified to reflect state limitations.
23. Conditional Use Permits require Planning Commission evaluation of 16 criteria below:
    a. **Size and Location of the Site –** The PCSD Campus is on 83.92 acres north of S.R. 224 and east of Monitor Drive. The High School is on Parcel PCA-2-2300-X, which is 38.97 acres. In 1985, the City Council annexed the PCSD Campus into Park City and the PCSD Campus has served the community since the early 1980s. The PCSD proposes to demolish 53,720 square feet of the existing High School along the western side to accommodate the 128,000-square-foot addition, shown on the Applicant's site plan, to consolidate density, preserve open space, and construct an addition that is cohesive with the existing High School.
    b. **Traffic Considerations Including Capacity of the Existing Streets in the Area –** The proposed increase in square footage accommodates 400 students currently in the Treasure Mountain Junior High. As a result, traffic generated by the PCSD Campus will not significantly change. When construction of Ecker Hill Middle School is completed, 8th graders will transfer from Treasure Mountain Junior High to that location, eventually

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further reducing traffic to the PCSD Campus. Treasure Mountain Junior High is proposed to eventually be demolished.

c. **Utility Capacity, Including Storm Water Run-Off –** On October 4, 2022, utility providers reviewed the proposed addition and confirmed utility capacity for the addition, recommending Conditions of Approval included below.

d. **Location and Amount of Off-Street Parking –** LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* requires two spaces per three employees, or one space per 1,000 square feet of floor area, whichever is greater, for schools. According to the Applicant, there are 104 employees at Park City High School, which would require 69 parking spaces. The High School, with the addition, will be 350,940 square feet, requiring 351 parking spaces.
The High School currently provides 517 parking spaces, with 21 ADA-compliant and four Electric Vehicle Charging Stations, for a total of 542. The proposed plan includes a new parking area south of the High School, accessed by Lucky John Drive, which will provide 20 additional parking spaces, bringing the total to 568. As a result, the High School exceeds code-required parking.

e. **Internal Vehicular and Pedestrian Circulation System –** No changes to internal vehicular circulation are proposed. Significant investments have been made to improve pedestrian and bicyclist connectivity to the PCSD Campus, including a tunnel under S.R. 224 to connect the PCSD Campus to trails south of S.R. 224 without requiring street-level crossing over S.R. 224.

f. **Fencing, Screening, and Landscaping to Separate the Use from Adjoining Uses –** State law precludes municipalities from regulating fencing, screening, and landscaping.

g. **Building Mass, Bulk, and Orientation, and the Location of Buildings on the Site, including Orientation to Buildings on Adjoining Lots –** The proposed addition to the Park City High School achieves significant setbacks from all property perimeters and is 349 feet from the Kearns Boulevard property line and 110 feet from the north property line. The minimum side setback achieved from the property line to the west is nearly 340 feet, and the minimum side setback achieved from the property line to the east is over 1,000 feet from the eastern property line.

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h. **Usable Open Space –** The addition consolidates density to preserve open space. The PCSD is not subject to Master Planned Development regulations and is not required to provide minimum open space. The PCSD Campus includes several recreational fields and landscaped areas.

i. **Signs and Lighting –** Conditions of Approval require compliance with the Municipal Code of Park City Chapter 12, Signs, and the City's Dark Sky Ordinance in LMC Section 15-5-5(J).

j. **Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing –** State law precludes municipalities from regulating aesthetics and construction materials.

k. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors that Might Affect People and Property Off-Site –** The High School addition significantly exceeds ROS Zoning District Setbacks and noise, vibration, odors, steam, or other mechanical factors will not affect people and property off-site.

l. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas –** A Condition of Approval requires compliance with LMC Section 15-5-5, requiring full screening for trash and recycling areas.

**m. Expected Ownership and Management and How the Form of Ownership Affects Taxing Entities –** The PCSD owns and manages the property and is tax exempt.

**n. 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 –** While some areas of the PCSD are within the Sensitive Land Overlay (Treasure Mountain Junior High), the High School is not. The High School addition is not proposed to be constructed on a steep slope, near a wetland, or near a ridge line. The High School is within the Park City Soils Ordinance Boundary and is required to comply with the regulations of Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover*. The Applicant has been meeting with the City's Environmental Regulatory Program Manager and must comply with federal, state, and local regulations regarding soils.

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o. **Consistency with the Goals and Objectives of the Park City General Plan –** The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon. According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. “Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled.” The proposed Park City High School addition allows for clustered density to serve Park City students in an area of the community in which many primary residents live.
Goal 4 of the General Plan is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting. Objective 4B is to buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience. The PCSD Campus that fronts Kearns Boulevard is within the Frontage Protection Zone, which extends beyond Kearns into the property 100 feet. The proposed High School addition is in the rear of the property and will not increase the presence of the High School within the Frontage Protection Zone. Community Planning Strategy 5.8 is to encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment. According to the Applicant, the proposed building mass “is arranged to preserve open space around the building and provide a thermally efficient structure. The result of this stacked design allows the new building to achieve a targeted Energy Usage Intensity (EUI) of 35 whereas the current facility has a calculated EUI of 84. This system will not only save the District operating costs but is also a more sustainable approach which aligns with the city’s energy goals. The building orientation and height is also anticipated to aid in the eventual installation of PV panels on the roof.”

24. Staff published notice on the City’s website and the Utah Public Notice website on October 7, 2022. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2022. Staff posted notice to the property on October 10, 2022. The Park Record published notice on October 12, 2022.

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**Conclusions of Law**

1. The Conditional Use Permit complies with the requirements of the Land Management Code, as conditioned.
2. The proposed addition to the Park City High School complies with the Recreation Open Space Zoning District.
3. The proposed addition complies with the Frontage Protection Zone.
4. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
5. The effects of any differences in use or scale have been mitigated through careful planning.

**Conditions of Approval**

1. Prior to construction and during construction, the Applicant shall notify the Planning Department of any proposed changes to the building plans.
2. The Applicant must revise construction drawings to comply with the Park City Water Department plan review comments prior to construction.
3. The Applicant must submit a long-term stormwater maintenance agreement to the Engineering Department for review and approval prior to construction.
4. The Applicant must meet with the Engineering Department for a pre-construction meeting and final approval prior to construction.
5. The applicant has recently submitted a Line Extension Agreement (LEA) for the relocation of several sewer main lines at the high school site. All items required under the LEA must be completed prior to construction. These include the following:
    - SBWRD approval of the LEA
    - Payment of required engineering services fees
    - Granting of required easements
    - SBWRD approval of sewer main line construction drawings

    Additionally, the following are required prior to building construction:
    - The applicant must submit building plans for the expansion to SBWRD
    - Impact fees for the expansion must be calculated and paid to SBWRD
6. The Fire District shall review and approve the final plans prior to construction.
7. Sign installations require compliance with Municipal Code of Park City Chapter 12 *Signs*, a master sign plan, and a sign permit approved by the Planning Department.
8. Outdoor lights must comply with the Dark Sky Code outlined in LMC Section 15-5-5(J) and shall be fully shielded with bulbs 3,000 degrees Kelvin or less.

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9. Trash and recycling pickup areas shall be fully screened and shall comply with LMC Section 15-5-5.
10. The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to construction.
11. All Conditions of Approval established in previous CUPs continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Rebecca Ward, project planner

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Park City High School is an existing building that is part of overall campus for Park City School District. Along with encompassing the high school it also includes the Eccles Center, McPolin Elementary, Treasure Mountain Jr. High, and the Park City Learning Center. In addition to the buildings on campus there are multiple recreational sports fields and Dozier Field adjacent to the high school.

The addition to the existing Park City High School will add 128,00 sf to accommodate 400 additional 9th grade students currently housed at Treasure Mountain Junior High. The 3-story structure will be located on the west side of property adjacent to Dozer Field. To make way for the expansion a portion of the existing building will be demolished. The south parking lot will be preserved in its current configuration with minor tie-in improvements. The north area of the site along Lucky John will be reconfigured to provide additional staff parking and access to the back of house functions of the project.

The goal of the current project is to add additional capacity at the school to bring in an additional 400 students and support faculty/staff currently housed at Treasure Mountain Middle School. Given the limiting site conditions and the desire by the district/community to preserve as much open area around the building, the most economic and aesthetically consistent location for the expansion was to the west of the existing building.

Current zoning for the Park City School District Campus is Recreation Open Space (ROC) and Frontage Protection Zone (FPZ). The last staff report from the 2008 Conditional Use Permit approval states that Park City High School does not conform to all land use regulations. Park City School Campus / High School was not done under a Master Planned Development. Further notes from the 2008 CUP approval indicate that the existing building exceeds the zone height of 28'. Currently the building height ranges from 22' to 65'. Conditions of approval #8 from the 2008 CUP Final Action Letter required that no additional remodels may be constructed that do not conform to height of the zone, unless appropriately approved by the Board of Adjustment as a variance or special exception, or by the Planning Commission per LMC Section 15-6-5 (F) MPD – additional building height.

The Park City School District has applied for and is requesting a variance in addition to a Conditional Use application.

Proposed addition and its use are compatible with existing school and campus facilities. The proposed addition will not create any additional noise, glare dust, pollutants, or odor.

There are currently 518 parking stalls. 18 are handicap accessible and there are 4 electric charging stations. Proposed addition will provide for another 20 parking stalls bringing the total to 538.

Standard Hours of Operation for Park City High School:

Student bell hours: 7:35 AM -2:45 PM - Monday-Thursday, 7:35 AM-11:30 AM Friday on school days.

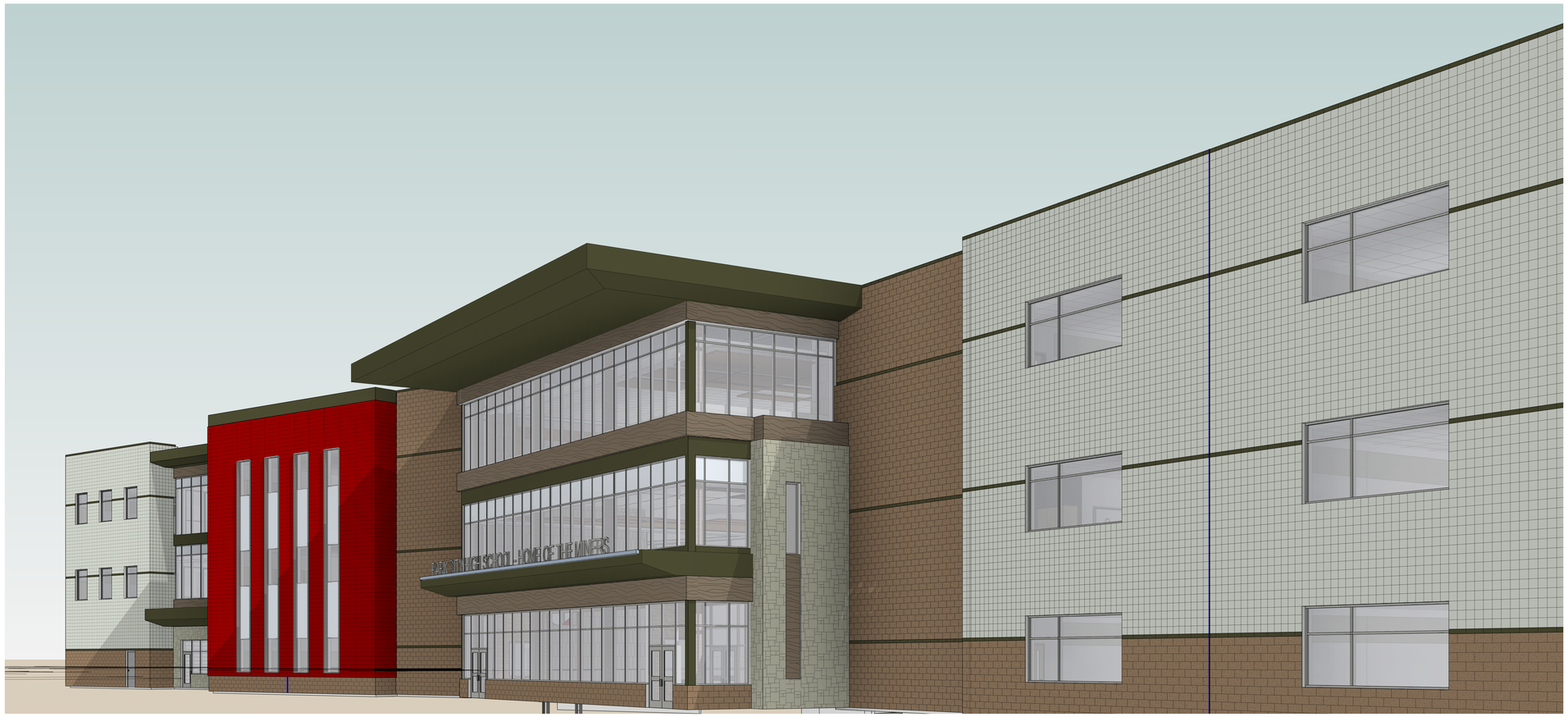
Teachers and staff arrive around 7:00 AM and stay until 3:30 PM.
Athletics and extracurricular occupancy of the buildings 7:00 AM – 10:00 PM most weeknights.
The Park City Institute and other vendors frequently use the Eccles center until 10 PM, mostly on weekends, and often during holiday periods.

There are 104 employees at Park City High School.

# PARK CITY SCHOOL DISTRICT
# PARK CITY HIGH SCHOOL REMODEL & ADDITION

1750 KEARNS BLVD
PARK CITY, UT 84060

CONSTRUCTION DOCUMENTS
AUGUST 2, 2022




| ARCHITECTURE | CIVIL | LANDSCAPE | STRUCTURAL | MECHANICAL | ELECTRICAL | SECURITY | FOOD SERVICE |
|---|---|---|---|---|---|---|---|
| MHTN ARCHITECTS, INC.<br>420 EAST SOUTH TEMPLE<br>SALT LAKE CITY, UTAH 84111<br>PHONE: (801) 595-6700 | ALLIANCE ENGINEERING<br>323 MAIN STREET<br>PARK CITY, UTAH 84060<br>PHONE: (435) 649-9467 | MHTN ARCHITECTS, INC.<br>420 EAST SOUTH TEMPLE<br>SALT LAKE CITY, UTAH 84111<br>PHONE: (801) 595-6700 | REAVELEY ENGINEERS<br>675 EAST 500 SOUTH, SUITE 400<br>SALT LAKE CITY, UTAH 84102<br>PHONE: (801) 486-3883 | VAN BOERUM & FRANK ASS.<br>330 SOUTH 300 EAST<br>SALT LAKE CITY, UTAH 84111<br>PHONE: (801) 530-3148 | ENVISION ENGINEERING<br>240 EAST MORRIS AVE. #200<br>SALT LAKE CITY, UTAH 84115<br>PHONE: (801) 534-1130 | R.L. NICHOLS & ASSOCIATES<br>137 B COMMERCE AVENUE, #336<br>LAGRANCE, GA 30241<br>PHONE: (404) 247 - 0797 | JEDRZIEWSKI DESIGNS<br>1537 EAST YALE AVENUE<br>SALT LAKE CITY, UTAH 84105<br>PHONE: (801) 403-9073 |

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ARCHITECTS
**MHTN Architects, Inc.**
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Telephone (801) 595-6700
www.mhtn.com

PARK CITY SCHOOL DISTRICT
PARK CITY HIGH SCHOOL REMODEL & ADDITION
1750 KEARNS BLVD
PARK CITY, UT 84060

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SEAL

STATE OF UTAH
SCOTT LATER
No. 7910245-0301
LICENSED ARCHITECT

MHTN PROJECT NO. 2021571

VIEW AND PRINT THIS DRAWING IN COLOR

Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS:
CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE.

| NO. | DATE | DESCRIPTION |
|---|---|---|

ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
COVER SHEET

SHEET NUMBER
G000

Original drawing is 30 x 42. Do not scale contents of this drawing.

Autodesk Docs://2021571 PCSD Park City HS Remodel & Addition/A21_2020504 PCSD_Park City HS.rvt
8/1/2022 9:32:06 PM

# PARK CITY SCHOOL DISTRICT
# PARK CITY HIGH SCHOOL REMODEL & ADDITION
## 1750 KEARNS BLVD
## PARK CITY, UT 84060

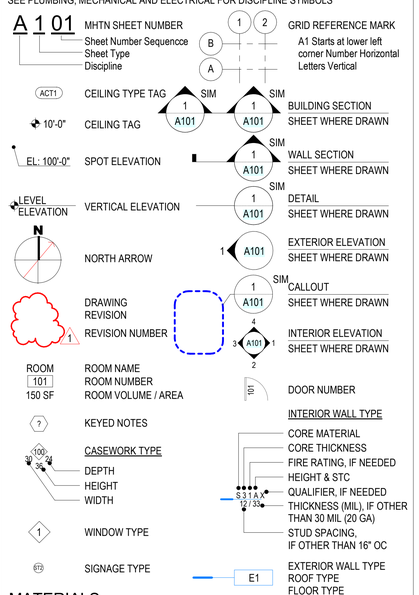
## CONSTRUCTION DOCUMENTS
## AUGUST 2, 2022

## ABBREVIATIONS

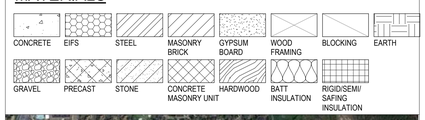
| | |
|---|---|
| AC | AIR CONDITIONING |
| AFF | ABOVE FINISH FLOOR |
| ALT | ALTERNATE |
| ALUM | ALUMINUM |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECTURAL |
| BD | BOARD |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BO | BOTTOM OF |
| BOT | BOTTOM |
| BRB | BUCKLING RESTRAINED BRACE |
| BRG | BEARING |
| CB | CATCH BASIN |
| CFMF | COLD FORMED METAL FRAMING |
| CFOI | CONTRACTOR FURNISHED OWNER INSTALLED |
| CIP | CAST-IN-PLACE |
| CJ | CONTROL JOINT |
| CL | CENTER LINE |
| CLG | CEILING |
| CLR | CLEAR |
| CMU | CONCRETE MASONRY UNIT |
| CO | CLEANOUT, CLEAR OPENING |
| COL | COLUMN |
| COMM | COMMUNICATION |
| CONC | CONCRETE |
| CONF | CONFERENCE |
| CONST | CONSTRUCT, CONSTRUCTION |
| CONT | CONTINUOUS |
| COORD | COORDINATE |
| CORR | CORRIDOR |
| CTR | CENTER |
| DB | DECK BEARING ELEVATION |
| DEMO | DEMOLITION |
| DF | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIAG | DIAGONAL |
| DIM | DIMENSION |
| DN | DOWN |
| DR | DOOR |
| DTL | DETAIL |
| DWG | DRAWING |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM |
| EJ | EXPANSION JOINT |
| EL | ELEVATION |
| ELEC | ELECTRICAL |
| ELEV | ELEVATOR |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EWC | ELECTRICAL WATER COOLER |
| EXP | EXPANSION |
| EXT | EXTERIOR |
| FD | FLOOR DRAIN |
| FEC | FIRE EXTINGUISHER CABINET |
| FIN | FINISH |
| FIN FLR | FINISH FLOOR |
| FLR | FLOOR |
| FT | FOOT, FEET |
| GA | GAUGE, GAGE |
| GI | GALVANIZED IRON |
| GLULAM | GLUED-LAMINATED TIMBER |
| GYP BD | GYPSUM BOARD |
| HVAC | HEATING, VENTILATION, AIR CONDITIONING |
| ID | INSIDE DIAMETER |
| INT | INTERIOR |
| ISO | ISOMETRIC |
| JAN | JANITOR |
| JT | JOINT |
| KD | KNOCK DOWN |
| LAB | LABORATORY |
| LAV | LAVATORY |
| MAINT | MAINTENANCE |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MEZZ | MEZZANINE |
| MFR | MANUFACTURER |
| MH | MANHOLE |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MO | MASONRY OPENING |
| NIC | NOT IN CONTRACT |
| NO | NUMBER |
| NOM | NOMINAL |
| NTS | NOT TO SCALE |
| OC | ON CENTER |
| OD | OUTSIDE DIAMETER |
| OFOI | OWNER FURNISHED OWNER INSTALLED |
| OFCI | OWNER FURNISHED CONTRACTOR INSTALLED |
| OH | OVERHEAD |
| OH DR | OVERHEAD DOOR |
| OPP | OPPOSITE |
| PERP | PERPENDICULAR |
| PL | PLATE, PROPERTY LINE |
| PLAM | PLASTIC LAMINATE |
| PLBG | PLUMBING |
| PLYWD | PLYWOOD |
| PR | PAIR |
| PREFAB | PREFABRICATED |
| QTY | QUANTITY |
| RD | ROOF DRAIN |
| RE: | REFER TO |
| REINF | REINFORCE, REINFORCING |
| REQD | REQUIRED |
| REF | REFRIGERATOR |
| RM | ROOM |
| RO | ROUGH OPENING |
| RTU | ROOF TOP UNIT |
| RV | ROOF VENT |
| SF | SQUARE FEET |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SQ | SQUARE |
| SS | STAINLESS STEEL |
| STD | STANDARD |
| STL | STEEL |
| STRUCT | STRUCTURAL |
| SUSP | SUSPENDED |
| THK | THICK, THICKNESS |
| TO | TOP OF |
| TOB | TOP OF BEAM |
| TOD | TOP OF DECK |
| TOS | TOP OF SLAB, TOP OF STRUCTURE |
| TOW | TOP OF WALL |
| TYP | TYPICAL |
| UNO | UNLESS NOTED OTHERWISE |
| VCT | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| VEST | VESTIBULE |
| VTR | VENT THROUGH ROOF |
| W/ | WITH |
| W/O | WITHOUT |
| WC | WATER CLOSET |
| WD | WOOD |
| W | WIDE FLANGE |
| WH | WATER HEATER |
| WWF | WELDED WIRE FABRIC |
| XFMR | TRANSFORMER |

## GENERAL SYMBOLS

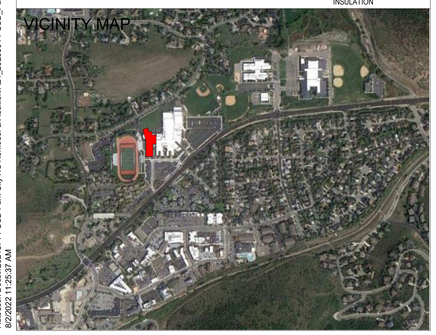
SEE PLUMBING, MECHANICAL AND ELECTRICAL FOR DISCIPLINE SYMBOLS




## MATERIALS




VICINITY MAP



Autodesk Docs://2021571 PCSD Park City HS Remodel & Addition/A21_20205I4 PCSD_Park City HS.rvt
8/2/2022 11:23:37 AM

## PROJECT DATA

CIVIL RIGHTS
ADA Standards for Accessible Design, 2010

APPLICABLE CODES
International Building Code, including Appendix J (IBC), 2018 ed.
International Mechanical Code (IMC), 2018 ed.
International Plumbing Code (IPC), 2018 ed.
National Electrical Code (NEC), 2017 ed.
International Energy Conservation Code (IECC), 2015 ed., Prescriptive
ICC/ANSI A117.1, 2009 ed.
International Existing Building Code (IEBC), 2015 ed., Prescriptive/Work Area/Performance
International Fire Code (IFC), 2015 ed.
International Fuel Gas Code (IFGC), 2015 ed.

CRITERIA

**Occupancy Classification** E

**Construction Type** IIB

**Sprinkled** Yes

**Building Height**
Allowable Height (Stories/Feet) 3/75'
Actual Building Height (Stories/Feet) 3/48'

**Building Area** *(insert floors as needed)*

| | |
|---|---|
| Basement | 35,400 |
| 1st Floor | 60,800 |
| 2nd Floor | 58,500 |
| Total | 154,700 |

**Fire-Resistance Ratings for Building Elements (IBC Table 601)**

| | |
|---|---|
| Construction Type: | IIB |
| Primary Structural Frame | 0 |
| Exterior Bearing Walls | 0 |
| Interior Bearing Walls | 0 |
| Exterior Non-Bearing Walls | 0 |
| Interior Non-Bearing Walls | 0 |
| Floor Construction & Associated Secondary Members | 0 |
| Roof Construction & Associates Secondary Members | 0 |
| Interior Exit Stairway (IBC Sec. 1023) | NA |
| Exit Access Stairway (IBC Sec. 1019) | NA |
| Two Story Vertical Openings (IBC Sec. 712.1.9) | Yes |
| Shafts (IBC Sec. 713.4) | 1-hr |

**Climate Zone:** 5

## APPROVALS

APPROVERS NAME, TITLE DATE:

APPROVERS NAME, TITLE DATE:

APPROVERS NAME, TITLE DATE:

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ET102C SECOND FLOOR AUDIO VISUAL PLAN - AREA C
ET103A THIRD FLOOR AUDIO VISUAL PLAN - AREA A
ET103B THIRD FLOOR AUDIO VISUAL PLAN - AREA B
ET103C THIRD FLOOR AUDIO VISUAL PLAN - AREA C
ET301 AUDIO VISUAL SECTIONS & ELEVATIONS
ET302 AUDIO VISUAL SECTIONS & ELEVATIONS
ET303 AUDIO VISUAL SECTIONS & ELEVATIONS
ET401 AUDIO VISUAL ENLARGED PLANS
ET402 AUDIO VISUAL ENLARGED PLANS
ET701 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET702 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET703 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET704 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET705 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET706 AUDIO VISUAL RISER AND EQUIPMENT LIST
ET707 AUDIO VISUAL RISER AND EQUIPMENT LIST
EI101A FIRST FLOOR INTERCOM PLAN - AREA A
EI101B FIRST FLOOR INTERCOM PLAN - AREA B
EI101C FIRST FLOOR INTERCOM PLAN - AREA C
EI102A SECOND FLOOR INTERCOM PLAN - AREA A
EI102B SECOND FLOOR INTERCOM PLAN - AREA B
EI102C SECOND FLOOR INTERCOM PLAN - AREA C
EI103A THIRD FLOOR INTERCOM PLAN - AREA A
EI103B THIRD FLOOR INTERCOM PLAN - AREA B
EI103C THIRD FLOOR INTERCOM PLAN - AREA C
EI701 INTERCOM RISER AND EQUIPMENT LIST
EI702 INTERCOM RISER AND EQUIPMENT LIST
ELECTRICAL: 113



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PARK CITY HIGH SCHOOL REMODEL & ADDITION
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PARK CITY, UT 84060


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SEAL

MHTN PROJECT NO.2021571

**VIEW AND PRINT THIS DRAWING IN COLOR**
Original drawing is 30 x 42. Do not scale contents of this drawing.

ISSUED

| NO. | DATE | DESCRIPTION |
|---|---|---|

REVISIONS
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| NO.△ | DATE | DESCRIPTION |
|---|---|---|

ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
INDEX SHEET

SHEET NUMBER
G001

## PROJECT GENERAL REMODEL NOTES

**Verify in Field (VIF):** Field verify all dimensions and conditions at the site before submitting a bid or proceeding with any portion of the work.

**Cut and Patch**: Cut and patch existing building construction as required. Cutting and drilling of structural members not detailed requires the written permission of the structural engineer.

**Conflicts**: Whenever questions arise or conditions are encountered which are not covered by, or are in conflict with, the contract documents, consult with the Architect prior to taking any further action.

**Demolish, Remove:** Terms are used interchangeably to indicate detaching or tearing down items from existing construction and legally disposing of them off-site unless indicted to be removed and salvaged or removed and reinstalled.

**Existing to Remain:** Existing items of the building that are not to be permanently removed and that are not otherwise indicated to be demolished, removed, removed and salvaged or removed and reinstalled.

**Equipment Relocation**: Relocate existing mechanical and electrical as required for installation of new work.

**Material Disposal**: Legally dispose of all demolished or removed existing material, unless noted otherwise.

**Salvage Material**: Coordinate with the owner for removal of existing material noted to be returned to the owner. Removal shall be by the owner unless noted otherwise.
Phasing: coordinate phasing of the work with the Owner and the Architect to meet the owner's schedule.

**Protection & Cleaning**: Contain all construction activity within construction barricades or fences. Protect owner's existing facilities and property adjacent to new construction. During and after work of this contract is complete, clean existing areas affected by the work to the owner's satisfaction.

Protect all existing conditions that remain during phased construction and/or demolition work. Repair any damage due to new work.

**Repair & Replacement**: Repair or replace existing facilities or property damaged by new construction. Match existing surface finish or material.

**Patch & Repair**: Patch and repair existing walls, floors, ceilings, landscaping, paving or other surfaces affected by demolition to match the existing material and finish.

**Core Drilling Walls and Slabs:**
Use ground penetrating radar or other approved method to scan concrete over metal deck, concrete suspended slabs, masonry walls, and concrete walls to locate rebar prior to core drilling any holes. Holes shall be located to avoid rebar detected. All openings and groups of openings shall be reinforced as shown on the structural drawings. Submit openings not shown on the structural drawings to the Structural Engineer for review prior to drilling.

## PROJECT GENERAL NOTES

**Building Codes:** Comply with requirements of the adopted editions of the international code council codes, the codes and standards referenced within the ICC codes and the Americans with Disabilities Act.

**Dimensions**: Metal stud walls are dimensioned to face of metal stud, unless noted otherwise. Masonry walls are dimensioned to face of masonry.

**Special Inspections:** An Owner-provided, AHJ approved Independent Agency will provide Special Inspections of the following Architectural Components:

Per IBC Sec 1705.12.5 (in Seismic Design Category D, E, or F:
- Erection and Fastening of:
  - Exterior Cladding
  - Interior Nonbearing Walls
  - Exterior Nonbearing Walls
  - Interior Veneer
  - Exterior Veneer
- Anchorage of Raised Access Floors

Per Section 1705.12.7 (in Seismic Design Category D, E, or F):
- Storage Racks 8 Feet or Higher

Per Section 1705.14:
- Sprayed Fire-resistant Materials

Per Section 1705.15:
- Mastic and Intumescent Fire-Resistant Coatings applied to structural elements and decks

Per Section 1705.16:
- Application of Exterior Insulation and Finish Systems (EIFS)

**Deferred Submittals:**
- Automatic Fire Sprinkler System
- Fire Alarm
- Interior Demountable Partition System
- Seismic Restraints for Equipment (Mechanical, Plumbing, Electrical)
- Guards and Handrails

**Specifications:** Refer to the specifications for descriptions of products, materials and systems. The terms "SEE SPECS," "RE: SPECS" or similar references to the specifications have been omitted from drawing notes, but the requirement is still the same, to refer to the technical specifications for descriptions, installation requirements and other requirements as described therein.

**Symbols:** Where symbols and legends are used to indicate a product or system, provide those items in the quantity indicated by the symbol. Where plumbing fixtures, equipment, light fixtures and other similar products are shown on Architectural drawings, refer to the appropriate discipline drawings for type, utilities and other requirements.

**Details:** Terms such as "see specs," "re: mechanical" and so forth have been omitted from these details. All details require the general contractor and sub-contractors to refer to other drawings and specifications as required to understand and provide the items indicated and to provide supporting items that may or may not be shown.

The continuous nature of the materials shown in the details is inferred, though the word "continuous" may be omitted from the detail notes.

**Masonry:**
Bullnose Corners: Provide bullnose corners on outside corners. Typical at all interior masonry walls.
Interior Masonry Hidden from View: Provide masonry units of same quality and color where hidden from view by objects that can change (e.g. cabinets, tackboards, whiteboards, etc.). Masonry above ceilings and hidden from view may, with the Architect's approval incorporate factory seconds and/or other colors provided structural integrity of the walls is not compromised.

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# PARK CITY SCHOOL DISTRICT
# PARK CITY HIGH SCHOOL REMODEL & ADDITION
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|---|---|---|

ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
GENERAL PROJECT NOTES

SHEET NUMBER
G002

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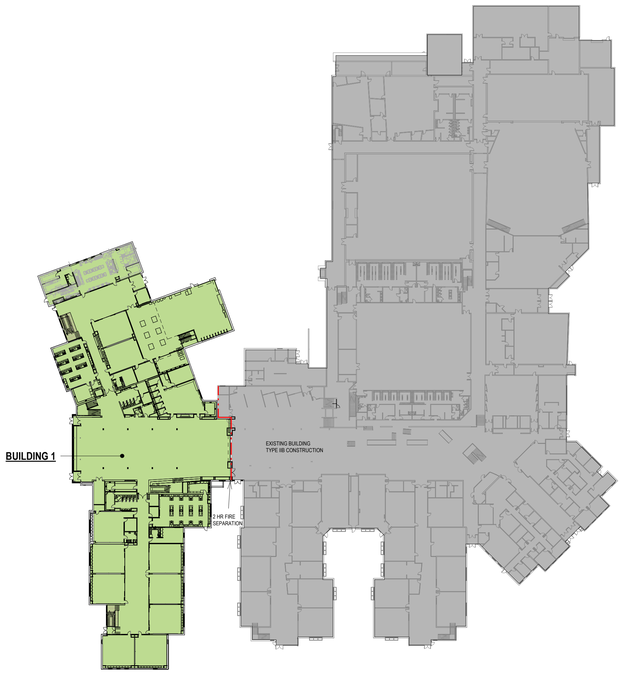
| BUILDING 1 | |
|---|---|
| OCCUPANCY GROUP | E |
| ALLOWABLE AREA BY FLOOR | 53,052 |
| ALLOWABLE NUMBER OF STORIES | 3 |
| LEVEL 1 - AREA | 46,497 |
| LEVEL 2 - AREA | 38,968 |
| LEVEL 3 - AREA | 43,258 |
| TOTAL AREA | 128,723 |
| LEVEL 1 OCCUPANT LOAD | 1639 |
| LEVEL 1 EXIT CAPACITY | 2550 |
| LEVEL 2 OCCUPANT LOAD | 878 |
| LEVEL 2 EXIT CAPACITY | 1220 |
| LEVEL 3 OCCUPANT LOAD | 944 |
| LEVEL 3 EXIT CAPACITY | 1000 |

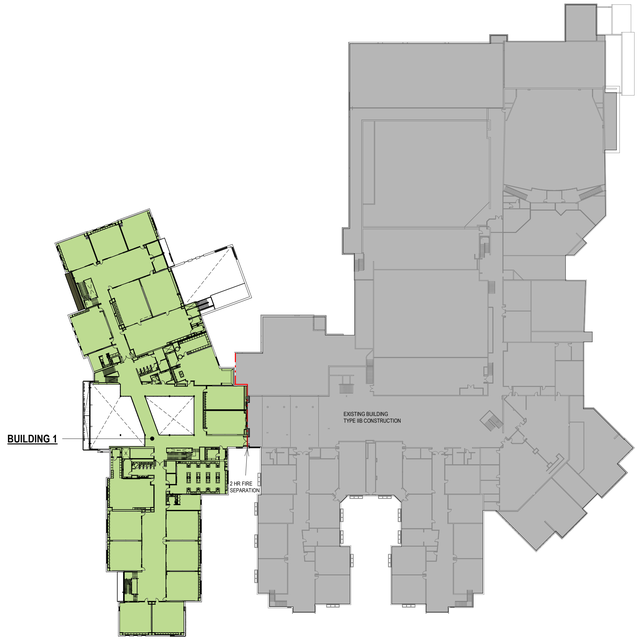
**Allowable Building Area Calculation**

Building Perimeter (P) 1260 LF
Building Perimeter on 20' min Public Way (F) 1145 LF
Width of Public Way or Open Space (W) 30 F
Frontage Increase If = (1145' 1260- 25) 30/30 = 0.65873

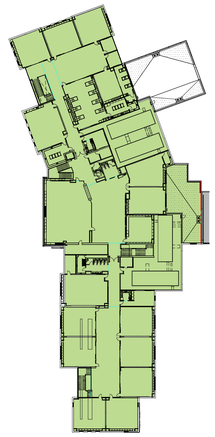
Single-Occupancy, Multi-Story
At = *43,500*
NS= 14,500
Sa= 2
Allowable Area Aa = [43500 + (14500 x 0.65873)] x 3 = 159156
Maximum per story (Calculate Aa with Sa = 1) = 53052




FIRST FLOOR LIFE SAFETY




SECOND FLOOR LIFE SAFETY



THIRD FLOOR LIFE SAFETY

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# PARK CITY SCHOOL DISTRICT
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STATE OF UTAH
SCOTT LATER
No. 7919245-0301
LICENSED ARCHITECT

MHTN PROJECT NO. 2021571

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|---|---|---|

ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
CODE DATA, SITE LIFE SAFETY & PROJECT NOTES

SHEET NUMBER
G100

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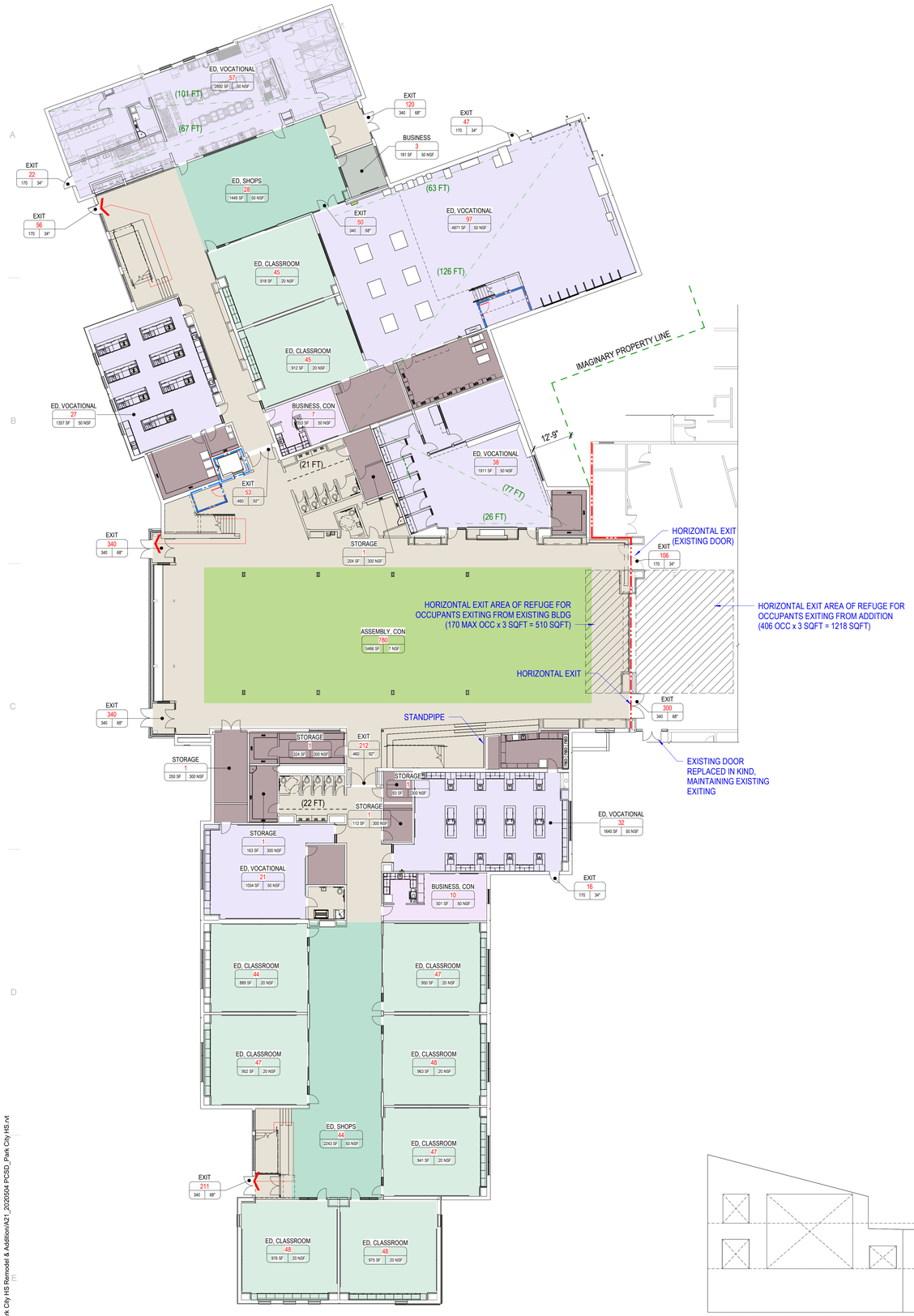
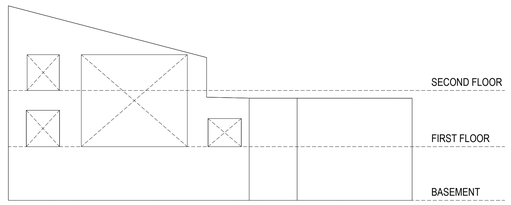



## FIRST FLOOR LIFE SAFETY PLAN EXIT

SCALE: 1/16" = 1'-0"

0 8' - 0" 16' - 0" 32' - 0"




TOTAL FIRE WALL AREA: 3,705 SQFT
TOTAL OPENING AREA: 888 SQFT
PERCENT OPEN: 24%

## FIRE WALL OPENING DIAGRAM

## LIFE SAFETY PLAN GENERAL NOTES

References to sheets below are provided to aid in navigating the drawings.

RE: G500 for Interior Wall Types which indicate ratings, reference termination details, and require rated wall identification.

RE: G300 for Fire Penetration Details

RE: G310 for UL, GA, and/or IBC reference numbers for rated assemblies

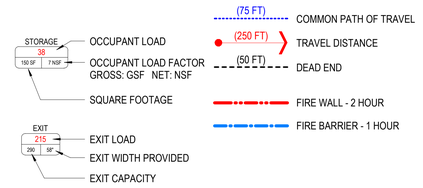
RE: G400 for floor/ceiling and roof/ceiling rated assemblies

RE: A600 for the Door Schedule and door ratings.

RE: A620 for Window Types and window ratings.

**Exit Width Capacity:** Exit width capacities are based on 0.3" per occupant at stairways and 0.2" per occupant at other means of egress components.

## LEGEND - LIFE SAFETY




## AREA FUNCTION (IBC TABLE 1004.1.2)

- ASSEMBLY, CON
- BUSINESS
- BUSINESS, CON
- CIRCULATION
- ED, CLASSROOM
- ED, SHOPS
- ED, VOCATIONAL
- STORAGE

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ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
FIRST FLOOR LIFE SAFETY PLAN

SHEET NUMBER
G101

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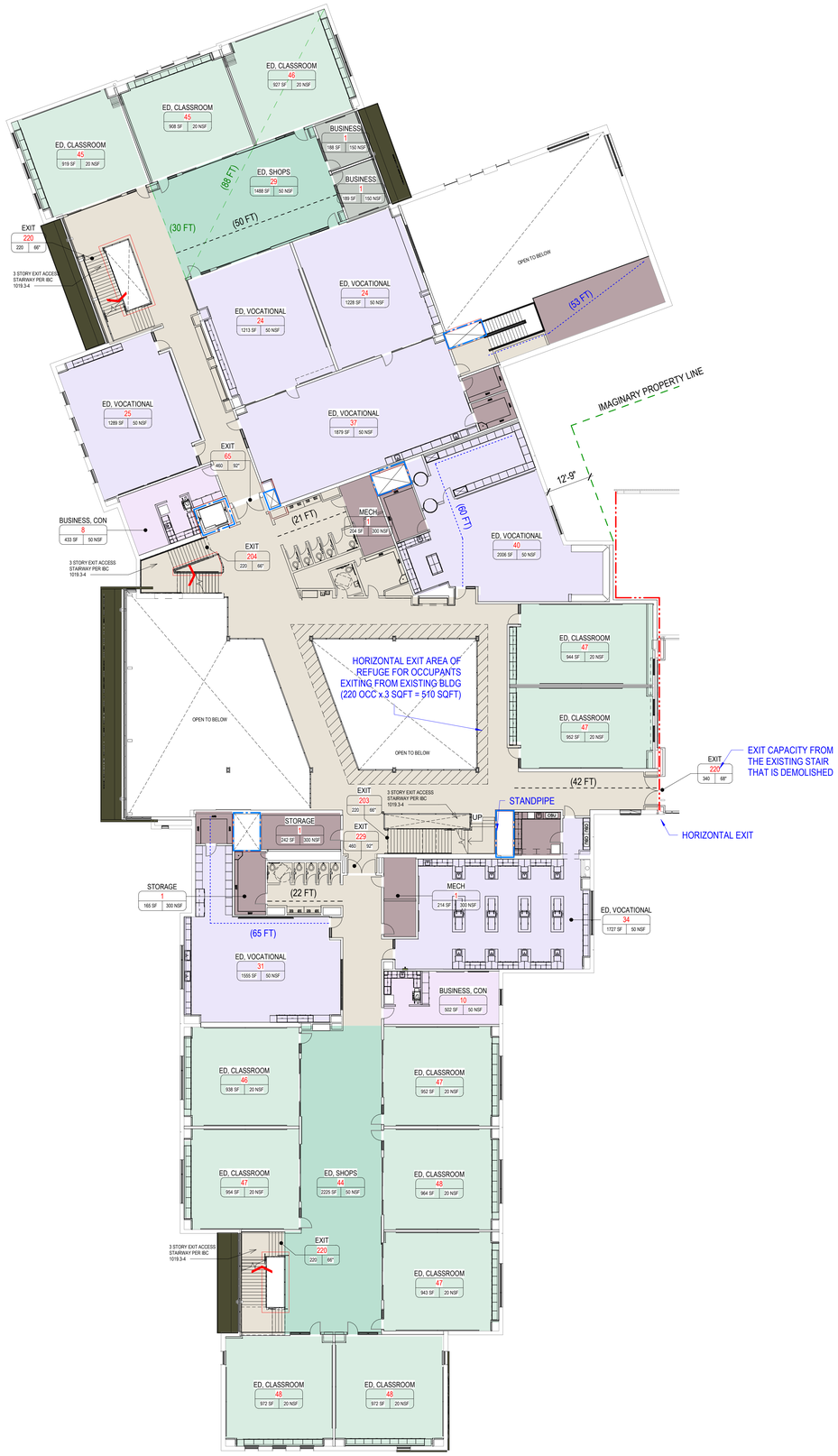


## SECOND FLOOR LIFE SAFETY PLAN EXIT

SCALE: 1/16" = 1'-0"

0 8' - 0" 16' - 0" 32' - 0"

## LIFE SAFETY PLAN GENERAL NOTES

References to sheets below are provided to aid in navigating the drawings.

RE: G500 for Interior Wall Types which indicate ratings, reference termination details, and require rated wall identification.

RE: G300 for Fire Penetration Details

RE: G310 for UL, GA, and/or IBC reference numbers for rated assemblies

RE: G400 for floor/ceiling and roof/ceiling rated assemblies

RE: A600 for the Door Schedule and door ratings.

RE: A620 for Window Types and window ratings.

**Exit Width Capacity:** Exit width capacities are based on 0.3" per occupant at stairways and 0.2" per occupant at other means of egress components.

## LEGEND - LIFE SAFETY

STORAGE 38 | 150 SF | 7 NSF — OCCUPANT LOAD; OCCUPANT LOAD FACTOR GROSS: GSF NET: NSF; SQUARE FOOTAGE

EXIT 215 | 290 | 58" — EXIT LOAD; EXIT WIDTH PROVIDED; EXIT CAPACITY

(75 FT) — COMMON PATH OF TRAVEL

(250 FT) — TRAVEL DISTANCE

(50 FT) — DEAD END

FIRE WALL - 2 HOUR

FIRE BARRIER - 1 HOUR

## AREA FUNCTION (IBC TABLE 1004.1.2)

- BUSINESS
- BUSINESS, CON
- CIRCULATION
- ED, CLASSROOM
- ED, SHOPS
- ED, VOCATIONAL
- STORAGE
- MECH

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STATE OF UTAH — SCOTT LATER — No. 7915045-0301 — LICENSED ARCHITECT

MHTN PROJECT NO. 2021571

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ISSUE
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AUGUST 2, 2022

SHEET NAME
SECOND FLOOR LIFE SAFETY PLAN

SHEET NUMBER
G102

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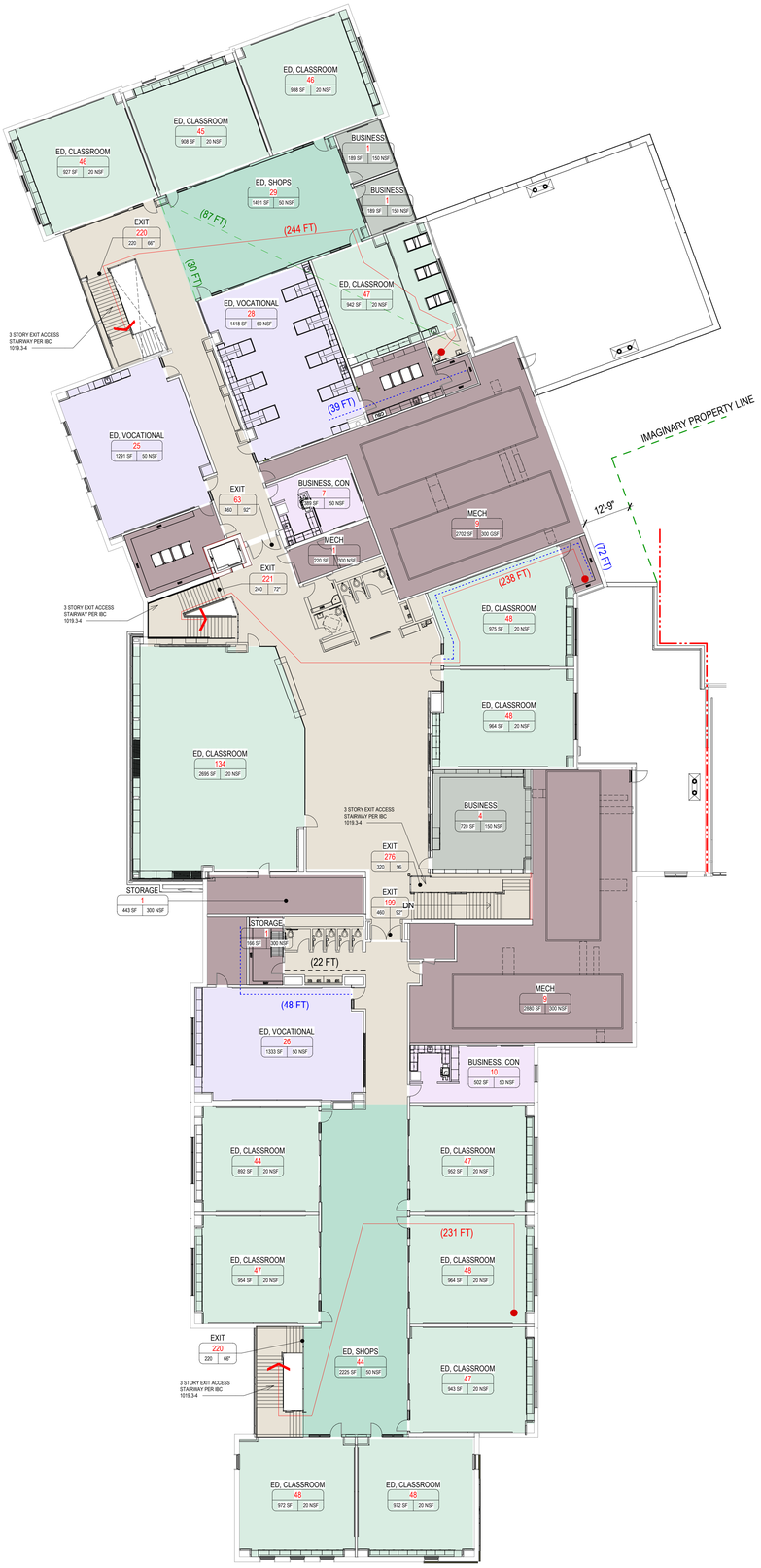


## THIRD FLOOR LIFE SAFETY PLAN EXIT

SCALE: 1/16" = 1'-0"

0 8' - 0" 16' - 0" 32' - 0"

## LIFE SAFETY PLAN GENERAL NOTES

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RE: A600 for the Door Schedule and door ratings.

RE: A620 for Window Types and window ratings.

**Exit Width Capacity:** Exit width capacities are based on 0.3" per occupant at stairways and 0.2" per occupant at other means of egress components.

## LEGEND - LIFE SAFETY

STORAGE 38 | 150 SF | 7 NSF
OCCUPANT LOAD
OCCUPANT LOAD FACTOR GROSS: GSF NET: NSF
SQUARE FOOTAGE

EXIT 215 | 290 | 66"
EXIT LOAD
EXIT WIDTH PROVIDED
EXIT CAPACITY

(75 FT) COMMON PATH OF TRAVEL
(250 FT) TRAVEL DISTANCE
(50 FT) DEAD END
FIRE WALL - 2 HOUR
FIRE BARRIER - 1 HOUR

## AREA FUNCTION (IBC TABLE 1004.1.2)

- BUSINESS
- BUSINESS, CON
- CIRCULATION
- ED, CLASSROOM
- ED, SHOPS
- ED, VOCATIONAL
- STORAGE
- MECH

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STATE OF UTAH
SCOTT LATER
No. 7919245-0301
LICENSED ARCHITECT

MHTN PROJECT NO. 2021571

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ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
THIRD FLOOR LIFE SAFETY PLAN

SHEET NUMBER
G103

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ORDINANCE

Ordinance No. 85-11

AN ORDINANCE AMENDING THE
OFFICIAL PARK CITY ZONING MAP AND REGARDING THE ZONING
OF THE TREASURE MOUNTAIN MIDDLE SCHOOL PROPERTY

WHEREAS, the Board of Education of the Park City School District has petitioned for the annexation of the Treasure Mountain Middle School parcel containing forty acres into Park City, and the City has agreed to the annexation; and

WHEREAS, in the annexation agreement between these parties the zoning was agreed to, and

WHEREAS, public hearings on the zoning were held concurrently with the public hearings on the annexation, and a zoning ordinance needs to be adopted now that the property has been annexed,

NOW, THEREFORE, be it ordained by the City Council of Park City, Utah as follows:

SECTION 1. The Official Zoning Map of Park City should be and is hereby amended to include the forty acre Treasure Mountain Middle School property within the City limits and to zone the property as follows:

ROS Land - except as noted below, all of the forty acre parcel shall be zoned ROS.

Beginning at the Southwest corner of Section 3, Township 2 South, Range 4 East, Salt Lake Base and Meridian, and running thence North 0°18'38" East along the Section line 2094.98 feet; thence South 89°41'22" East 322.59 feet; thence South 30°06'00" East 135.50

feet; thence South 7°39'03" East 239.50 feet; thence South 29°20'53" East 701.07 feet; thence South 28°55'47" East 842.01 feet; thence South 52°48'40" East 181.41 feet; thence South 219.86 feet to a point on the Northerly right of way line of State Highway U-248; thence along said Northerly right of way line South 84°16'00" West 1336.0 feet to a point East, Salt Lake Base and Meridian; thence North 0°04'58" East along said Section line 72.40 feet to the point of beginning. Contains 40.0 acres.

RD Parcel - That portion of the Middle School property located north of the center line of the proposed Meadows Drive extension, which is described in that Special Warranty Deed from the Park City School District Board of Education to Park City Municipal Corporation dated September 30, 1985 and recorded in the office of the Summit County Recorder October 1, 1985, as shown on the attached copy of the deed.

SECTION 2. This Ordinance shall take effect upon publication.

Dated this 3rd. of October, 1985.

PARK CITY MUNICIPAL CORPORATION

By _____
John C. Green, Jr., Mayor

Attest:

_____
City Recorder

# Planning Commission Staff Report

**Subject:** Conditional Use Permit- High School Remodel
**Author:** Kirsten A. Whetstone, AICP
**Date:** April 23, 2008
**Type of Item:** Administrative- Conditional Use Permit

**PLANNING DEPARTMENT**

## Summary Recommendations

Staff recommends that the Planning Commission conduct a public hearing and considers granting a Conditional Use Permit for the High School remodel, according to the findings of fact, conclusions of law, and conditions of approval stated in this staff report.

## Description

| | |
|---|---|
| Applicant: | Park City School District |
| Location: | 1750 Kearns Boulevard |
| Zoning: | Recreational Open Space (ROS) |
| Adjacent Land Uses: | Apartments, single family homes, church uses, playing fields, elementary schools |
| Reasons for Review: | A Conditional Use Permit requires Planning Commission review and approval. |

## Background

On August 23, 2007, the City received an application for a Conditional Use Permit for a remodel of the Park City High School. (Exhibit A) Additional information was provided on October 16, 2007, January 15, 2008, and February 28, 2008 (Exhibit B). The project is located within the Recreation Open Space (ROS) zoning district, where schools require a Conditional Use Permit. The request is for a remodel and upgrade to the Park City High School building to make it more functional, energy efficient, and modern on the interior and more attractive on the exterior. Amendments to the parking lots and pedestrian circulation areas are part of the remodel. The remodel also includes upgrades to Dozer field.

A Conditional Use Permit is required for school uses located within the ROS zone. In 1997 various additions to the school were constructed, including the Eccles Center for the Performing Arts. The school is considered a legal non-conforming use. In the past, the City and the District have agreed to disagree over permit requirements under prior state law. Recent amendments to state law clarified that the district needs a CUP and the District agreed to submit a CUP under a reservation of rights.

According to Utah State Code, one of the items that a school district must provide to the local municipal or county building official is "evidence that the local municipality or county has reviewed and approved the project within parameters set in statute 10-9a-305 Utah Code for municipalities." Other required items include: plan review by a

certified plans examiner, structural peer review of the plans, energy code review, review of plans by the State Fire Marshal's office, evidence that geologic and seismic hazards have been considered at the proposed site for all new construction, a listing of all inspectors (with their certifications and license numbers) who will be providing inspections, monthly summaries of construction, and a final inspection certificate to be sent to the local municipality.

Planning Commission review of this Conditional Use Permit application satisfies the first requirement. City Building Department officials are working with the school district to address the other requirements. Under state law, building inspections are permitted to be done by inspectors other than the local building department.

Utah Code Section 10-9a-305 includes the following language:

(3) A municipality may not:

(a) impose requirements for landscaping, fencing, aesthetic considerations, construction methods or materials, additional building inspections, municipal building codes, building use for educational purposes, or the placement or use of temporary classroom facilities on school property;

(b) except as otherwise provided in this section, require a school district or charter school to participate in the cost of any roadway or sidewalk, or a study on the impact of a school on a roadway or sidewalk, that is not reasonably necessary for the safety of school children and not located on or contiguous to school property, unless the roadway or sidewalk is required to connect an otherwise isolated school site to an existing roadway;

(c) require a district or charter school to pay fees not authorized by this section;

(d) provide for inspection of school construction or assess a fee or other charges for inspection, unless the school district or charter school is unable to provide for inspection by an inspector, other than the project architect or contractor, who is qualified under criteria established by the state superintendent;

(e) require a school district or charter school to pay any impact fee for an improvement project unless the impact fee is imposed as provided in Title 11, Chapter 36, Impact Fees Act; or

(f) impose regulations upon the location of a project except as necessary to avoid unreasonable risks to health or safety.

**Analysis**

The applicant is requesting review of a CUP for remodel and reconstruction of the Park City High School. The remodel includes:

1) upgrades to the interior classrooms, common areas, lab rooms, bathrooms, and hallways;
2) increase in the total floor area by about 20,000 sf due primarily to upgrades to hallways and common areas;
3) reduction in the building foot print by about 8,000 sf due to addition of second story classrooms;
4) pedestrian circulation improvements on and off site, with relocation of the pedestrian

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crossing of SR 248 and additional on-site walkways;
5) parking lot and vehicular access improvements including removing and relocating access points and the addition of 65 parking spaces;
6) increase in building setback from Kearns by 44 feet;
7) exterior architectural upgrades and building efficiency upgrades; and
8) reduction of irrigation area by 174,760 sf due to installation of a synthetic turf athletic field.

Land Management Code

A school is a conditional use in the Recreation Open Space (ROS) zoning district. The following are the minimum lot and site requirements per the Land Management Code for development within the ROS zoning district:

| | CODE REQUIREMENT | PROPOSED |
|---|---|---|
| SETBACKS | | |
| *FRONT | 25' (100' FPZ) | 143' to Kearns and 80' to Lucky John |
| *SIDES | 25' | >100' |
| *REAR | 10' | >100' |
| HEIGHT | 28' plus 5' for pitched roof (allowance for additional 5' for screened mechanical) | Existing is 22' to 67' non-conforming. New buildings range from 17' to 45'. Area over 33' is not for increased floor area, is lower than existing maximum height, and provides architectural interest and screening of mechanical equipment. |
| MINIMUM LOT SIZE | No minimum lot size | 29 acres |
| PARKING | 1 space per 1,000 sf or 1 per 5 seats or 2 per 3 employees (312 plus 150 = 462) 314 +150 = 464 | 492 spaces-per School Districts consultant 497 +19 = 516 |

Conditional Use Review

Staff has reviewed the proposed Conditional Use Permit with respect to the conditional use review criteria as outlined in LMC 15-1-10 as follows:

1. Size and location of the site: **No unmitigated impacts.** The project is located on a 29 acre site located adjacent to Kearns Blvd, SR 248. The site is large enough to accommodate the remodel and provide 60% landscaped/soft surface open space. The existing school is 291,987 sf and the proposed remodel will result in

314,117 sf. The increased floor area is primarily due to improvements in the circulation and common areas/labs/special use areas. According to the School District, the actual student capacity is not increased. The building is setback beyond the 100' FPZ required setback on Kearns.

2. Traffic considerations: **No unmitigated impacts.** Access plans were approved by UDOT in June of 2007. The project will not contribute additional traffic as the number of students and staff is not increased. There are approximately 40 additional parking spaces which should remove some existing student traffic and parking in the Prospector neighborhood. Access to the site and vehicular circulation been redesigned to create a more efficient flow and decrease some of the conflicts currently occurring on Kearns Blvd. The School District is separately participating in Traffic Committee with UDOT and the City. An improved school drop off area has been constructed on Lucky John Drive as part of the walkability program to mitigate impacts of parent drop off and pick up activities. The Park City transit system provides free bus service to the Park City High School.
3. Utility capacity: **No unmitigated impacts.** According to the School District, no additional utility capacity is required for this project. Installation of synthetic turf at Dozer Field will reduce the irrigated area by 174,760 sf. As built plans should be provided to the City and District from the contractor for future reference.
4. Emergency vehicle access: **No unmitigated impacts.** All IBC and Fire Code access requirements are anticipated to be met prior to final inspection by the City Building Officials.
5. Location and amount of off-street parking: **No unmitigated impacts.** The proposed increase in parking spaces reduces existing impacts on the surrounding neighborhood for both school and Eccles Center uses. The District employs a staff and student parking plan to mitigate impacts of parking on the neighborhood.
6. Internal circulation system: **No unmitigated impacts.** The proposed internal circulation system has been improved to accommodate more efficient school bus drop off and flow of vehicles and pedestrians. Access points have been relocated as well. Pedestrian crossing of SR 248 has been relocated to improve pedestrian circulation.
7. Fencing, screening and landscaping to separate uses: **No unmitigated impacts.** Fencing is not proposed at this time. Final landscaping of the site will be provided by the School District upon completion of all construction.
8. Building mass, bulk, orientation and the location on site, including orientation to adjacent buildings or lots: **No unmitigated impacts.** The proposed school remodel increases the setback to Kearns Blvd, introduces pitched roofs and upgraded exterior materials and architectural character. The mass and bulk of the school is mitigated by the architectural design and orientation of buildings.
9. Usable open space: **No unmitigated impacts.** The High School site includes 60% Landscaped Open Space, primarily athletic fields, with approximately 14% of the site covered by building footprint and 26% of the site covered by other hard surface, such as parking, sidewalks, and plaza areas. The open space is highly functional and useable.
10. Signs and lighting: **No unmitigated impacts.** Signs for the High School will be

reviewed by the Planning Department for compliance with the Sign Code. All lighting is proposed to be shielded and down directed to mitigate impacts on the night sky and to prevent glare and trespass of light off of the site. Sports lighting at Dozer field is existing.

11. Physical design and compatibility with surrounding structures in mass, scale and style: **No unmitigated impacts.** Architectural design is consistent with the Park City Architectural Design Guidelines and is compatible with the surrounding structures.
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 are anticipated. A construction mitigation plan was submitted to the School District by the contractor to mitigate impacts of the construction, including noise, vibration, odor, steam, or mechanical factors.
13. Control of delivery and service vehicles, loading and unloading zones, and screening: **No unmitigated impacts.** Deliveries are limited and are accommodated in screened loading areas or from the parking lots. Trash pickup is not changed from the existing location.
14. Expected ownership and management of the property: **No unmitigated impacts.** The High School is owned and managed as a public school by the Park City School District, who has been receptive to community input regarding solutions to impacts on the community due to traffic, parking, students crossing SR 248, and the proposed remodel and design of the High School. The School District held several public meetings regarding the design and construction of the High School remodel.
15. Sensitive Lands Review. **No unmitigated impacts.** The High School site is not located within the Sensitive Lands Overlay Zone. The Frontage Protection Zone (FPZ) along Kearns Blvd is respected by the new building. The parking within the Frontage Protection Zone is an existing situation. Additional landscaping would decrease impacts of the parking in the FPZ, however the City can not require it.

In summary, the Planning Staff finds that the proposed Park City High School remodel complies with the Conditional Use criteria as outlined above. The building is a non-conforming building due to the existing height of the performing arts center and the gymnasium. The remodel introduces pitched roof elements that add to the architectural character of the building. The additional roof height accommodates taller ceilings and screens mechanical equipment but does not increase the floor area of the building. Staff recommends conditions of approval that no additional remodels be constructed that do not conform to the height of the zone, unless appropriately approved by the Board of Adjustment as a variance or special exception, or by the Planning Commission per LMC Section 15-6-5 (F) MPD – additional building height.

**Process**

This project is currently under construction. The District is not required to obtain a building permit from the City and therefore construction has commenced. City Planning and Building Departments are requesting the Planning Commission review the

proposed CUP as required by the Land Management Code and Utah Statute 10-9a-305.

**Department Review**
This item was reviewed by the Planning, Building, Legal, and Engineering Departments at the interdepartmental review. Issues discussed during the review primarily related to accuracy and timing of submitted plans and coordination of access and pedestrian circulation with UDOT. These issues have been satisfactorily addressed with revised plans and/or by conditions of approval.

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

**Alternatives**
- The Planning Commission may approve the CUP for the Park City High School remodel, as conditioned or amended; or
- The Planning Commission may deny the CUP and provide findings for this decision; or
- The Planning Commission may continue the discussion and request additional information on specific items.

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

**Consequences of not taking the Suggested Recommendation**
The remodel would continue as scheduled and the City would continue to address issues with the District.

**Recommendation:** The Planning Department requests the Planning Commission conduct a public hearing and consider approving the Park City High School CUP. Staff has included findings of fact, conclusions of law, and conditions of approval for the Commission's consideration as follows:

Findings of Fact
1. The proposed Park City High School remodel is located at 1750 Kearns Boulevard.
2. The property is located within the Recreational Open Space (ROS) zoning district and the frontage along Kearns Boulevard is located within the Frontage Protection Zone (FPZ). Schools are a Conditional Use in this zone.
3. On August 23, 2007 the City Planning Department received an application for a Conditional Use Permit for the High School remodel. Additional information was received on October 16, 2007, January 15, 2008, and February 28, 2008.
4. The CUP request is for a remodel and upgrades to the Park City High School to make it more functional, energy efficient, modern, and attractive. A synthetic field is proposed to reduce the water demand.

5. The existing Park City High School is a non-conforming building in that the existing building exceeds the zone height of 28' and ranges in height from 22' to 65'. The remodel ranges in height from 17' to 45'. The areas of the building that are 45' includes the two story class room wings. The additional building height is due to the height of the ceilings, pitched roof elements, and mechanical equipment screened within the roof area. These pitched roof elements add architectural interest and do not increase the floor area of the building.
6. The Park City High School is a public school managed and operated by the Park City School District, who is the applicant.
7. According to Utah State Code, the school district must provide to Park City evidence that Park City has reviewed and approved the project within parameters of State statute 10-9a-305.
8. Construction of the remodel began in 2006 and is schedule to be completed in August of 2008.
9. An access plan was approved by UDOT in June 2007, for the proposed amendments for access to State Road 248.
10. The High School remodel includes the following items, further explained in a letter submitted February 28, 2008 by the School District (Exhibit B):

    a) upgrades to the interior classrooms, common areas, lab rooms, bathrooms, and hallways;
    b) increase in the total floor area by about 20,000 sf due primarily to upgrades to hallways and common areas;
    c) reduction in the building foot print by about 8,000 sf due to addition of second story classrooms;
    d) pedestrian circulation improvements on and off site, with relocation of the pedestrian crossing of SR 248 and additional on-site walkways;
    e) parking lot and vehicular access improvements including removing and relocating access points and the addition of 65 parking spaces;
    f) increase in building setback from Kearns by 44 feet;
    g) exterior architectural upgrades and building efficiency upgrades; and
    h) reduction of irrigated area by 174, 760 sf due to installation of a synthetic turf athletic field.

11. The general architectural intent is consistent with the Park City Architectural Design Guidelines and is compatible with the surrounding buildings and walls.
12. The property is located within the City's soils ordinance boundary.
13. A Construction Mitigation Plan (CMP) is necessary to identify impacts and to propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control and storm water management. The CMP shall address requirements of the City's soils ordinance.

14. The discussion in the Analysis section is incorporated herein.

Conclusions of Law

1. The proposed remodel and associated uses are compatible with surrounding structures in use, scale and mass, and circulation.
2. The proposed remodel and associated uses are consistent with the Park City General Plan and Conditional Use requirements of the LMC.
3. Any effects in difference in use or scale of the proposed remodel and associated uses have been mitigated through careful planning and/or conditions of approval.

Conditions of Approval

1. All standard project conditions shall apply, where allowed by State statute.
2. All exterior lighting shall be subdued in nature and shall conform to the City's lighting ordinance, LMC Section 15-5-5-(I) and 15-3-3(c). All new lighting shall be approved by the Planning Department prior to installation.
3. A Construction Mitigation Plan (CMP) is recommended to address construction phasing, staging, storage of materials, circulation and traffic, parking, service and delivery, re-vegetation of disturbed areas, temporary signs and construction lighting, hours of operation, dust and mud control, storm water management, and other items as may be recommended by the Building Department.
4. Disposal and treatment of all excavated material and capping of exposed soils in accordance with the City's Soils Ordinance, Title 11, Chapter 15- Park City Landscaping and Maintenance of Soil Cover is required.
5. Review of water fees shall be provided by the City Building Department.
6. No exterior signs are approved as part of this CUP. A sign permit is required prior to installation of all regulated signs.
7. The City Building Department's and Snyderville Basin Water Reclamation District's review and approval of any amendments to the approved utility plans is requested.
8. No additional remodels may be constructed that do not conform to the height of the zone, unless appropriately approved by the Board of Adjustment as a variance or special exception, or by the Planning Commission per LMC Section 15-6-5 (F) MPD – additional building height.
9. Utility as-built plans shall be submitted to the City and School District by the contractor for future reference.

**Exhibits** 4 as build bldg plans amended by PC 4/23/08

Exhibit A- Plans

Exhibit B- School District letter of February 28, 2008

PARK CITY
1884

**Planning Department**

October 18, 2022

Park City School District
2700 Kearns Boulevard
(435) 645-5600

CC: Todd Hansen

**NOTICE OF BOARD OF ADJUSTMENT ACTION**

**Description**

| | |
|---|---|
| Address: | 1750 Kearns Boulevard<br>Park City High School |
| Zoning District: | Recreation Open Space<br>Frontage Protection Zone |
| Application: | Building Height Variance |
| Project Number: | PL-22-05393 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 18, 2022 |
| Project Summary: | The Applicant requests a Variance to construct an addition that is 47 feet six inches in height in the Recreation Open Space Zoning District. |

**Action Taken**

On October 18, 2022, the Board of Adjustment conducted a public hearing and approved the Building Height Variance according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. The Park City School District (PCSD) Campus is in the Recreation Open Space (ROS) Zoning District.

2. The PCSD Campus includes the Park City High School (1750 Kearns Boulevard), McPolin Elementary (2270 Kearns Boulevard), Treasure Mountain Junior High (2530 Kearns Boulevard), and Park City Learning Center (2400 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive.
3. The Applicant proposes constructing a 128,000-square-foot three-story addition to the west side of the Park City High School with a maximum height of 47 feet and six inches.
4. The maximum building height in the ROS Zoning District is 28 feet.
5. The existing High School is 45 to 67 feet in height.
6. The Applicant requests the Board of Adjustment grant a Variance from the 28-foot building height in the ROS Zoning District to allow an increase of 19 feet six inches for a total height of 47 feet six inches for consistency of design and reduced impacts to open space.
7. In the ROS Zoning District, schools require a Conditional Use Permit (CUP) and Planning Commission review.
8. The Applicant submitted a CUP application, scheduled for Planning Commission review on October 26, 2022.
9. LMC § 15-1-11(B) requires the Board of Adjustment to review Variances prior to Planning Commission review of a CUP.
10. Previously, the Planning Commission issued two CUPs for the development of the PCSD Campus.
    a. On June 27, 1990, the Planning Commission approved a CUP for a new elementary school (McPolin Elementary – 56,000 square feet); a high school expansion (32,000 additional square feet and locker room addition to the gym); 60 additional parking spaces (PL-90-00106).
    b. On April 23, 2008, the Planning Commission approved a CUP for Park City High School to enhance interior function, energy efficiency, exterior appearance, and water conservation (PL-07-00181). The 2008 approval increased the Park City High School square footage by 20,000 but reduced the overall building footprint by 8,000 square feet due to the addition of second-story classrooms. The 2008 approval also included 65 additional parking spaces and replaced 174,760 square feet of irrigated area with a synthetic turf athletic field.
        i. The 2008 Planning Commission Final Action Letter included Condition of Approval 8, which requires the PCSD to pursue a Variance or Master Planned Development for additions that exceed

Zoning District Height: *No additional remodels may be constructed that do not conform to the height of the zone, unless appropriately approved by the Board of Adjustment as a Variance or special exception, or by the Planning Commission per LMC Section 15-6-5(F) MPD – additional building height.*

11. The Board of Adjustment may grant a Variance if five criteria are met:
    a. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC.
    b. There are special circumstances attached to the property that do not generally apply to other properties in the same Zoning District.
    c. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other property in the same Zoning District.
    d. The Variance will not substantially affect the General Plan and will not be contrary to the public interest.
    e. The spirit of the LMC is observed, and substantial justice is done.
12. LMC § 15-10-8(E) requires the Applicant to bear the burden of proving that all of the conditions justifying a Variance have been met.
13. The general purposes of the LMC are:
    a. To promote the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City
    b. To protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the historic character, and unique mountain town community
    c. To protect and preserve peace and good order, comfort, convenience, and aesthetics of the City
    d. To protect the tax base and to secure economy in governmental expenditures
    e. To allow development in a manner that encourages the preservation of environmentally sensitive lands, historic structures, the integrity of historic districts, and the unique urban scale of original Park City
    f. To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies, and efficient delivery of municipal services
    g. To prevent development that adds to existing geologic hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community
    h. To protect and ensure access to sunlight for solar energy systems
    i. To protect or promote moderate income housing

14. The Board agrees with the Applicant's assertion that "that the exceeded height has no detriment to public health, safety or welfare. Given the existing structure has been in operation since the 1980's with a similar height above grade, considerations should be given for a variance."
15. Additional building height consolidates density to preserve open space. The Board further adopts the Applicant's assertions in the analysis section of the staff report regarding the limiting site conditions and the desire by the PCSD and community to preserve open area around the PCSD Campus.
16. A building height Variance allows for consistent building design consistent with the General Plan. The existing Eccles Theater in the Park City High School is 67 feet in height; the 2008 addition that fronts Kearns Boulevard is 45 feet high. The Board agrees and finds "[t]his new addition height cohesively connects to the existing conditions while being extremely sensitive to the aesthetics associated with tying into an existing structure . . . . [and] the height of the new building addition is necessary to achieve a cohesive appearance (avoid the look of an addition) for the school campus."
17. The Park City High School addition is not in the Sensitive Land Overlay or Frontage Protection Zone. While some portions of the PCSD Campus are within the Sensitive Land Overlay (Treasure Mountain Junior High), the Park City High School is not. The front portion of the Park City High School parcel along Kearns Boulevard is within the Frontage Protection Zone, which requires additional setbacks and landscape buffers between development and highway uses. However, the proposed addition is to the rear of the Park City High School and will not require construction within the Frontage Protection Zone.
18. Development of schools in Utah is subject to state regulations and limited municipal regulations. Utah Code § 10-9a-305(1)(a) requires a school district to conform to local land use regulations. However, Utah Code § 10-9a-305(3) prohibits municipalities from applying certain land use regulations to school districts, including:
    a. landscaping
    b. fencing
    c. aesthetic considerations
    d. construction methods or materials
    e. additional building inspections
    f. municipal building codes
    g. building use for educational purposes
    h. placement or use of temporary classroom facilities on school property

30. The PCSD Campus that fronts Kearns Boulevard is within the Frontage Protection Zone, which extends beyond Kearns into the property 100 feet.
31. The proposed High School addition is in the rear of the property and will not increase the presence of the High School within the Frontage Protection Zone.
32. Community Planning Strategy 5.8 is to encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment.
33. The Board agrees with the Applicant submittal and finds the proposed building mass "is arranged to preserve open space around the building and provide a thermally efficient structure. The result of this stacked design allows the new building to achieve a targeted EUI (energy usage intensity) of 35 whereas the current facility has a calculated EUI of 84. This system will not only save the District operating costs but is also a more sustainable approach which aligns with the city's energy goals. The building orientation and height is also anticipated to aid in the eventual installation of PV panels on the roof."
34. The proposal preserves open space, consolidates density, protects the Frontage Protection Zone, allows for an expansion consistent with existing height, and creates a more efficient building performance.

**Conclusions of Law**

1. Literal enforcement of the LMC would cause an unreasonable hardship for the Applicant that is not necessary to carry out the general purpose of the LMC
2. There are special circumstances attached to the property that do not generally apply to other properties in the same Zoning District
3. Granting the Variance is essential to the enjoyment of a substantial property right possessed by other property in the same Zoning District
4. The Variance will not substantially affect the General Plan and will not be contrary to the public interest
5. The spirit of the LMC is observed, and substantial justice is done

**Conditions of Approval**

1. All standard project conditions apply as outlined by Utah Code.
2. A Conditional Use Permit approval from the Planning Commission is required prior to project construction.
3. This Variance is limited to the plans dated August 2, 2022 and attached as Exhibit F and shall not apply to the entire property.

If you have questions or concerns regarding this Final Action Letter, please call (435) 615-5060 or email planning@parkcity.org.

19. While the City is limited in aesthetic considerations, building height that exceeds the Recreation Open Space Zoning District regulations allows for an addition that consolidates density to protect open space and results in consistent design with the existing High School. The Eccles Theater within the High School is 67 feet in height; the 2008 addition that fronts Kearns Boulevard is 45 feet high.
20. In 1985, PCSD applied to annex what was then the Treasure Mountain Middle School into Park City (PL-85-00026). On October 3, 1985, the City Council enacted Ordinance No. 85-11, annexing the PCSD property and zoning the property ROS.
21. The purposes of the ROS Zoning District are to:
    a. Establish and preserve districts for land uses requiring substantial areas of open land covered with vegetation and substantially free from structures, streets, and parking lots
    b. Permit recreational uses and preserve recreational open space
    c. Encourage parks, golf courses, trails and other compatible public or private recreational uses
    d. Preserve and enhance environmentally sensitive lands, such as wetlands, steep slopes, ridge lines, meadows, stream corridors, and forests
    e. Encourage sustainability, conservation, and renewable energy
22. The LMC anticipates development of schools in the ROS Zoning District and establishes schools as a CUP with review and approval by the Planning Commission.
23. When the Planning Commission considers CUP applications, the Commission evaluates 16 criteria, including building mass, bulk, and orientation, and the location of buildings on the site, including orientation to buildings on adjoining lots.
24. Additionally, the Planning Commission reviews the physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing. The Planning Commission is scheduled to review these factors on October 26, 2022.
25. The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon.
26. According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity.
27. The proposed Park City High School addition allows for clustered density to serve Park City students in an area of the community in which many primary residents live.
28. Goal 4 of the General Plan is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting.
29. Objective 4B is to buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience.

PARK CITY
1884
Planning Department

Sincerely,

Ruth Gezelius

Board of Adjustment Chair
Ruth Gezelius

GENERAL NOTE: STOCKPILE AND SAVE EXISTING ROCKS AND BOULDERS ON SITE.

YELLOW CENTERLINE

HATCHED PEDESTRIAN CROSSWALK

INSTALL ADA-COMPLIANT CURB CUT AT CROSSWALK

"AUTHORIZED VEHICLES ONLY" SIGN (SEE MUTCD R5-11 DETAIL)

HATCHED ISLAND

EXISTING BUILDING OUTLINE

NEW BUILDING ADDITION

395'-11"

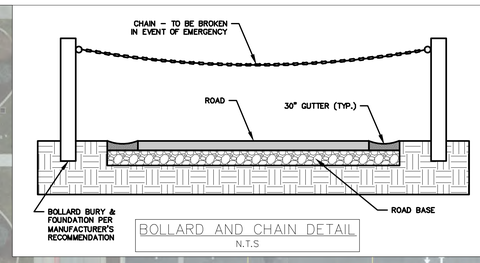
349'-11"

196'-0"

110'-4"

"AUTHORIZED VEHICLES ONLY" SIGN (SEE MUTCD R5-11 DETAIL)

BOLLARDS WITH REMOVABLE CHAIN - SEE DETAIL




BOLLARD AND CHAIN DETAIL
N.T.S

MUTCD R5-11 SIGN DETAIL

LEGEND
- ASPHALT
- CONCRETE
- GRAVEL
- LANDSCAPING

30' 0 30' 60'

MHTN
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# PARK CITY SCHOOL DISTRICT
## PARK CITY HIGH SCHOOL
## REMODEL & ADDITION
1750 KEARNS BLVD
PARCK CITY, UT 84060

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SEAL

MHTN PROJECT NO:

Original drawing is 30 x 42. Do not scale contents of this drawing.

REVISIONS
CONTRACTOR TO VERIFY DRAWINGS IN FIELD USE REFLECT LAST REVISION DATE.

| NO. | DATE | DESCRIPTION |
|---|---|---|

ISSUE
CONSTRUCTION DOCUMENTS
AUGUST 2, 2022

SHEET NAME
SIGNAGE & MARKING PLAN

SHEET NUMBER
C106

Exhibit H: Public Input

**Wednesday, October 19, 2022, 10:09 AM**

Good morning.

Thanks for your response. My comment was in regards to the PCHS proposed parking lot in the ROS zone and it's impact to the northside of the high schools open space area, as well as the impact with vehicles and night sky lights to the neighbors.

Thanks

Pam Hart

**Friday, October 21, 2022, 2:58 PM**

The PCHS Vicinity Map on Exhibit "F" page G001 shows open space, and I believe the map should be overlayed with the proposed parking lot, to show how it would impact the ROS, if given a variance.

all the best

~Pam Hart

*[Planning Commissioners – please note that the Vicinity Map page G001 was provided to the Board of Adjustment as Exhibit F on October 18, 2022. This same exhibit is provided to the Planning Commission as Exhibit C. The Vicinity Map page G001 is page 2.]*

**Friday, October 21, 2022, 3:16 PM**

Looks like Park City High School wants to expand to three stories.  We say rock on and let them do it!

Take Care,

Craig Keenan

Snowden Properties LLC

# Planning Commission
# Staff Report

**Subject:** **2270 Kearns Boulevard (McPolin Elementary School)**
**Application:** **PL-22-05401**
**Author:** **Rebecca Ward**
**Date:** **October 26, 2022**
**Type of Item:** **Conditional Use Permit**

## Recommendation
(I) Review the Conditional Use Permit to construct a 22,500-square-foot addition for the McPolin Elementary School; (II) conduct a public hearing; and (III) consider approving the Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Park City School District,<br>Represented by Todd Hansen |
| Location: | 2270 Kearns Boulevard |
| Zoning District: | Recreation Open Space<br>Frontage Protection Zone |
| Adjacent Land Uses: | Park Meadows Subdivision, Recreation Fields, Treasure Mountain Junior High, and Park City Learning Center |
| Reason for Review: | The Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action[1] |

## Abbreviations

| | |
|---|---|
| CUP | Conditional Use Permit |
| LMC | Land Management Code |
| PCSD | Park City School District |
| ROS | Recreation Open Space |

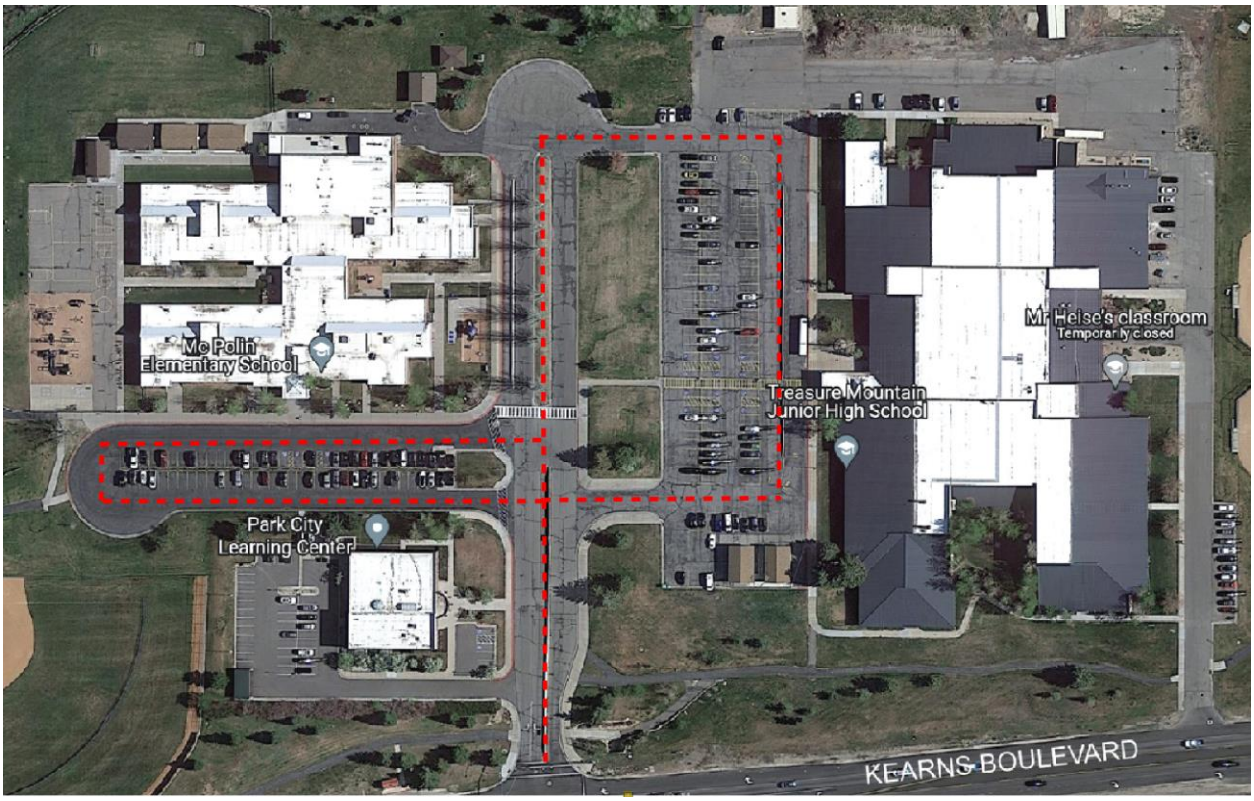
*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.*

## Summary
On September 21, 2022, the Park City School District (PCSD) submitted a Conditional Use Permit (CUP) to construct a 22,500-square-foot addition to the east of McPolin Elementary School for pre-K classroom and support space, community service space,

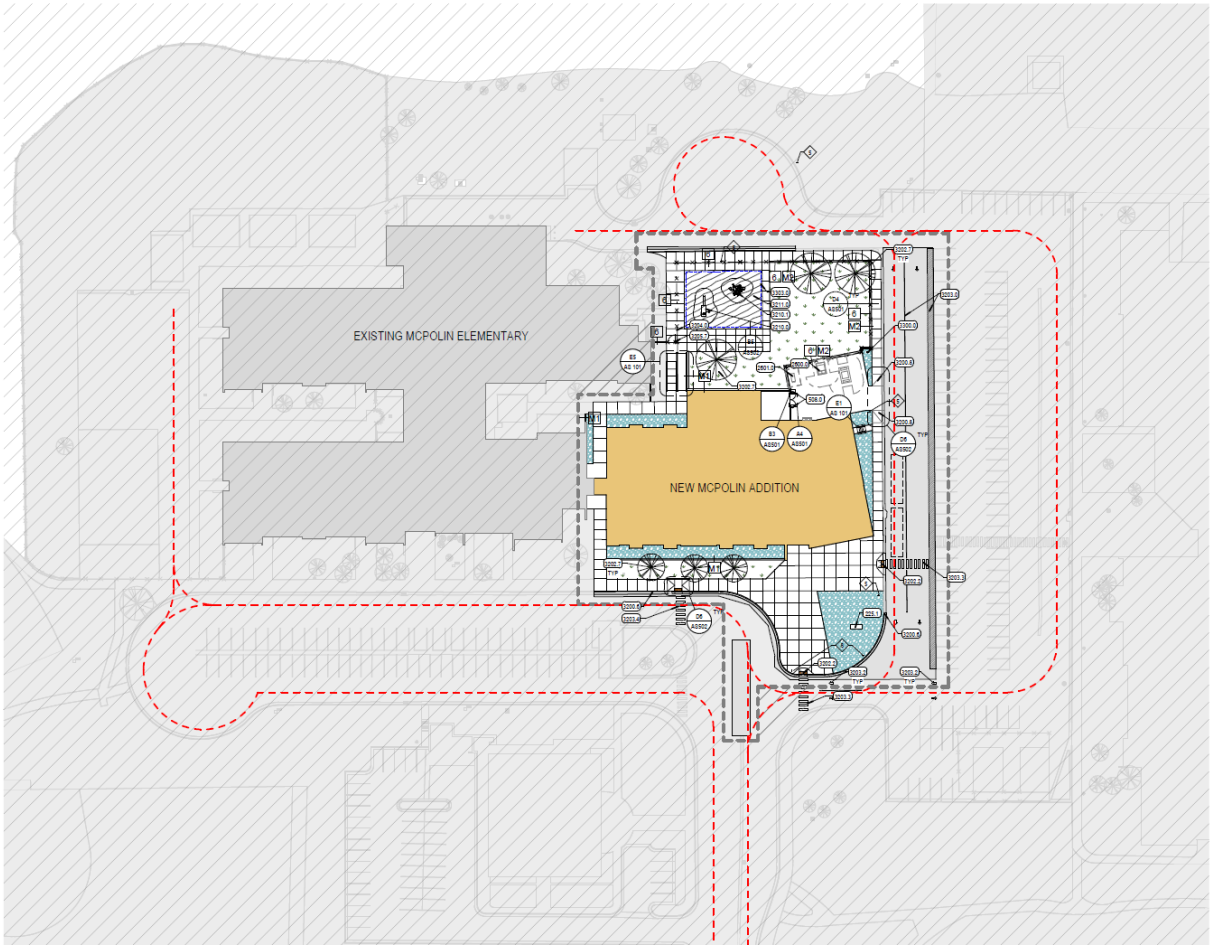
[1] LMC § 15-1-8(G)

outdoor play areas, and modifications to internal circulation and pickup areas (Exhibits B, C, and D). The image below is the Applicant's rendering of the McPolin Elementary School with the proposed addition:

The Applicant proposes expanding the McPolin Elementary School eastward, across what is now an internal north-south road on the property. According to the Applicant, this is to improve drop-off patterns, to rework back of house access for student safety, and to reduce impacts to green space. The Google Earth image below shows the current internal vehicle circulation:



The image below is taken from the Applicant's submittal and shows the McPolin Elementary extending east across what is now the internal north-south road. The road is proposed to shift to the east to connect with what is now the Treasure Mountain Junior High parking area.




## Background

In 1985, PCSD applied to annex the Park City School District (PCSD) Campus into Park City (PL-85-00026). On October 3, 1985, the City Council enacted Ordinance No. 85-11, annexing the PCSD Campus and zoning it Recreation Open Space (ROS).

In the ROS Zoning District, schools require a Conditional Use Permit (CUP) and Planning Commission review.[2] On June 27, 1990, the Planning Commission approved a CUP that included the new McPolin Elementary School (56,000 square feet) (PL-90-00106).

[2] LMC § 15-2.7-2(C)(12) *Recreation Open Space Uses*

The Park City School District (PCSD) Campus includes the Park City High School (1750 Kearns Boulevard), McPolin Elementary (2270 Kearns Boulevard), Treasure Mountain Junior High (2530 Kearns Boulevard), and Park City Learning Center (2400 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive:

## Analysis

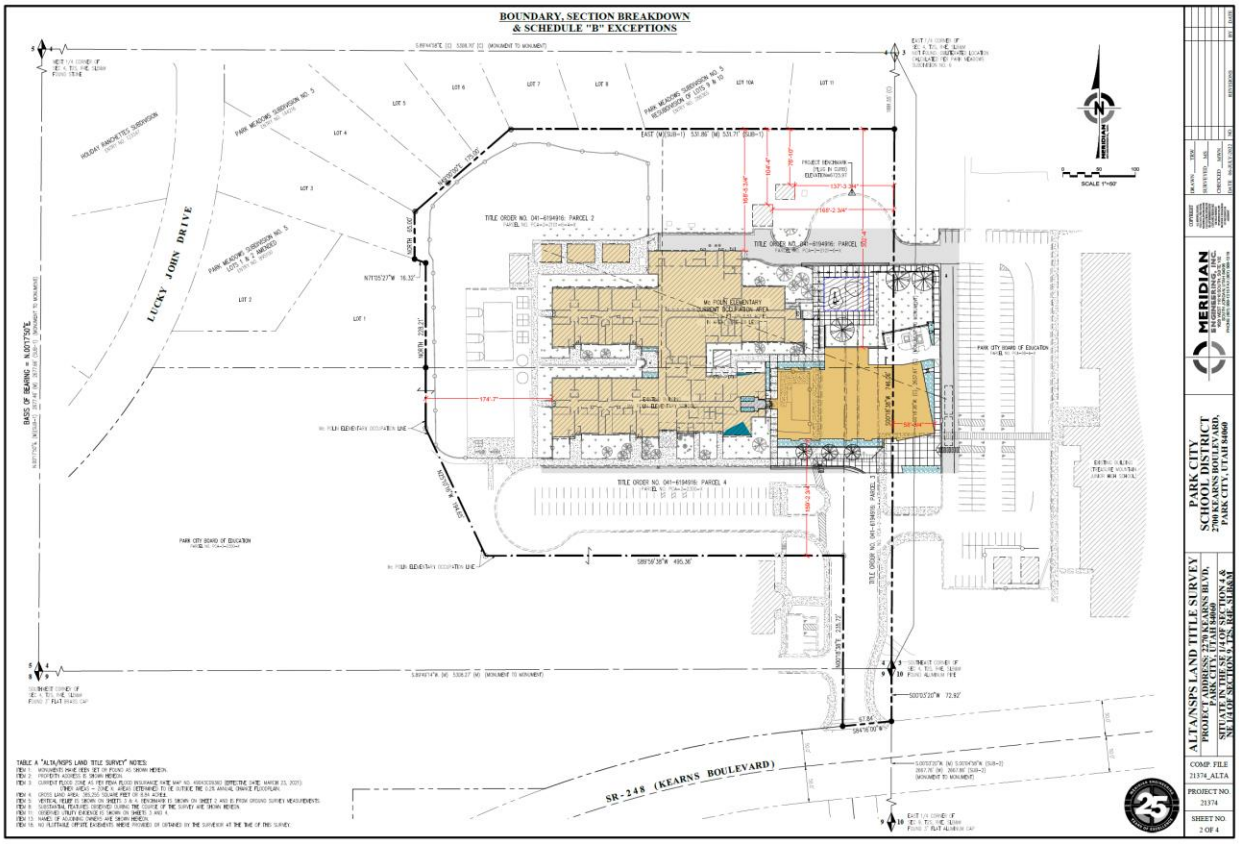
**(I) The addition to the McPolin Elementary School complies with the Recreation Open Space Zoning District.**

The purposes of the ROS Zoning District are to:

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.[3]

[3] LMC § 15-2.7-1

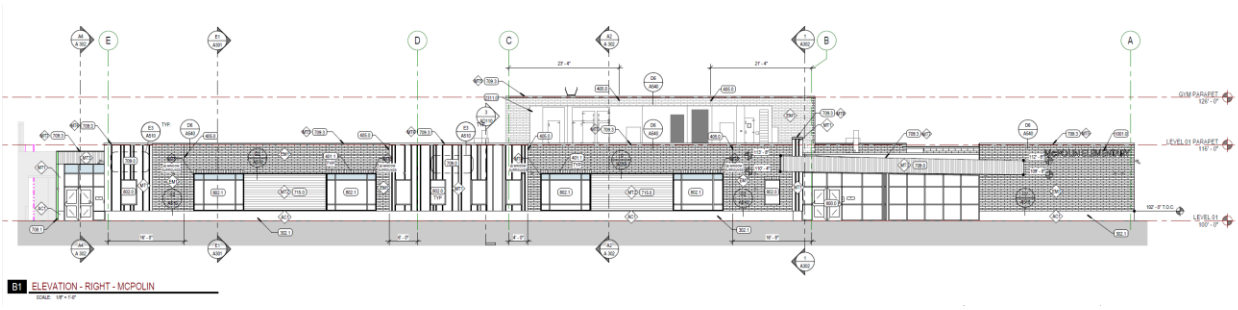
**Setbacks –** The PCSD Campus is unique and was constructed on multiple parcels, including PCA-98-A-X, PCA-2-2101-6-X, PCA-2-2101-6-A-X, PCA-2-2300-X, PCA-2-2300-A-1-X, and PCA-2-2300-A-X, expanding over 80 acres. The McPolin Elementary School is situated on three parcels: PCA-2-2101-6-A-X, PCA-2-2101-6-X, and PCA-2-2300-X. The addition expands the school eastward into PCA-98-A-X and will replace what is currently an access road that straddles PCA-2-2300-X and PCA-2-2300-A-X, shown on the Applicant's survey below:




LMC § 15-2.7-3 *Lot and Site Requirements* establishes a 25-foot setback on all property perimeters in the ROS Zoning District. The proposed addition to the McPolin Elementary School achieves significant setbacks from all PCSD Campus perimeters. The Park Meadows Subdivision is to the north and the existing school is set back from the north property line by 168 feet. The addition will be set back from the north property line by 302 feet.

From the parcel line to the front of the building along Kearns Boulevard, the addition is set back nearly 160 feet, and from Kearns Boulevard, the addition is set back over 400 feet. The McPolin Elementary School addition is toward Treasure Mountain Junior High but will be nearly 1,000 feet from the eastern PCSD Campus property line.

**Building Height –** LMC § 15-2.7-4 establishes a 28-foot building height for the ROS Zoning District. McPolin Elementary School is 26 feet in building height:




**(II) The proposed addition complies with the Frontage Protection Zone.**

The purposes of the Frontage Protection Zone are to:

1. preserve Park City's scenic view corridors,
2. preserve and enhance the rural resort character of Park City's entry corridor,
3. provide a significant landscaped buffer between Development and highway Uses,
4. minimize curb cuts, driveways and Access points to highways,
5. allow for future pedestrian and vehicular improvements along the highway corridors.

The Frontage Protection Zone is an overlay that extends 100 feet from Kearns Boulevard northward onto the PCSD Campus.[4] The proposed addition to the McPolin Elementary School is over 400 feet from Kearns Boulevard. No construction is proposed within the Frontage Protection Zone.

**(III) The proposal, as conditioned, complies with the Conditional Use Permit criteria.**

LMC § 15-2.7-2 requires Planning Commission review and approval of a Conditional Use Permit for schools in the ROS Zoning District. 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

[4] LMC § 15-2.20-2

mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10 establishes 16 criteria the Planning Commission reviews, outlined below.

Please note development of schools in Utah are subject to state regulations and limited municipal regulations. Utah Code § 10-9a-305(1)(a) requires a school district to conform to local land use regulations. However, Utah Code § 10-9a-305(3) prohibits municipalities from applying certain land use regulations to school districts, including:

- landscaping
- fencing
- aesthetic considerations
- construction methods or materials
- additional building inspections
- municipal building codes
- building use for educational purposes
- placement or use of temporary classroom facilities on school property

As a result, the recommended Conditions of Approval are modified to reflect state limitations.

**Size and Location of the Site**

The PCSD Campus is on 83.92 acres north of S.R. 224 and east of Monitor Drive. The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon.[5] According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. “Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled.”[6] The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live.

**Traffic Considerations Including Capacity of the Existing Streets in the Area**

Any changes to Kearns Boulevard (S.R. 248) access require UDOT review and approval. The Applicant proposes extending McPolin Elementary School onto what is now a north-south connection and turnaround area. According to the Applicant, this is to improve drop-off circulation.

The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the

[5] General Plan, Volume II, Neighborhoods 1, p. 16-17
[6] General Plan, Volume II, Neighborhoods 1, p. 21

General Plan identifies the PCSD Campus as a neighborhood icon.[7] According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. “Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled.”[8] The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live.

The Treasure Mountain Junior High 9th graders are scheduled to move to the High School and the 8th graders are scheduled to move to the Ecker Hill Middle School. Eventually, Treasure Mountain Junior High is slated for demolition.

ignificant investments have been made to improve pedestrian and bicyclist connectivity to the PCSD Campus, including a tunnel under S.R. 224 to connect the PCSD Campus to trails south of S.R. 224 without requiring street-level crossing over S.R. 224.

**Utility Capacity, Including Storm Water Run-Off**

On October 4, 2022, utility providers reviewed the proposed addition and confirmed utility capacity for the addition. The Engineering Department recommends the following:

> **Condition of Approval 2:** The Applicant must revise construction drawings to comply with the Park City Water Department plan review comments prior to construction.
>
> **Condition of Approval 3:** The Applicant must submit a long-term stormwater maintenance agreement to the Engineering Department for review and approval prior to construction.
>
> **Condition of Approval 4:** The Applicant must meet with the Engineering Department for a pre-construction meeting and final approval prior to construction.

The Snyderville Basin Water Reclamation District requests the following:

> **Condition of Approval 5:** The applicant has recently submitted a Line Extension Agreement (LEA) for the relocation of several sewer main lines at the high school site. All items required under the LEA must be completed prior to construction. These include the following:
>
> - SBWRD approval of the LEA
> - Payment of required engineering services fees

[7] General Plan, Volume II, Neighborhoods 1, p. 16-17
[8] General Plan, Volume II, Neighborhoods 1, p. 21

- Granting of required easements
- SBWRD approval of sewer main line construction drawings

Additionally, the following are required prior to building construction:

- The applicant must submit building plans for the expansion to SBWRD
- Impact fees for the expansion must be calculated and paid to SBWRD

**Emergency Vehicle Access**

On October 4, 2022, the Park City Fire District reviewed the proposed application and must approve proposed access prior to construction.

> **Condition of Approval 6:** The Fire District shall review and approve the final plans prior to construction.

**Location and Amount of Off-Street Parking**

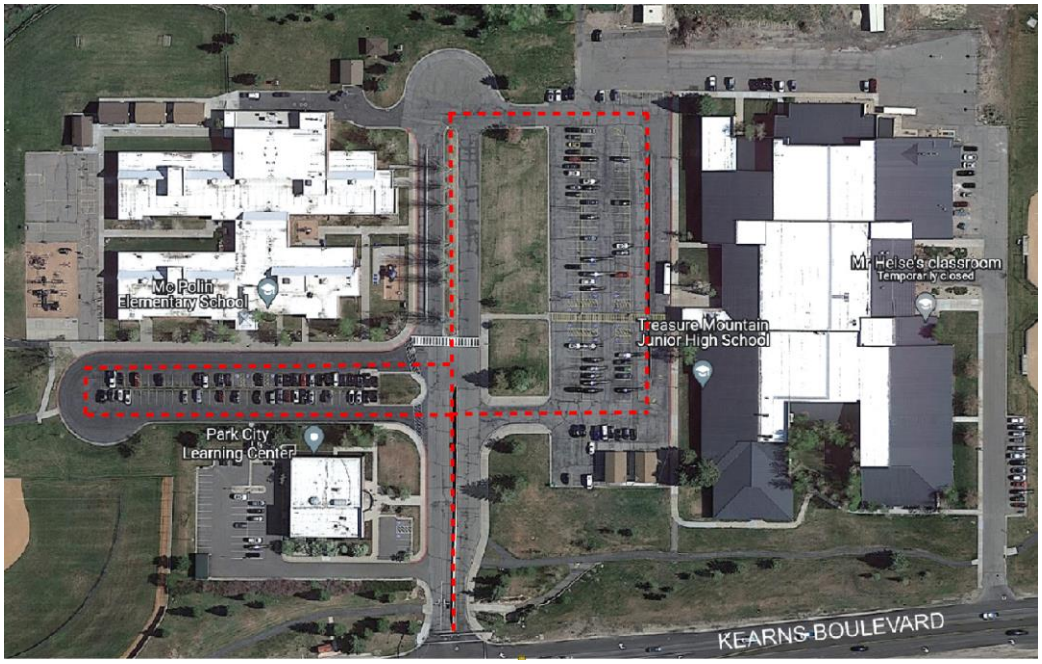
The McPolin Elementary School provides 40 parking spaces. LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* requires two spaces per three employees, or one space per 1,000 square feet of floor area, whichever is greater, for schools. There are 64 employees for the McPolin Elementary School, requiring 43 parking spaces. The McPolin Elementary School addition of 22,500 square feet triggers an additional 23 parking spaces. The Applicant proposes to restripe the parking lot for 68 parking spaces, increasing parking for the school by 28 spaces, exceeding the requirements of the LMC.

> **Condition of Approval 7:** The McPolin Elementary School Addition may not reduce the number of parking spaces provided on the Treasure Mountain Junior High site.

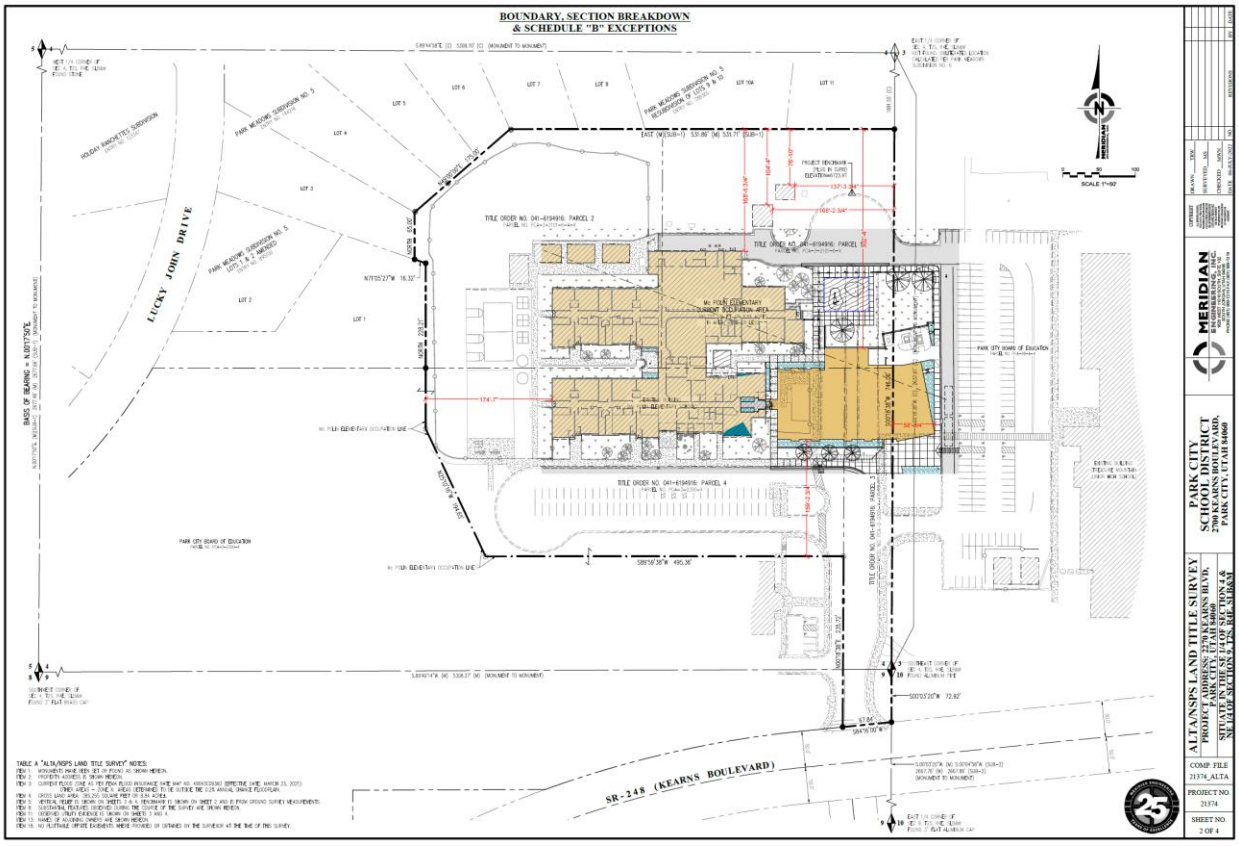
> **Condition of Approval 8:** The McPolin Elementary School shall provide 68 total parking spaces.

**Internal Vehicular and Pedestrian Circulation System**

The image below shows the current circulation with drop-off areas extending to the north of the property, with access to Treasure Mountain Junior High to the east:




The Applicant proposes reconfiguring access to the McPolin Elementary School and Treasure Mountain Junior High, shown in the survey below. The Applicant states this change is to improve drop-off patterns, to rework back of house access for student safety, and to reduce impacts to green space.



**Fencing, Screening, and Landscaping to Separate the Use from Adjoining Uses**

State law precludes municipalities from regulating fencing, screening, and landscaping.

**Building Mass, Bulk, and Orientation, and the Location of Buildings on the Site, including Orientation to Buildings on Adjoining Lots**

The McPolin Elementary School addition is within the ROS Zoning District parameters and is smaller in scale than the Park City High School and Treasure Mountain Junior High School. The addition is placed to the east of the existing school in order to reduce impacts to open space.

**Usable Open Space**

The PCSD is not subject to Master Planned Development regulations and is not required to provide minimum open space. However, the PCSD Campus provides many recreational fields and landscaped open space.

**Signs and Lighting**

> **Condition of Approval 9:** Sign installations require compliance with Municipal Code of Park City Title 12 *Signs*, a master sign plan, and sign permit approved by the Planning Department.
>
> **Condition of Approval 10:** Outdoor lights must comply with the Dark Sky Code outlined in LMC Section 15-5-5(J) and shall be fully shielded with bulbs 3,000 degrees Kelvin or less.

**Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing**

State law precludes municipalities from regulating aesthetics and construction materials.

**Noise, Vibration, Odors, Steam, or Other Mechanical Factors that Might Affect People and Property Off-Site**

The McPolin Elementary School addition significantly exceeds ROS Zoning District Setbacks and noise, vibration, odors, steam, or other mechanical factors will not affect people and property off-site.

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

> **Condition of Approval 11:** Trash and recycling pickup areas shall be fully screened and shall comply with LMC Section 15-5-5.

**Expected Ownership and Management and How the Form of Ownership Affects Taxing Entities**

The PCSD owns and manages the property and is tax exempt.

**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**

While some areas of the PCSD are within the Sensitive Land Overlay (Treasure Mountain Junior High), the McPolin Elementary School is not. The addition is not proposed to be constructed on a steep slope, near a wetland, or near a ridge line.

The McPolin Elementary School is within the Park City Soils Ordinance Boundary and is required to comply with the regulations of Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover*. The Applicant has been meeting with the City's Environmental Regulatory Program Manager and must comply with federal, state, and local regulations regarding soils.

> **Condition of Approval 12:** The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to construction.

**Consistency with the Goals and Objectives of the Park City General Plan [9]**

The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon.[10] According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. "Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled."[11] The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live.

Goal 4 of the General Plan is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting.[12] Objective 4B is to buffer entry corridors from development and protect mountain vistas to enhance the natural

[9] Such review for consistency shall not alone be binding.
[10] General Plan, Volume II, Neighborhoods 1, p. 16-17
[11] General Plan, Volume II, Neighborhoods 1, p. 21
[12] General Plan, Volume I, Natural Setting, p. 4

setting, quality of life, and visitor experience.[13] The PCSD Campus that fronts Kearns Boulevard is within the Frontage Protection Zone, which extends beyond Kearns into the property 100 feet.[14] The proposed McPolin Elementary School addition is set back from Kearns Boulevard over 400 feet and does not involve construction in the Frontage Protection Zone.

Community Planning Strategy 5.8 is to encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment.[15] According to the Applicant, the proposed addition is designed with energy-efficient mechanical and electrical systems and will stay below an Energy Usage Intensity (EUI) of 35.[16]

## Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this staff report.

## Notice

Staff published notice on the City's website and the Utah Public Notice website on October 7, 2022. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2022. Staff posted notice to the property on October 10, 2022. The *Park Record* published notice on October 12, 2022.[17]

## Public Input

No public input had been received when this staff report was published.

## Alternatives

- The Planning Commission may approve the Conditional Use Permit for a 22,500-square-foot addition to the McPolin Elementary School at 2270 Kearns Boulevard;
- The Planning Commission may deny the Conditional Use Permit for a 22,500-square-foot addition to the McPolin Elementary School at 2270 Kearns Boulevard 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: Applicant's Request
Exhibit C: Proposed Plans
Exhibit D: Survey

---

[13] General Plan, Volume I, Natural Setting, p. 5
[14] LMC § 15-2.20-2
[15] General Plan, Volume I, Natural Setting, p. 10
[16] According to Energy Star, the median EUI in the United States for K-12 Schools is 48.5 and 64.8 for pre-schools.
[17] LMC § 15-1-21

**Planning Department**

October 26, 2022

Park City School District
2270 Kearns Boulevard

CC: Todd Hansen

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 2270 Kearns Boulevard<br>(McPolin Elementary School) |
| Zoning District: | Recreation Open Space<br>Frontage Protection Zone |
| Application: | Conditional Use Permit |
| Project Number: | PL-22-05401 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 26, 2022 |
| Project Summary: | To construct a 22,500-square-foot addition to the east of the McPolin Elementary School for pre-K classroom and support space, community service space, outdoor play areas, and modifications to internal circulation and pickup areas. |

**Action Taken**

On October 26, 2022, the Planning Commission conducted a public hearing and approved the Conditional Use Permit for an addition to McPolin Elementary School at 2270 Kearns Boulevard according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. In 1985, PCSD applied to annex the Park City School District (PCSD) Campus into Park City (PL-85-00026).

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2. On October 3, 1985, the City Council enacted Ordinance No. 85-11, annexing the PCSD Campus and zoning it Recreation Open Space (ROS).
3. The Park City School District (PCSD) Campus includes the Park City High School (1750 Kearns Boulevard), McPolin Elementary (2270 Kearns Boulevard), Treasure Mountain Junior High (2530 Kearns Boulevard), and Park City Learning Center (2400 Kearns Boulevard) on 83.92 acres north of S.R. 224 and east of Monitor Drive.
4. In the ROS Zoning District, schools require a Conditional Use Permit (CUP) and Planning Commission review.
5. On June 27, 1990, the Planning Commission approved a CUP that included the new McPolin Elementary School (56,000 square feet) (PL-90-00106).
6. On September 21, 2022, the PCSD submitted a CUP to construct a 22,500-square-foot addition to the east of McPolin Elementary School for pre-K classroom and support space, community service space, outdoor play areas, and modifications to internal circulation and pickup areas.
7. The purposes of the ROS Zoning District are to:

    a. establish and preserve districts for land uses requiring substantial Areas of open land covered with vegetation and substantially free from Structures, Streets and Parking Lots,
    b. permit recreational Uses and preserve recreational Open Space land,
    c. encourage parks, golf courses, trails and other Compatible public or private recreational Uses, and
    d. preserve and enhance environmentally sensitive lands, such as wetlands, Steep Slopes, ridge lines, meadows, stream corridors, and forests.
    e. encourage sustainability, conservation, and renewable energy

8. **Setbacks –** The PCSD Campus is unique and was constructed on multiple parcels, including PCA-98-A-X, PCA-2-2101-6-X, PCA-2-2101-6-A-X, PCA-2-2300-X, PCA-2-2300-A-1-X, and PCA-2-2300-A-X, expanding over 80 acres.
9. The McPolin Elementary School is situated on three parcels: PCA-2-2101-6-A-X, PCA-2-2101-6-X, and PCA-2-2300-X. The addition expands the school eastward into PCA-98-A-X and will replace what is currently a road that straddles PCA-2-2300-X and PCA-2-2300-A-X.
10. LMC § 15-2.7-3 *Lot and Site Requirements* establishes a 25-foot setback on all property perimeters in the ROS Zoning District. The proposed addition to the McPolin Elementary School achieves significant setbacks from all PCSD Campus perimeters. The Park Meadows Subdivision is to the north and the existing school is set back from the north property line by 168 feet. The addition

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will be set back from the north property line by 302 feet. From the parcel line to the front of the building along Kearns Boulevard, the addition is set back nearly 160 feet, and from Kearns Boulevard, the addition is set back over 400 feet. The McPolin Elementary School addition is toward Treasure Mountain Junior High but will be nearly 1,000 feet from the eastern PCSD Campus property line.

11. **Building Height –** LMC § 15-2.7-4 establishes a 28-foot building height for the ROS Zoning District. McPolin Elementary School is 26 feet in building height.
12. **Frontage Protection Zone –** The purposes of the Frontage Protection Zone are 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.

13. The Frontage Protection Zone is an overlay that extends 100 feet from Kearns Boulevard northward onto the PCSD Campus. The proposed addition to the McPolin Elementary School is over 400 feet from Kearns Boulevard. No construction is proposed within the Frontage Protection Zone.
14. **Conditional Use Permit Criteria –** The Planning Commission reviews 16 criteria for Conditional Use Permits:
    a. **Size and Location of the Site –** The PCSD Campus is on 83.92 acres north of S.R. 224 and east of Monitor Drive. The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon. According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. "Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled." The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live.
    b. **Traffic Considerations Including Capacity of the Existing Streets in the Area –** Any changes to Kearns Boulevard (S.R. 248) access require

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UDOT review and approval. The Applicant proposes extending McPolin Elementary School onto what is now a north-south connection and turnaround area to improve drop-off circulation. The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon. According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. "Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled." The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live. The Treasure Mountain Junior High 9th graders are scheduled to move to the High School and the 8th graders are scheduled to move to the Ecker Hill Middle School. Eventually, Treasure Mountain Junior High is slated for demolition. Significant investments have been made to improve pedestrian and bicyclist connectivity to the PCSD Campus, including a tunnel under S.R. 224 to connect the PCSD Campus to trails south of S.R. 224 without requiring street-level crossing over S.R. 224.

c. **Utility Capacity, Including Storm Water Run-Off –** On October 4, 2022, utility providers reviewed the proposed addition and confirmed utility capacity for the addition. Recommended Conditions of Approval are included below.
d. **Emergency Vehicle Access –** On October 4, 2022, the Park City Fire District reviewed the proposed application and must approve access prior to construction.
e. **Location and Amount of Off-Street Parking –** The McPolin Elementary School provides 40 parking spaces. LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* requires two spaces per three employees, or one space per 1,000 square feet of floor area, whichever is greater, for schools. There are 64 employees for the McPolin Elementary School, requiring 43 parking spaces. The McPolin Elementary School addition of 22,500 square feet triggers an additional 23 parking spaces. The Applicant proposes to restripe the parking lot for 68 parking

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spaces, increasing parking for the school by 28 spaces, exceeding the requirements of the LMC.

f. **Internal Vehicular and Pedestrian Circulation System –** The Applicant proposes reconfiguring access to the McPolin Elementary School and Treasure Mountain Junior High to improve drop-off patterns, to rework back of house access for student safety, and to reduce impacts to green space.

g. **Fencing, Screening, and Landscaping to Separate the Use from Adjoining Uses –** State law precludes municipalities from regulating fencing, screening, and landscaping.

h. **Building Mass, Bulk, and Orientation, and the Location of Buildings on the Site, including Orientation to Buildings on Adjoining Lots –** The McPolin Elementary School addition is within the ROS Zoning District parameters and is smaller in scale than the Park City High School and Treasure Mountain Junior High School. The addition is placed to the east of the existing school to reduce impacts to open space.

i. **Usable Open Space –** The PCSD is not subject to Master Planned Development regulations and is not required to provide minimum open space. However, the PCSD Campus provides many recreational fields and landscaped open space.

j. **Signs and Lighting –** The Applicant is required to comply with Municipal Code of Park City Title 12 *Signs* and the City's Dark Sky Ordinance in LMC Section 15-5-5(J).

k. **Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing –** State law precludes municipalities from regulating aesthetics and construction materials.

l. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors that Might Affect People and Property Off-Site –** The McPolin Elementary School addition significantly exceeds ROS Zoning District Setbacks and noise, vibration, odors, steam, or other mechanical factors will not affect people and property off-site.

m. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas –** A Condition of Approval requires compliance with LMC Section 15-5-5, requiring full screening for trash and recycling areas.

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n. **Expected Ownership and Management and How the Form of Ownership Affects Taxing Entities –** The PCSD owns and manages the property and is tax exempt.

o. **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 –** While some areas of the PCSD are within the Sensitive Land Overlay (Treasure Mountain Junior High), the McPolin Elementary School is not. The McPolin Elementary School addition is not proposed to be constructed on a steep slope, near a wetland, or near a ridge line. The McPolin Elementary School is within the Park City Soils Ordinance Boundary and is required to comply with the regulations of Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover*. The Applicant has been meeting with the City's Environmental Regulatory Program Manager and must comply with federal, state, and local regulations regarding soils.

p. **Consistency with the Goals and Objectives of the Park City General Plan –** The PCSD Campus is in the Park Meadows Neighborhood of the General Plan and the General Plan identifies the PCSD Campus as a neighborhood icon. According to the General Plan, the Park Meadows Neighborhood has mostly primary residents and the PCSD Campus serves as a community amenity. "Creating community amenities close to residential neighborhoods is essential to maintaining community while decreasing Vehicle Miles Traveled." The proposed McPolin Elementary School addition allows for clustered density to provide additional pre-K classroom and support space and community service space on the PCSD Campus in an area of the community in which many primary residents live. Goal 4 of the General Plan is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting. Objective 4B is to buffer entry corridors from development and protect mountain vistas to enhance the natural setting, quality of life, and visitor experience. The PCSD Campus that fronts Kearns Boulevard is within the Frontage Protection Zone, which extends beyond Kearns into the property 100 feet. The proposed McPolin Elementary School addition is set back from Kearns Boulevard over 400 feet and does not involve construction in the Frontage Protection Zone.

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Community Planning Strategy 5.8 is to encourage energy efficiencies in construction including: infill, preservation, adaptive reuse, and redevelopment. The proposed addition is designed with energy-efficient mechanical and electrical systems and will stay below an Energy Usage Intensity (EUI) of 35.

15. Staff published notice on the City's website and the Utah Public Notice website on October 7, 2022. Staff mailed courtesy notice to property owners within 300 feet on October 8, 2022. Staff posted notice to the property on October 10, 2022. The Park Record published notice on October 12, 2022.

**Conclusions of Law**

1. The Conditional Use Permit complies with the requirements of the Land Management Code, as conditioned.
2. The proposed addition to the McPolin Elementary School complies with the Recreation Open Space Zoning District.
3. The proposed addition complies with the Frontage Protection Zone.
4. The use will be compatible with surrounding structures in use, scale, mass, and circulation.
5. The effects of any differences in use or scale have been mitigated through careful planning.

**Conditions of Approval**

1. Prior to construction and during construction, the Applicant shall notify the Planning Department of any proposed changes to the building plans.
2. The Applicant must revise construction drawings to comply with the Park City Water Department plan review comments prior to construction.
3. The Applicant must submit a long-term stormwater maintenance agreement to the Engineering Department for review and approval prior to construction.
4. The Applicant must meet with the Engineering Department for a pre-construction meeting and final approval prior to construction.
5. The applicant has recently submitted a Line Extension Agreement (LEA) for the relocation of several sewer main lines at the high school site. All items required under the LEA must be completed prior to construction. These include the following:
    - SBWRD approval of the LEA
    - Payment of required engineering services fees
    - Granting of required easements

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- SBWRD approval of sewer main line construction drawings

Additionally, the following are required prior to building construction:

- The applicant must submit building plans for the expansion to SBWRD
- Impact fees for the expansion must be calculated and paid to SBWRD

6. The Fire District shall review and approve the final plans prior to construction.
7. The McPolin Elementary School Addition may not reduce the number of parking spaces provided on the Treasure Mountain Junior High site.
8. The McPolin Elementary School shall provide 68 parking spaces.
9. Sign installations require compliance with Municipal Code of Park City Chapter 12 *Signs*, a master sign plan, and a sign permit approved by the Planning Department.
10. Outdoor lights must comply with the Dark Sky Code outlined in LMC Section 15-5-5(J) and shall be fully shielded with bulbs 3,000 degrees Kelvin or less.
11. Trash and recycling pickup areas shall be fully screened and shall comply with LMC Section 15-5-5.
12. The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping and Maintenance of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to construction.
13. All Conditions of Approval from previous CUPs continue to apply.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Rebecca Ward, project planner

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McPolin Elementary School is an existing building that is part of the overall campus for Park City School District. Along with encompassing the elementary school it also includes the Eccles Center, Park City High School, Treasure Mountain Jr. High, and the Park City Learning Center. In addition to the buildings on campus there are multiple recreational sports fields and Dozier field adjacent to the high school.

Extensive work has been performed by the PCSD over the past 12 years to evaluate the adequacy of the educational facilities within the district. As part of that process a Master Plan was developed addressing 6 schools within the district. The Master Plan included identification of critical needs which correlated to the overall educational goals of the district. This result of this work identified the need for additional classroom and support space for Pre-K functions, Wraparound community service spaces, improved drop off patterns, rework back of house access to improve student safety and mechanical/electrical work to support the improvements.

Park City School District – Park City Campus is in the Recreation Open Space (ROS) Zoning District and Frontage Protection Zone (FPZ). There are three land use approvals in 1990, 2002 and 2008.

The proposed addition retains the same character as the existing school. The design is intended to complement, reflect, and retain original sight of the established facility. The addition has been designed with energy efficient mechanical and electrical systems and will be capable of staying below an EUI of 35. The interior of the building has also been designed with materials to ensure the lifetime of the building is maximized, while creating a healthy and inviting space for its patrons. Additional scope will include Pre-kindergarten classrooms. It will also include what are called wrap around services which include services focused on the community and meeting community needs.

The 22,500 SF addition has been sited to minimize the disturbance area on site. Several locations were studied, but the proposed location allowed the addition to be directly attached to the existing school with minimal displacement of green space and maximizing the benefits of daylight. Proposed design reflects a site balance of materials and no large-scale site grading. There is no proposed impact existing wildlife corridors or existing waterways. Outdoor play space will be provided adjacent to the addition for the preschool's use, the existing green space will remain as is.

Outdoor play space will be provided adjacent to the addition for the preschool's use, the existing green space will remain as is.

Proposed addition and its use are compatible with existing school and campus facilities. The proposed addition will not create any additional noise, glare dust, pollutants, or odor.

There are currently 40 parking stalls. Prior to restriping for anticipated construction there were 68 parking stalls with 4 being handicap accessible. To meet Title 15 of the Land Management Code, Chapter 3, Off Street Parking the district will need to restripe back to original 68 stalls and add an additional 19 stalls on the east side of the new addition. This will bring the total to 87.

Standard Hours of Operation of McPolin Elementary School:

Student bell hours: 8:05 AM – 3:05 PM Monday - Thursday, 8:05 AM -12: 30 PM Friday on school days. Teachers and staff arrive around 7:30 AM and stay until 4:00 PM.

Currently there are 64 employees at McPolin Elementary School.

# PCSD PARK CITY ELEM. ADDITIONS - MC POLIN ELEMENTARY

PCSD PARK CITY SCHOOL DISTRICT

CONFORMANCE SET - 2022 07 11

**MC POLIN ELEMENTARY**
**PCSD PARK CITY SCHOOL DISTRICT**


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VCBO ARCHITECTURE

## ABBREVIATIONS

NOT ALL ABBREVIATIONS MAY BE USED

| | | | |
|---|---|---|---|
| & | AND | LAV | LAVATORY |
| @ | AT | LB / LBS | POUND (S) |
| ACT | ACOUSTICAL CEILING TILE | MAT | MATERIAL (S) |
| ADJ | ADJUSTABLE | MAX | MAXIMUM |
| AFF | ABOVE FINISH FLOOR | MDF | MEDIUM DENSITY |
| ALT | ALTERNATE | MECH | MECHANICAL |
| AL / ALUM | ALUMINUM | MEMB | MEMBRANE |
| APPROX | APPROXIMATE | MEZZ | MEZZANINE |
| ARCH | ARCHITECTURAL | MFR | MANUFACTURER |
| | | MGR | MANAGER |
| BD | BOARD | MIN | MINIMUM |
| BLDG | BUILDING | MIR | MIRROR |
| BLK | BLOCK(ING) | MISC | MISCELANEOUS |
| BO | BOTTOM OF | MO | MASONRY OPENING |
| BRG | BEARING | MTD | MOUNT (ED) |
| BSMT | BASEMENT | MTL | METAL |
| BS | BOTH SIDES | MW | MICROWAVE |
| BW | BOTH WAYS | | |
| | | N | NORTH |
| CAB | CABINET | NIC | NOT IN CONTRACT |
| CB | CATCH BASIN | NO. | NUMBER |
| CCSA | CUSTOM COLOR SELECTED BY ARCHITECT | NOM | NOMINAL |
| | | NRC | NOISE REDUCTION COEFFICIENT |
| CG | CORNER GUARD | NTS | NOT TO SCALE |
| CHAM | CHAMFER | | |
| CJ | CONTROL JOINT | OC | ON CENTER |
| CL | CENTER LINE | OD | OUTSIDE DIAMETER |
| CLG | CEILING | OFCI | OWNER FURNISHED/ CONTRACTOR INSTALLED |
| CLR | CLEAR | | |
| CM | CONSTRUCTION MANAGER | OFD | OVERFLOW DRAIN |
| COL | COLUMN | OH | OVERHEAD |
| COMP | COMPUTER | OPG | OPENING |
| CONC | CONCRETE | OPP | OPPOSITE |
| CONT | CONTINUOUS | OSB | ORIENTED STRAND BOARD |
| CMU | CONCRETE MASONRY UNIT | OZ | OUNCE |
| CSBA | COLOR SELECTED BY ARCHITECT | | |
| CT | CERAMIC TILE | PERI | PERIMETER |
| | | PERM | PERMANENT |
| D | DEPTH | PL | PLATE |
| DB | DECK BEARING | PLAM | PLASTIC LAMINATE |
| DBL | DOUBLE | PNL | PANEL |
| DEPT | DEPARTMENT | PNT | PAINT (ED) |
| DF | DRINKING FOUNTAIN | P.O. | POINT OF |
| DIA | DIAMETER | PR | PAIR |
| DIM | DIMENSION | PT | POST TENSIONED |
| DN | DOWN | PART | PARTITION |
| DRN | DRAIN | PLY | PLYWOOD |
| DTL/DET | DETAIL | | |
| DW | DISHWASHER | QT | QUARRY TILE |
| DWG | DRAWING | | |
| | | R / RAD | RADIUS |
| E | EAST | RCP | REFLECTED CEILING PLAN |
| (E) | EXISTING | REC | RECESSED |
| EA | EACH | REF | REFERENCE |
| EIFS | EXTERIOR INSULATION SYSTEM | REFG | REFRIGERATOR |
| EJ | EXPANSION JOINT | REINF | REINFORCE (ED) |
| ELEC | ELECTRICAL | REM | REMOVE (ED) |
| ELEV | ELEVATION | REPL | REPLACE |
| EQ | EQUAL | REQD | REQUIRED |
| EQUIP | EQUIPMENT | REV | REVISION (S) |
| EVAP | EVAPORATIVE | RM | ROOM |
| EXIST | EXISTING | RO | ROUGH OPENING |
| EXP | EXPANSION | | |
| EXT | EXTERIOR | S | SOUTH |
| EWC | ELECTRIC WATER COOLER | SALV | SALVAGE (ED) |
| | | SECT | SECTION |
| FA | FIRE ALARM | SF | SQUARE FOOT |
| FD | FLOOR DRAIN | SIM | SIMILAR |
| FDN | FOUNDATION | SLNT | SEALANT |
| FE | FIRE EXTINGUISHER | SPEC | SPECIFICATION (S) |
| FEC | FIRE EXTINGUISHER CABINET | SQ | SQUARE |
| FG | FINISH GRADE | SS | STAINLESS STEEL |
| FH | FIRE HYDRANT | STC | SOUND TRANSMISSION CLASS |
| FIN | FINISHED | STD | STANDARD |
| FLR | FLOOR | STL | STEEL |
| F.O. | FACE OF | STOR | STORAGE |
| FT | FOOT, FEET | STRUC | STRUCTURE (AL) |
| FRP | FIBER REINFORCED PANEL | SUSP | SUSPENDED |
| FRT | FIRE RETARDANT TREATED WOOD | SYM | SYMMETRY (ICAL) |
| FTG | FOOTING | | |
| FV | FIELD VERIFY | T | THICKNESS |
| | | T & B | TOP AND BOTTOM |
| GA | GAUGE | T & G | TONGUE AND GROOVE |
| GALV | GALVANIZED | TBD | TO BE DETERMINED |
| GB | GRAB BAR | TEMP | TEMPORARY |
| GC | GENERAL CONTRACTOR | THRU | THROUGH |
| GFRC | GLASSFIBER REINFORCED PANEL | T.O. | TOP OF |
| GYP | GYPSUM | TRANS | TRANSFORMER |
| GWB | GYPSUM WALLBOARD | TS | TUBE STEEL |
| | | TYP | TYPICAL |
| HB | HOSE BIB | | |
| HC | HANDICAP ACCESSIBLE | UNF | UNFINISHED |
| HDW | HARDWARE | UNO | UNLESS OTHERWISE NOTED |
| HDF | HIGH DENSITY FIBERBOARD | | |
| HM | HOLLOW METAL | VAR | VARIES |
| H | HEIGHT | VB | VAPOR BARRIER |
| HOR | HORIZONTAL | VCT | VINYL COMPOSITION TILE |
| | | VERT | VERTICAL |
| ID | INSIDE DIAMETER | VEST | VESTIBULE |
| ICF | INSULATED CONCRETE FORM | VWC | VINYL WALL COVERING |
| IN | INCH | | |
| INCL | INCLUDE | W | WEST |
| INFO | INFORMATION | W | WIDTH |
| INT | INTERIOR | W/ | WITH |
| INSUL | INSULATE, (D), (ION) | WC | WATER CLOSET |
| INV | INVERT | WD | WOOD |
| | | W/O | WITHOUT |
| JST | JOIST | WSCT | WAINSCOT |
| JT | JOINT | WWF | WELDED WIRE FABRIC |

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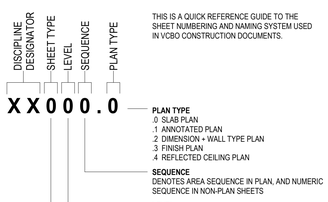
## SHEET NUMBERING + NAMING




THIS IS A QUICK REFERENCE GUIDE TO THE SHEET NUMBERING AND NAMING SYSTEM USED IN VCBO CONSTRUCTION DOCUMENTS.

**PLAN TYPE**
.0 SLAB PLAN
.1 ANNOTATED PLAN
.2 DIMENSION + WALL TYPE PLAN
.3 FINISH PLAN
.4 REFLECTED CEILING PLAN

**SEQUENCE**
DENOTES AREA SEQUENCE IN PLAN, AND NUMERIC SEQUENCE IN NON-PLAN SHEETS

**LEVEL**
DENOTES LEVEL IN A MULTI-STORY BUILDING. ALSO BECOMES A SEQUENCE NUMBER DENOTING DIVISIONS IN NON-PLAN SHEETS

**SHEET TYPE SEQUENCE**
0 GENERAL NOTES + LEGENDS
1 FLOOR PLANS
2 ELEVATIONS
3 SECTIONS
4 ENLARGED PLANS, ELEVATIONS, SECTIONS
5 DETAILS
6 DOOR, WINDOW, OTHER SCHEDULES
7 SIGNAGE
8 USER DEFINED
9 3D DRAWINGS + PERSPECTIVES

## VICINITY MAP

## REFERENCE SYMBOL LEGEND

**BUILDING SECTION**
WALL SECTION NUMBER
SIM
DIRECTION OF VIEW
SHEET WHERE DRAWN

**LAYOUT GRID LINES**
GRID IDENTIFICATION

**WALL SECTION**
WALL SECTION NUMBER
SIM
DIRECTION OF VIEW
SHEET WHERE DRAWN

**DETAIL SECTION**
ELEVATION NUMBER AND DIRECTION
SIM
SHEET WHERE DRAWN

**INTERIOR ELEVATION**
ELEVATION NUMBER AND DIRECTION
SHEET WHERE DRAWN

**LEVEL LINE**
SECOND LEVEL
116' - 0"

**ROOM NAME AND NUMBER**
ROOM NAME
101

**DETAIL REFERENCE**
DETAIL NUMBER
SHEET WHEN DRAWN, HYPEN INDICATES DETAIL ON SAME SHEET

**WALL TYPE MARK**
CONSTRUCTION TYPE - BY CSI DIVISION
WALL TYPE
5A6 - 1
FIRE RATING
NOMINAL SIZE
SEE WALL TYPE SHEET FOR ADDITIONAL INFORMATION

## DRAWING TAGS

**REVISIONS TAG**
REVISION NUMBER

**CEILING TAG**
CEILING TYPE
X X' - X"
CEILING HEIGHT

**WINDOW TAG**
WINDOW MARKER
XXXX

**FLOOR TRANSITIONS MARKER**
TRANSITION SYMBOL

**ELEVATION MARKER**

**FINISH TAG**
NAME T: W?
# R: W?
B? B: W?
F? F: L: W?

## SHEET SYMBOLS

**#** DRAWING TITLE
SCALE:
BASIC DRAWING TITLE

PROJECT NORTH

MATCH LINE
A

## GENERAL NOTES

1. IT IS THE CONTRACTORS RESPONSIBILITY TO REVIEW AND COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS BEFORE COMMENCING CONSTRUCTION, AND TO ASSURE THAT ALL PARTIES ARE AWARE OF ALL REQUIREMENTS, REGARDLESS OF WHERE THE REQUIREMENTS OCCUR IN THE CONTRACT DOCUMENTS, WHICH MIGHT AFFECT THE WORK OF THAT PARTY.
2. AS PART OF THE CONTRACTOR'S RESPONSIBILITY TO COORDINATE THE WORK OF ALL SUB-CONTRACTORS, TRADES AND SUPPLIERS, THE CONTRACTOR SHALL ENDEAVOR TO IDENTIFY AND NOTIFY THE ARCHITECT OF ANY CONFLICTS BETWEEN THE WORK OF DIFFERENT PARTIES AT THE EARLIEST POSSIBLE DATE SO AS TO ALLOW REASONABLE AND ADEQUATE TIME FOR THE CONFLICT TO BE RESOLVED WITHOUT DELAYING THE WORK. ALL DEVIATIONS FROM THAT WHICH IS REQUIRED BY THE CONTRACT DOCUMENTS MUST BE APPROVED IN ADVANCE BY THE ARCHITECT.
3. THE ARCHITECTURAL DRAWINGS ESTABLISH AND COORDINATE THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL EXPOSED ELEMENTS OF THE WORK OF ALL THE TRADES, INCLUDING THAT WORK WHICH IS ILLUSTRATED PRIMARILY ON DRAWINGS OF OTHER DISCIPLINES. QUANTITIES ARE TO BE PROVIDED AS SHOWN ON DRAWINGS OF OTHER DISCIPLINES BUT LOCATIONS SHOWN ON OTHER DRAWINGS ARE SCHEMATIC, UNLESS OTHERWISE NOTED ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECTURAL DRAWINGS TAKE PRECEDENCE FOR THE FINISHED APPEARANCE AND EXACT LOCATION OF ALL PARTS OF THE WORK.
4. EXCEPT WHERE DIRECTED TO PLACE ITEMS OF WORK AT THE APPROXIMATE LOCATION SHOWN; DO NOT SCALE DRAWINGS FOR DIMENSIONAL INFORMATION. ALL ELEMENTS OF THE DRAWINGS MAY NOT BE DRAWN TO EXACT SCALE. ALL DIMENSIONS REQUIRED ARE SHOWN OR MAY BE DERIVED FROM THOSE SHOWN ON THE FLOOR PLANS, DETAIL PLANS, ELEVATIONS, SECTIONS, DETAILS, SCHEDULES AND SPECIFICATIONS. IF DIMENSIONS ARE NOT PRESENT, THE ARCHITECT IS TO BE NOTIFIED SO THAT A CLARIFICATION CAN BE ISSUED.
5. CONTRACTOR TO FOLLOW CURRENT ANSI 117-1 STANDARDS AS REPRESENTED ON SHEET G301, GENERAL ACCESSIBILITY GUIDELINES. NOTIFY ARCHITECT IF THE DESIGN DRAWINGS CONFLICT WITH THIS SHEET.

## DEFERRED SUBMITTALS

CONTRACTOR IS RESPONSIBLE TO SUBMIT DEFERRED SUBMITTALS IN ACCORDANCE WITH IBC 107.3.4.2 AS PART OF THE SUBMITTAL PROCESS, THE CONTRACTOR IS TO SUBMIT ALL ICC ERS REPORTS FOR ITEMS NOTED.

- METAL FABRICATIONS (STAIRS AND LADDERS)
- ALUMINUM CURTAIN WALLS
- SUSPENDED CEILING SYSTEMS
- CUSTOM SUSPENDED MILLWORK
- MECHANICAL SEISMIC RESTRAINTS
- FIRE ALARM SYSTEMS
- ELECTRICAL SEISMIC RESTRAINTS
- FIRE PROTECTION PER 107.2.2
- ROOFING MATERIALS

## DESIGN DATA

**GOVERNING BUILDING CODES**:
IBC 2018, to include Appendix J; IRC 2015, ANSI 117-1 2009; NFPA 101 LIFE SAFETY 2015; IMC 2018; IPC 2018; IECC 2018, for commercial projects; IFGC 2018; NEC 2017

**OCCUPANCY TYPE** - CH.3
- **E - EDUCATION** (305)

**TYPE OF CONSTRUCTION** (CIRCLE ONE)

| I | I | II | II | III | III | IV | V | V |
|---|---|---|---|---|---|---|---|---|
| A | B | A | B | A | B | HT | A | B |

**ALLOWABLE BUILDING HEIGHT:** PER TABLE 504.3: **75** FEET
- **ACTUAL HEIGHT - 26** FEET

**ALLOWABLE STORIES ABOVE GRADE PLANE:** PER TABLE 504.4: **3**
- **ACTUAL STORIES - 1**

**BUILDING AREA:** PER TABLE 506.2:
- SINGLE OCCUPANCY, SINGLE STORY BUILDING (506.2.1) WITH NONSEPARATED OCCUPANCIES USING AN OCCUPANCY CLASSIFICATION OF E (INCLUDING OCCUPANCY CLASSIFICATIONS OF A3, B, E, S1, A3 IS NOT CONSIDERED A SEPARATE OCCUPANCY IN AN E BUILDING (303.1.3), RESULTING IN E AS THE MOST RESTRICTIVE CLASSIFICATION (508.3.1)). REFER TO "OCCUPANCY CLASSIFICATION" FOR OCCUPANCY BREAKDOWN.

- **ALLOWABLE - 66,845** SF
  **ACTUAL** - **22,566** SF

  W=30
  If= [598']692' - 25'] 30/30 = .61
  Aa = [58,000 + (14,500x.61)] = 66,845

  **Aa** = Allowable area (square feet).
  **At** = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2
  **NS** = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).
  **If** = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
  **Sa** = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

**INCIDENTAL USE AREAS:** PER TABLE 509
- None

**PROTECTION:** PER SECTION 509.4.2
- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

**FIRE RESISTANCE RATING REQUIREMENTS** FOR BUILDING ELEMENTS:
PER TABLE 601
- PRIMARY STRUCTURAL FRAME - **0** HOUR
- BEARING WALLS
  EXTERIOR - **0** HOUR
  INTERIOR - **0** HOUR
- NON-BEARING WALLS & PARTITION
  INTERIOR - **0** HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR

**AUTOMATIC SPRINKLER SYSTEM**: PER SECTION 903 - **YES**

**DESIGN OCCUPANCY LOAD:** PER SECTION 1004
- LEVEL 1 - **749** OCCUPANTS
- TOTAL OCCUPANTS - **749** OCCUPANTS

**EGRESS WIDTH FOR OCCUPANCY SERVED:** PER 1005
- STAIRS: 0.3 IN / OCC. **OR** 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. **OR** 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2

**EXIT ACCESS** - CH. 10

**COMMON PATH OF EGRESS TRAVEL:** PER TABLE 1006.2.1
- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) **75** FEET
- **1006.2.1** Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

**2 EXITS REQUIRED** - PER 1006.3.1
- WHERE THE OCCUPANCY LOAD TOTALS 50 OR MORE
- PLACE FAR ENOUGH APART - NOT LESS THAT 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS, 1/3 MAX DIAGONAL FOR SPRINKLED BUILDINGS).

**THROUGH INTERVENING SPACES** PER 1016.2
- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

**TRAVEL DISTANCE**: PER TABLE 1017.2
- WITH SPRINKLER SYSTEM - **250'** MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

**CORRIDOR FIRE RESISTANCE RATING:** PER TABLE 1020.1
- WITH SPRINKLER SYSTEM - 0 HOUR FIRE RATED CONSTRUCTION

**MINIMUM CORRIDOR WIDTH**: PER TABLE 1020.2 IN INCHES
- 44 UNLESS NOTED OTHERWISE
- 72" GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

**DEAD ENDS:** PER 1020.4
- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED;
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

**INTERIOR WALL & CEILING FINISH REQUIREMENTS:** PER TABLE 803.11
- IN SPRINKLERED BUILDING :
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

**INTERIOR FLOORS FINISH:** PER 804
- IN SPRINKLERED BUILDING - CLASS I & II

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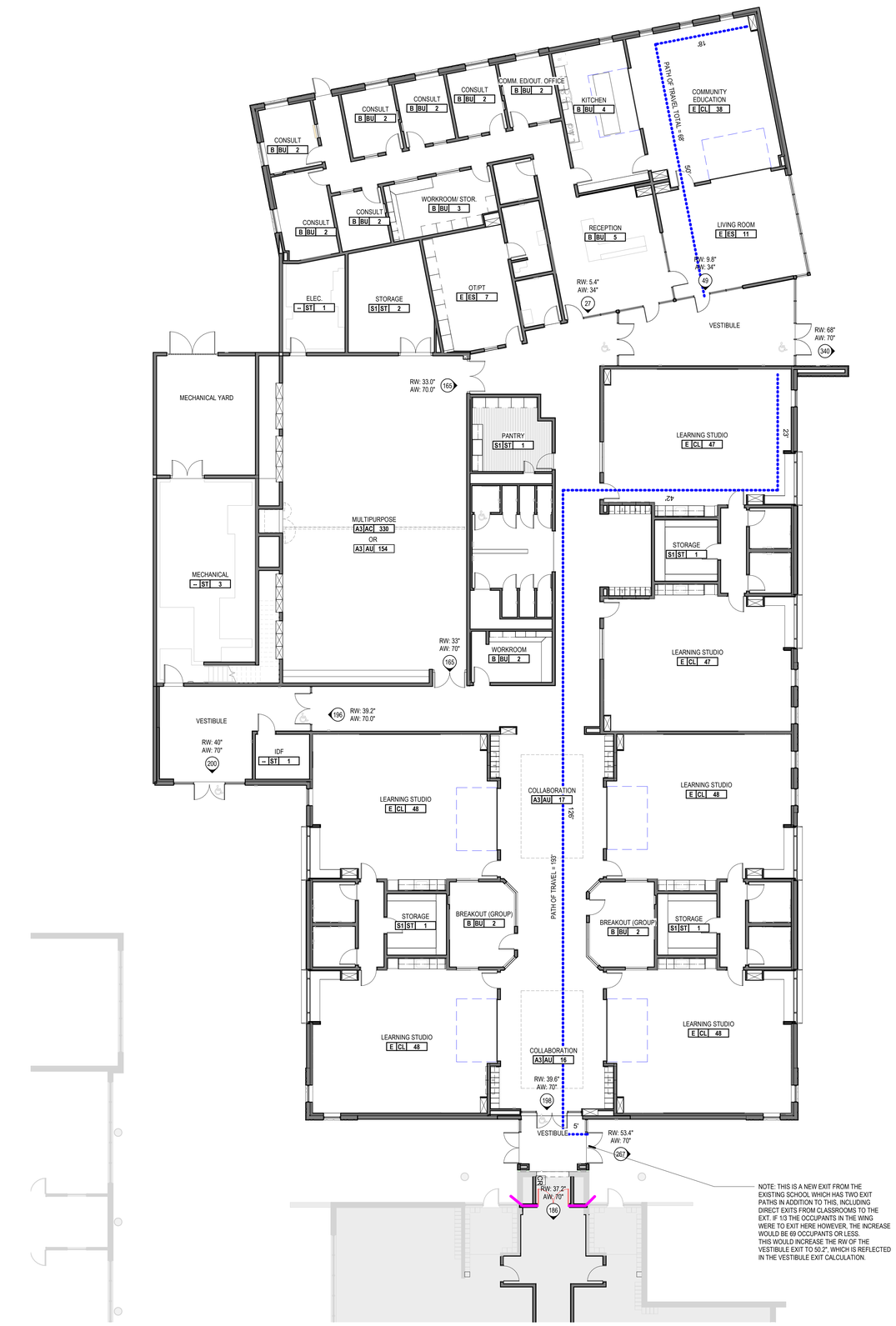
## BID ALTERNATES

1. **ALTERNATE 1: AIR SOURCE HEAT PUMP EQUIPMENT - NOT ACCEPTED AT BID TIME**
   1. PROVIDE COST TO ADD THE AIR SOURCED HEAT PUMP AND ASSOCIATE CIRCULATOR AND DEVICES, AS SHOWN ON THE MECHANICAL DRAWINGS.
2. **ALTERNATE 2: POLISHED CONCRETE AT MULTIPURPOSE - NOT ACCEPTED AT BID TIME**
   1. PROVIDE COST TO CHANGE RESILIENT FLOOR FINISH IN THE MULTIPURPOSE ROOM AND ADJACENT STORAGE, TO A POLISHED CONCRETE FLOOR FINISH, AS INDICATED ON THE ARCHITECTURAL DRAWINGS.
3. **ALTERNATE 3: SOLID SURFACE TO PLASTIC LAMINATE - NOT ACCEPTED AT BID TIME**
   1. PROVIDE COST TO CHANGE ALL COUNTERTOPS TO PLASTIC LAMINATE OVER 1 1/2" SUBSTRATE IN LIEU OF SOLID SURFACE COUNTERTOPS IN ALL LOCATIONS EXCEPT THE RECEPTION AND KITCHEN.
4. **ALTERNATE 4: LIGHT POLES - NOT ACCEPTED AT BID TIME**
   1. DEMOLITION COSTS
      A. BASE BID SCOPE: EXISTING POLE LIGHT FIXTURE TO REMAIN IN PLACE. PROTECT FROM DAMAGE DURING ALL PHASES OF THE CONSTRUCTION. REWIRE POLE LIGHT FIXTURE AS NECESSARY TO REMAIN OPERATIONAL. SEE SITE PLAN FOR ADDITIONAL REQUIREMENTS.
      B. ALTERNATE SCOPE: REMOVE EXISTING POLE LIGHT FIXTURE. EXISTING BASE AND BRANCH CIRCUIT BETWEEN POLES TO REMAIN IN PLACE FOR REUSE. REMOVE EXISTING BRANCH CIRCUIT FEED BACK TO THE EXISTING LIGHTING CONTROLS AND PANEL IN THE EXISTING BUILDING. SEE SITE PLAN FOR ADDITIONAL REQUIREMENTS.
   2. NEW CONSTRUCTION COSTS
      A. BASE BID SCOPE: EXTEND 1 -INCH CONDUIT WITH PULL STRING FROM NEW A12 POLE LIGHT FIXTURE TO EXISTING POLE LIGHT FIXTURE FOR FUTURE CONNECTIONS. STUB CONDUIT INTO THE EXISTING POLE.
      B. ALTERNATE SCOPE: PROVIDE NEW A14 POLE LIGHT FIXTURE ON THE EXISTING BASE AND CONNECTION TO THE NEW BRANCH CIRCUIT FEEDING THE NEW POLE LIGHT FIXTURES. SEE SITE DEMOLITION PLAN FOR ADDITIONAL REQUIREMENTS.
5. **ALTERNATE 5: MCPOLIN RESTROOMS (ONLY APPLIES FOR MCPOLIN ELEM.) - NOT ACCEPTED AT BID TIME**
   1. PROVIDE COST TO ADD TWO RESTROOMS IN THE EXISTING SCHOOL AND TO MODIFY ADJACENT SPACES, AS INDICATED ON THE DRAWINGS.

## NOTES TO BIDDERS

1. THIS SHEET CONTAINS A LIST OF DRAWINGS WHICH COMPRISE A FULL SET OF DRAWINGS FOR THIS PROJECT. ANY CONTRACTOR, SUBCONTRACTOR, VENDOR OR ANY OTHER PERSON PARTICIPATING IN OR BIDDING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE INFORMATION CONTAINED IN ANY AND ALL SHEETS OF DRAWINGS AND SPECIFICATIONS. IF ANY PERSON, PARTY OR ENTITY ELECTS TO SUBMIT BIDS FOR AN




1 PLAN - LEVEL 01 - CODE + LIFE SAFETY

SCALE: 1" = 10'-0"

## PLUMBING FIXTURE ANALYSIS

| | | | |
|---|---|---|---|
| IBC 2018 2902.1 | | | |
| OCCUPANCY TYPE | E | | |
| TOTAL APPLICABLE S.F. | 22,566 | | |
| OCCUPANT LOAD FACTOR | -- | | |
| OCCUPANTS CALCULATED FROM SQUARE FOOTAGE | 749 | | |
| MAXIMUM ACTUAL OCCUPANTS AS DIRECTED BY THE SCHOOL DISTRICT | | -- | |
| OCCUPANT LOAD BASED ON PLUMBING FIXTURES PROVIDED | | 800 | |
| DIVIDE BY 2 | 374.5 | | EA. MALE & FEMALE |
| WATER CLOSETS | | | |
| FEMALE (1:50) | 8 | 8 | REQUIRED |
| | | 8 | PROVIDED |
| MALE (1:50) | 8 | 8 | REQUIRED |
| | | 8 | WC PROVIDED |
| URINALS (67% of WC in E) | | 0 | URINAL PROVIDED |
| LAVATORIES | | | |
| FEMALE (1:50) | 8 | 8 | REQUIRED |
| | | 8 | PROVIDED |
| MALE (1:50) | 8 | 8 | REQUIRED |
| | | 8 | PROVIDED |
| DRINKING FOUNTAINS (HIGH/LOW PER 1:100 (50% may be water coolers or bottled water per IPC 2012 410.3 Substitution) | 1109.5.1) 4 | 4 8 (INCLUDES BUBBLERS IN ALL CLASSROOMS) | REQUIRED PROVIDED |
| SERVICE SINK | | | |
| | 1 | 1 | REQUIRED |
| | | 1 | PROVIDED |

## FIRE RATING LEGEND

- SMOKE PARTITION - WALL CONSTRUCTION
- 2 HOUR FIRE WALL - WALL CONSTRUCTION
- PATH OF TRAVEL TO EXIT
- COMMON PATH OF TRAVEL TO EXIT

### LEGEND - OCCUPANCY

| Occupancy Category | Table 10-A | Occupant Load Factor | Total Occupants | Count |
|---|---|---|---|---|
| AC | Assembly - Concentrated (chairs only - not fixed) | 7 | 330 | 1 |
| AU | Assembly - Unconcentrated (tables and chairs) | 15 | 33 | 2 |
| BU | Business Area | 100 | 32 | 13 |
| CL | Education - Classroom | 20 | 324 | 7 |
| ES | Educational Shop and Vocational Area | 50 | 18 | 2 |
| ST | Acessory Storage Area, Mechanical, Equipment Room | 300 | 12 | 9 |
| Grand total | | | 749 | 34 |

### OCCUPANCY CLASSIFICATION (Ch. 3)

| OCCUPANCY CLASSIFICATION | NET AREA | OCCUPANCY COUNT |
|---|---|---|
| | 4830.83 SF | 0 |
| -- | 1048.10 SF | 5 |
| A3 | 3503.01 SF | 363 |
| B | 2595.42 SF | 32 |
| E | 7687.68 SF | 342 |
| S1 | 1047.21 SF | 7 |
| | 20712.26 SF | 749 |

## DESIGN DATA

**GOVERNING BUILDING CODES**:
IBC 2018, to include Appendix J; ANSI 117-1 2009; IFC 2018 w/ UTAH AMENDMENTS; IMC 2018; IPC 2018; IECC 2018; IFGC 2018; NEC 2020

**PROJECT DESCRIPTION:** SINGLE STORY ELEMENTARY SCHOOL ADDITION
**OCCUPANCY TYPE** - CH.3
- **E-EDUCATION** (305)

**CONSTRUCTION TYPE** - CH.6
- **TYPE II-B** (TABLE 602)

**ALLOWABLE BUILDING HEIGHT:** PER TABLE 504.3: **75** FEET
- **ACTUAL HEIGHT - 26** FEET

**ALLOWABLE STORIES ABOVE GRADE PLANE:** PER TABLE 504.4: **3**
- **ACTUAL STORIES - 1**

**BUILDING AREA:** PER TABLE 506.2:
- SINGLE OCCUPANCY, SINGLE STORY BUILDING (506.2.1) WITH NONSEPARATED OCCUPANCIES USING AN OCCUPANCY CLASSIFICATION OF E (INCLUDING OCCUPANCY CLASSIFICATIONS OF A3, B, E, S1. A3 IS NOT CONSIDERED A SEPARATE OCCUPANCY IN AN E BUILDING (303.1.3), RESULTING IN E AS THE MOST RESTRICTIVE CLASSIFICATION (508.3.1)). REFER TO "OCCUPANCY CLASSIFICATION" FOR OCCUPANCY BREAKDOWN.

- **ALLOWABLE - 66,845** SF
  **ACTUAL - 22,566** SF

  W=30
  If= [598'/692' - .25] 30/30 = .61
  Aa = [58,000 + (14,500x.61)] = 66,845

  **Aa** = Allowable area (square feet).
  **At** = Tabular allowable area factor (NS, S1, or S13R value, as applicable) in accordance with Table 506.2.
  **NS** = Tabular allowable area factor in accordance with Table 506.2 for nonsprinklered building (regardless of whether the building is sprinklered).
  **If** = Area factor increase due to frontage (percent) as calculated in accordance with Section 506.3.
  **Sa** = Actual number of building stories above grade plane, not to exceed three. For buildings equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.2, use the actual number of building stories above grade plane, not to exceed four.

**INCIDENTAL USE AREAS:** PER TABLE 509
- None

**PROTECTION:** PER SECTION 509.4.2
- Where Table 509 permits an automatic sprinkler system without a fire barrier, the incidental uses shall be separated from the remainder of the building by construction capable of resisting the passage of smoke.

**FIRE RESISTANCE RATING REQUIREMENTS** FOR BUILDING ELEMENTS:
PER TABLE 601
- PRIMARY STRUCTURAL FRAME - **0** HOUR
- BEARING WALLS
  EXTERIOR - **0** HOUR
  INTERIOR - **0** HOUR
- NON-BEARING WALLS & PARTITION
  INTERIOR - **0** HOUR
- FLOOR CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR
- ROOF CONSTRUCTION & ASSOCIATED SECONDARY MEMBERS - **0** HOUR

**AUTOMATIC SPRINKLER SYSTEM**: PER SECTION 903 - **YES**

**DESIGN OCCUPANCY LOAD:** PER SECTION 1004
- LEVEL 1 - **749** OCCUPANTS
- TOTAL OCCUPANTS - **749** OCCUPANTS

**EGRESS WIDTH FOR OCCUPANCY SERVED:** PER 1005
- STAIRS: 0.3 IN / OCC. **OR** 0.2 IN / OCC. IF AUTOMATIC SPRINKLER PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2
- OTHER EGRESS: 0.2 IN / OCC. **OR** 0.15 IN / OCC. IF AUTOMATIC PER 903.3.1.1 OR 903.3.1.2 **AND** EMERGENCY VOICE/ALARM PER 907.5.2.2

**EXIT ACCESS** - CH. 10

**COMMON PATH OF EGRESS TRAVEL:** PER TABLE 1006.2.1
- (Measured from the most remote point within a story to that point where the occupants have separate access to two exits or exit access doorways) **75** FEET
- **1006.2.1** Where the design occupant load or the common path of egress travel distance exceeds the values listed in Table 1006.2.1

**2 EXITS REQUIRED** - PER 1006.3.1
- WHERE THE OCCUPANCY LOAD TOTALS 50 OR MORE
- PLACE FAR ENOUGH APART - NOT LESS THAT 1/2 MAXIMUM DIAGONAL DIMENSION OF AREA SERVED (MEASURED STRAIGHT LINE BETWEEN EXITS, 1/3 MAX DIAGONAL FOR SPRINKLED BUILDINGS).

**THROUGH INTERVENING SPACES** PER 1016.2
- PERMITTED WHERE ADJOINING ROOMS OR AREAS ACCESSORY TO THE AREAS SERVED, IS NOT HIGH HAZARD OCCUPANCY, AND PROVIDE A DISCERNIBLE PATH OF EGRESS TRAVEL TO AN EXIT.

**TRAVEL DISTANCE**: PER TABLE 1017.2
- WITH SPRINKLER SYSTEM - **250'** MAXIMUM LENGTH OF EXIT ACCESS TRAVEL
- SEE MEASUREMENT 1017.3 (INCLUDES COMMON PATH DISTANCE)

**CORRIDOR FIRE RESISTANCE RATING:** PER TABLE 1020.1
- WITH SPRINKLER SYSTEM - **0** HOUR FIRE RATED CONSTRUCTION

**MINIMUM CORRIDOR WIDTH**: PER TABLE 1020.2 IN INCHES
- 44 UNLESS NOTED OTHERWISE
- 72" GROUP E WITH OCCUPANT LOAD OF 100 OR MORE

**DEAD ENDS:** PER 1020.4
- MUST BE LESS THAN 20' WHERE MORE THAN ONE EXIT IS REQUIRED;
- OR 50' IN SPRINKLERED BUILDING (EXCEPTION 2)
- OR THE LENGTH IS 2.5 TIMES THE WIDTH (EXCEPTION 3)

**INTERIOR WALL & CEILING FINISH REQUIREMENTS:** PER TABLE 803.11
- IN SPRINKLERED BUILDING :
- EXIT ENCLOSURES AND EXIT PASSAGEWAYS - CLASS B
- CORRIDORS AND OTHER EXIT WAYS - CLASS C
- ROOMS AND ENCLOSED SPACES - CLASS C

**INTERIOR FLOORS FINISH:** PER 804
- IN SPRINKLERED BUILDING - CLASS I & II

VCBO ARCHITECTURE
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SALT LAKE CITY, UT 84102
801.575.8800
VCBO.COM

STATE OF UTAH
WILLIAM HERRON JOHNSON
No. 9377221-0301
LICENSED ARCHITECT

| REV | DATE | DESCRIPTION |
|---|---|---|
| 7 | 07-07-2022 | ASI 01 |

VCBO NUMBER: 21635.01-21635.02
CLIENT NUMBER: 00000
DATE: 2022 07 11

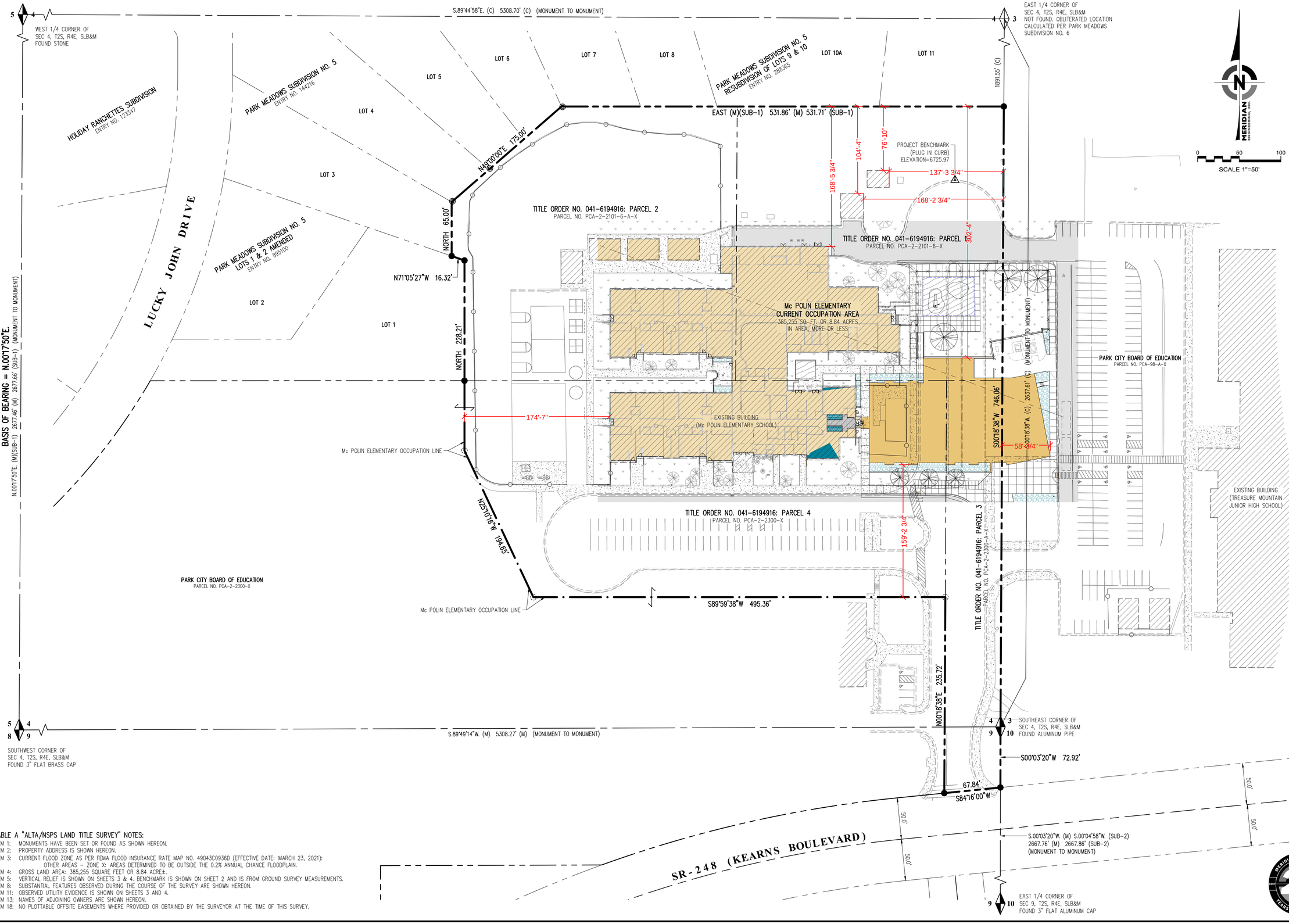
# PCSD PARK CITY ELEM. ADDITIONS
## MC POLIN ELEMENTARY

PCSD PARK CITY SCHOOL DISTRICT
PARK CITY, UT 84098
CONFORMANCE SET

CODE + LIFE SAFETY

G 101

# BOUNDARY, SECTION BREAKDOWN & SCHEDULE "B" EXCEPTIONS




## TABLE A "ALTA/NSPS LAND TITLE SURVEY" NOTES:

ITEM 1: MONUMENTS HAVE BEEN SET OR FOUND AS SHOWN HEREON.
ITEM 2: PROPERTY ADDRESS IS SHOWN HEREON.
ITEM 3: CURRENT FLOOD ZONE AS PER FEMA FLOOD INSURANCE RATE MAP NO. 49043C0936D (EFFECTIVE DATE: MARCH 23, 2021): OTHER AREAS – ZONE X: AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
ITEM 4: GROSS LAND AREA: 385,255 SQUARE FEET OR 8.84 ACRE±.
ITEM 5: VERTICAL RELIEF IS SHOWN ON SHEETS 3 & 4. BENCHMARK IS SHOWN ON SHEET 2 AND IS FROM GROUND SURVEY MEASUREMENTS.
ITEM 8: SUBSTANTIAL FEATURES OBSERVED DURING THE COURSE OF THE SURVEY ARE SHOWN HEREON.
ITEM 11: OBSERVED UTILITY EVIDENCE IS SHOWN ON SHEETS 3 AND 4.
ITEM 13: NAMES OF ADJOINING OWNERS ARE SHOWN HEREON.
ITEM 18: NO PLOTTABLE OFFSITE EASEMENTS WHERE PROVIDED OR OBTAINED BY THE SURVEYOR AT THE TIME OF THIS SURVEY.

| NO. | REVISIONS | BY | DATE |
|---|---|---|---|

DRAWN TRW
SURVEYED MS
CHECKED MWN
DATE 06-JULY-2022

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**PARK CITY SCHOOL DISTRICT**
2700 KEARNS BOULEVARD,
PARK CITY, UTAH 84060

**ALTA/NSPS LAND TITLE SURVEY**
PROJECT ADDRESS: 2270 KEARNS BLVD, PARK CITY, UTAH 84060
SITUATE IN THE SE 1/4 OF SECTION 4 & NE 1/4 OF SECTION 9, T2S, R4E, SLB&M

COMP. FILE 21374_ALTA
PROJECT NO. 21374
SHEET NO. 2 OF 4

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# Planning Commission
# Staff Report

**Subject:** **1000 Ability Way – National Ability Center**
**Application:** **PL-22-05397**
**Author:** **Rebecca Ward**
**Date:** **October 26, 2022**
**Type of Item:** **Modification to a Conditional Use Permit and Master Planned Development**

## Recommendation

(I) Review the National Ability Center's proposal to modify a Conditional Use Permit and Master Planned Development to:

- Add 2,048 square feet for the stables,
- To remove recreational cabins and camping yurt square footage, and
- Update square footage to reflect what has been constructed to date,

(II) Determine the modification is substantive;
(III) Conduct a public hearing; and
(IV) Consider approving the modification based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | National Ability Center (NAC), represented by Meeche White |
| Location: | 1000 Ability Way |
| Zoning District: | Recreation Open Space |
| Adjacent Land Uses: | Round Valley Open Space and Protected Open Space, Park City Ice Rink, and Quinn's Center Recreation Complex |
| Reason for Review: | The Planning Commission reviews modifications to Conditional Use Permits and Master Planned Developments[1] |

## Abbreviations

| | |
|---|---|
| CUP | Conditional Use Permit |
| LMC | Land Management Code |
| NAC | National Ability Center |
| MPD | Master Planned Development |

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.*

[1] LMC § 15-1-8(G)

## Summary

A 2017 Conditional Use Permit (CUP) and 2019 Master Planned Development (NAC MPD) outline the approved density for the NAC's Round Valley property at 1000 Ability Way in the Recreation Open Space Zoning District. The Applicant proposes adding a 2,048-square-foot addition to the stables for safer grooming and tacking for participants and removing three 444-square-foot recreational cabins and three 314-square-foot camping yurts from the project approval, resulting in 2,274 square feet of unbuilt density.

Additionally, as the NAC's Round Valley property has been developed over the years, some structures have exceeded the approved square footage, and others were constructed under the approved square footage. As a result of what was constructed and what is proposed to be removed, the Applicant requests to increase the total project square footage by 1,106 square feet, and to update the overall project square footage to accurately reflect what has been constructed and modified.

## Background

The National Ability Center (NAC) is a nonprofit organization that empowers individuals of all abilities through recreation and education. In 1999, Summit County approved a Specially Planned Area for NAC facilities located on a 26-acre lot in the Quinn's Junction neighborhood, which was then in unincorporated Summit County. The Summit County approval included:

- A 17,000-square-foot equestrian arena
- A 3,500-square-foot barn/stalls
- An outdoor equestrian arena
- An outdoor challenge/ropes course, playground, and outdoor activity area
- An archery pavilion
- A gazebo
- Storage buildings
- 21,000 square feet for residential dormitory and lodging uses with 25 rooms on two levels
- 7,570 square feet for administrative offices
- 121 parking spaces

In 2004, the City adopted Ordinance No. 04-50, annexing NAC into its boundaries and zoning the property Recreation and Open Space (Exhibit B). On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following development on the site (Exhibit C):

- Indoor equestrian arena addition (10,910 square feet)
- Program services building addition (1,250 square feet)
- Climbing wall (377 square feet)
- Recreation center (7,613 square feet)
- Cycling center storage addition (783 square feet)
- Relocation of the archery pavilion and range

- Three recreational cabins (444 square feet each), six graded tent sites, three yurt platforms, and one restroom for an outdoor camping area (2,274 square feet total)
- Greenhouse and gardening area (400 square feet)
- Maintenance shop and storage additions (1,250 square feet)

On March 27, 2019, the Planning Commission approved the NAC Master Planned Development (MPD), which outlined:

(1) the existing uses approved by Summit County,
(2) the increased density and uses approved by the 2017 Conditional Use Permit (Phase I), and
(3) future development, which includes a three-story 22,266-square-foot lodging building, as well as an additional 1,122 square feet for the equestrian center, and 332 square feet for the recreation center (Phase II) (Exhibit D)

On December 11, 2019, the Planning Commission ratified the NAC Development Agreement, which outlines the NAC MPD parameters (Staff Report; Minutes, p. 4). On February 18, 2020, the NAC recorded the Development Agreement with Summit County (Recorder Entry No. 1127416; Exhibit E).

The NAC MPD Condition of Approval 28 requires all building permits to comply with the Development Agreement, which includes the CUP and NAC MPD approvals, specifying square footage for each use. As NAC developed the project, there were changes to square footage. The Applicant requests additional modifications.

On March 23, 2022, the Planning Commission determined the NAC request to increase square footage for the cycling center storage addition to accommodate a prefabricated structure was a minor modification to the NAC MPD and could be approved administratively (Staff Report; Minutes, p. 34). On April 7, 2022, the Planning Director approved an Administrative Permit for the increased cycling center storage addition.

On September 26, 2022, the Applicant submitted a request to modify the CUP and NAC MPD to increase square footage for the stables and to remove the recreational cabin and camping yurt square footage (Exhibit F). The Applicant's table below outlines what was approved, what was constructed, the difference, and square footage destroyed or cancelled:

| Building | Existing Sq. Ft. | New Sq. Ft. | Modified from Original CUP | Total |
|---|---|---|---|---|
| Equestrian Center | 16,868 | 10,910 | 1122 | 28,900 |
| Recreation Center (HUB) | | 7281 | 332 | 7613 |
| Cycling Center | 2808 | 783 | 22 | 3613 |
| Maintenance Shop | | 1250 | -50 | 1200 |
| Community/Camps Building* | | 4962 | 1538 | 6500 |
| Greenhouse* | | 400 | -200 | 200 |
| Stables/Barn Expansion* | 4500 | 2048 | 0 | 6548 |
| Second Lodge (Affordable Housing)* | | 22266 | | 22266 |
| Program Services Building* | 7276 | 1627 | | 8903 |
| Hay Storage Building | 1820 | | | 1820 |
| Existing Lodge | 14301 | | | 14301 |
| Nordic Yurt (Destroyed by Wind) | 452 | | -452 | 0 |
| Recreational Cabins 3@444 Sq. Ft. | **Cancelled** | 1332 | -1332 | 0 |
| Camping Yurts 3@314 Sq. Ft. | **Cancelled** | 942 | -942 | 0 |
| **Total** | **48,025** | **53,801** | **38** | **101,864** |
| Original total | | | | 100,758 |
| **Increase in Square Footage** | | | | **1,106** |
| * Not yet constructed | | | | |

The Applicant's site plan below illustrates the NAC project (Exhibit G):

The draft Final Action Letter updates square footage for the uses and includes Conditions of Approval that are required by the 2017 CUP and 2019 NAC MPD for the next phase of development, which includes a second lodge.

## Analysis

### (I) Staff Recommends the Planning Commission Consider the Proposal a Substantive Modification to the Master Planned Development, Requiring Planning Commission Review

LMC § 15-6-4(K) establishes Planning Commission authority to determine whether a proposed modification to an MPD is minor or substantive. Substantive modifications create additional impacts and include a change to a Finding of Fact, an increase in Floor Area that triggers additional Off-Street Parking requirements, and a reduction in Open Space. The Applicant's proposal requires modification to a Finding of Fact, changes to Off-Street Parking requirements, and reductions to Open Space.

However, looking at the NAC development holistically, the structures constructed below the approved square footage, combined with the removal of the recreational cabins and camping yurts, results in a net increase in square footage of only 1,106 square feet making the modifications to the overall NAC project minimal. As a result, staff recommends the Planning Commission approve the modifications with additional Conditions of Approval outlined below.

### (II) Staff Recommends the Planning Commission Review and Approve the Modification to the Conditional Use Permit and Master Planned Development

**Modifications to Findings of Fact**

The draft Final Action Letter outlines recommended modifications to the CUP and NAC MPD Findings of Fact, described below:

NAC CUP Finding of Fact 19 is proposed to be modified as follows:

The Applicant proposes the following additions and buildings:

- Indoor Equestrian Arena Additions (~~10,910~~ 12,022 SF)
- Stable Addition (2,048 SF)
- Program Services building and climbing wall additions (~~1,250~~ 1,200 SF)
- Community and Programs Building (new) (~~4,962~~ 6,500 SF)
- Recreation Center/Gymnasium (new) (7,613 SF)
- Cycling Center (storage addition) (~~783~~ 805 SF)
- Archery Pavilion and Range (relocated)
- ~~Camping (new) – three recreational cabins (444 SF each), six graded tent sites, three yurt platforms, and one restroom building (2,274 SF total)~~
- Greenhouse and gardening area (new) (~~400~~ 200 SF)
- Maintenance shop and storage (additions) (~~1,250~~ 1,200 SF)
- Additional parking area (104 spaces), snow storage, and landscaping

NAC MPD Finding of Fact 21 is proposed to be modified as follows:

The NAC MPD memorializes existing uses (49,707 SF) approved through a Summit County Specially Planned Area (SPA) . . . and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 SF were approved), as well as uses approved through a CUP by the [Park City] Planning Commission in November of 2017 (~~29,819~~ 29,540 SF) . . . the MPD also includes a future three-story lodging building (22,266 SF) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 SF for the equestrian center and 332 SF to the recreation building that were not counted in the square footages approved with the 2017 CUP for a total of 53,260 additional square feet. On October 26, 2022, the Planning Commission approved a stable addition of 2,048 SF. The total project square footage at build-out is 101,864. See the table below:

| Building | Existing Sq. Ft. | New Sq. Ft. | Modified from Original CUP | Total |
|---|---|---|---|---|
| Equestrian Center | 16,868 | 10,910 | 1122 | 28,900 |
| Recreation Center (HUB) | | 7281 | 332 | 7613 |
| Cycling Center | 2808 | 783 | 22 | 3613 |
| Maintenance Shop | | 1250 | -50 | 1200 |
| Community/Camps Building* | | 4962 | 1538 | 6500 |
| Greenhouse* | | 400 | -200 | 200 |
| Stables/Barn Expansion* | 4500 | 2048 | 0 | 6548 |
| Second Lodge (Affordable Housing)* | | 22266 | | 22266 |
| Program Services Building* | 7276 | 1627 | | 8903 |
| Hay Storage Building | 1820 | | | 1820 |
| Existing Lodge | 14301 | | | 14301 |
| Nordic Yurt (Destroyed by Wind) | 452 | | -452 | 0 |
| Recreational Cabins 3@444 Sq. Ft. | **Cancelled** | 1332 | -1332 | 0 |
| Camping Yurts 3@314 Sq. Ft. | **Cancelled** | 942 | -942 | 0 |
| **Total** | **48,025** | **53,801** | **38** | **101,864** |
| Original total | | | | 100,758 |
| **Increase in Square Footage** | | | | **1,106** |
| * Not yet constructed | | | | |

NAC MPD Finding of Fact 22 is proposed to be modified as follows:

A total of ~~103,246~~ 101,864 SF are included in the NAC MPD including administration and programs ~~(13,865 SF)~~, indoor recreation and equestrian center ~~(36,853 SF)~~, lodging ~~(36,567 SF)~~ as well as accessory support uses and storage ~~(15,961 SF)~~. A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse, and cycling center.

**Off-Street Parking**

The Applicant proposes removing 2,274 square feet of recreational cabins and camping yurts and replacing the square footage with a 2,048-square-foot addition to the stables. LMC § 15-3-6 does not outline parking for cabins and camping yurts, but requires one parking space per four persons maximum rated capacity for Private Recreation Facilities. The exchange of square footage results in a reduction of 226 square feet. Also, the addition to the stables is proposed for safer grooming and tacking for participants who are already visiting the stables. As a result, staff does not see the need for nor recommends additional parking spaces.

The NAC property was granted a parking reduction due to uses that overlap and use of multiple buildings per visit.

NAC MPD Finding of Fact 30 states:

*The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site . . . staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.*

> **Condition of Approval 2**: The Applicant shall submit an updated parking study when the Applicant submits a Conditional Use Permit application for the final phase of development – the 22,266-square-foot three-story lodge. The Planning Commission shall review overall parking for the project and shall determine whether additional parking is required to support the project at full build-out.

**Open Space**

LMC § 15-6-5(D) requires Master Planned Developments to provide a minimum of 60% open space. The NAC project exceeds this requirement.

NAC MPD Finding of Fact 24 states:

*78% of the site will remain as open space. This area includes all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building*.

NAC MPD Finding of Fact 56 states:

*Proposed open space of 78% is greater than the minimum of 60% and the three story [lodge building] design results in additional usable open space on the site.*

Due to changes in the built, modified, and cancelled square footage, the overall change in square footage for the project is minor, reducing the 100,758-square-foot project at build-out to 101,864 square feet, and the Applicant continues to exceed the open space requirements. However, staff recommends Conditions of Approval to ensure the alterations to building footprints do not impact sensitive lands within the open space and comply with Recreation Open Space Zoning District Setbacks and Building Height. Additionally, staff recommends the Applicant be required to submit an updated open space exhibit as part of the final phase of development for the future lodge building.

> **Condition of Approval 3**: The Applicant shall verify that the stable expansion does not impact wetlands. Delineated wetlands and streams require a fifty-foot buffer.
>
> **Condition of Approval 4**: The stable expansion shall comply with the Recreation Open Space 25-foot Setback outlined in LMC § 15-2.7-3 and the 28-foot Building Height outlined in LMC § 15-2.7-4.
>
> **Condition of Approval 5**: The Applicant shall submit an updated open space exhibit with the future lodging building Conditional Use Permit.

**(III) Staff recommends the modification be recorded with Summit County to reflect the changes to the project approval as a supplement to the Development Agreement**

On February 18, 2020, the Applicant recorded the *Development Agreement for the National Ability Center Master Planned Development*. The Development Agreement reflects the 2017 CUP and 2019 MPD square footages. As a result, staff recommends **Condition of Approval 6**, requiring the Applicant to record the Final Action Letter modifying the CUP and MPD approvals within 60 days of Planning Commission approval (by December 26, 2022) as an addendum to the Development Agreement to clarify the project approvals moving forward.

## Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this staff report.

## Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on October 7, 2022. The *Park Record* published notice on October 12, 2022. Park City Municipal Corporation is the only property owner within 300 feet of the Application. As a result, no public notice was mailed.[2]

## Public Input

Staff did not receive any public input at the time this report was published.

[2] LMC § 15-1-21

## Alternatives

- The Planning Commission may approve the modification to the CUP and MPD to increase square footage for the stable;
- The Planning Commission may deny the modification to the CUP and MPD to increase square footage for the stable 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: Ordinance No. 04-50 Annexing NAC into Park City
Exhibit C: 2017 Conditional Use Permit
Exhibit D: 2019 Master Planned Development
Exhibit E: NAC Development Agreement
Exhibit F: Applicant's Request
Exhibit G: Applicant's Site Plan

**Planning Department**

October 26, 2022

National Ability Center
1000 Ability Way

CC: Meeche White

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 1000 Ability Way |
| Zoning District: | Recreation Open Space |
| Application: | Modification to a Conditional Use Permit and Master Planned Development |
| Project Number: | PL-22-05397 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 26, 2022 |
| Project Summary: | To add 2,048 square feet for the stables, to remove recreational cabins and camping yurt square footage, and to update square footages to reflect what has been constructed to date. |

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**Action Taken**

On October 26, 2022, the Planning Commission conducted a public hearing and approved the modifications to the 2017 Conditional Use Permit and 2019 Master Planned Development to add 2,048 square feet for the stables, to remove recreational cabins and camping yurt square footage, and to update square footages to reflect what has been constructed to date according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. A 2017 Conditional Use Permit (CUP) and 2019 Master Planned Development (NAC MPD) outline the approved density for the NAC's Round Valley property at 1000 Ability Way in the Recreation Open Space Zoning District.

2. The Applicant proposes adding a 2,048-square-foot addition to the stables for safer grooming and tacking for participants and removing three 444-square-foot recreational cabins and three 314-square-foot camping yurts from the project approval resulting in 2,274 square feet of unbuilt density.
3. Additionally, as the NAC's Round Valley property has been developed over the years, some structures have exceeded the approved square footage, and others were constructed under the approved square footage.
4. The Applicant requests to increase the total project square footage by 1,106 square feet, and to update the overall project square footage to accurately reflect what has been constructed and modified.
5. The National Ability Center (NAC) is a nonprofit organization that empowers individuals of all abilities through recreation and education. In 1999, Summit County approved a Specially Planned Area for NAC facilities located on a 26-acre lot in the Quinn's Junction neighborhood, which was then in unincorporated Summit County. The Summit County approval included:

    - A 17,000-square-foot equestrian arena
    - A 3,500-square-foot barn/stalls
    - An outdoor equestrian arena
    - An outdoor challenge/ropes course, playground, and outdoor activity area
    - An archery pavilion
    - A gazebo
    - Storage buildings
    - 21,000 square feet for residential dormitory and lodging uses with 25 rooms on two levels
    - 7,570 square feet for administrative offices
    - 121 parking spaces

6. In 2004, the City adopted Ordinance No. 04-50, annexing NAC into its boundaries and zoning the property Recreation and Open Space. On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following development on the site:
    - Indoor equestrian arena addition (10,910 square feet)
    - Program services building addition (1,250 square feet)
    - Climbing wall (377 square feet)
    - Recreation center (7,613 square feet)
    - Cycling center storage addition (783 square feet)
    - Relocation of the archery pavilion and range
    - Three recreational cabins (444 square feet each), six graded tent sites, three yurt platforms, and one restroom for an outdoor camping area (2,274 square feet total)

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- Greenhouse and gardening area (400 square feet)
- Maintenance shop and storage additions (1,250 square feet)

7. On March 27, 2019, the Planning Commission approved the NAC Master Planned Development (MPD), which outlined:
   - (1) the existing uses approved by Summit County,
   - (2) the increased density and uses approved by the 2017 Conditional Use Permit (Phase I), and
   - (3) future development, which includes a three-story 22,266-square-foot lodging building, as well as an additional 1,122 square feet for the equestrian center, and 332 square feet for the recreation center (Phase II)
8. On December 11, 2019, the Planning Commission ratified the NAC Development Agreement, which outlines the NAC MPD parameters.
9. On February 18, 2020, the NAC recorded the Development Agreement with Summit County (Recorder Entry No. 1127416).

10. The NAC MPD Condition of Approval 28 requires all building permits to comply with the Development Agreement, which includes the CUP and NAC MPD approvals, specifying square footages for each use. As NAC developed the project, there were changes to square footages. The Applicant requests additional modifications.
11. On March 23, 2022, the Planning Commission determined the NAC request to increase square footage for the cycling center storage addition to accommodate a prefabricated structure was a minor modification to the NAC MPD and could be approved administratively.
12. On April 7, 2022, the Planning Director approved an Administrative Permit for the increased cycling center storage addition.
13. On September 26, 2022, the Applicant submitted a request to modify the CUP and NAC MPD to increase square footage for the stables and to remove the recreational cabin and camping yurt square footage.

14. The Applicant's table below outlines what was approved, what was constructed, the difference, and square footage destroyed or cancelled:
15. LMC § 15-6-4(K) establishes Planning Commission authority to determine whether a proposed modification to an MPD is minor or substantive.
16. Substantive modifications create additional impacts and include a change to a Finding of Fact, an increase in Floor Area that triggers additional Off-Street Parking requirements, and a reduction in Open Space.
17. The Applicant proposal requires modification to a Finding of Fact, changes to Off-Street Parking, and reduces Open Space.
18. The Applicant's proposal is a substantive modification to the NAC MPD.

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**Project Square Footage**

19. In total, due to the structures constructed below the approved square footage, and the removal of the recreational cabins and camping yurts, the net increase in square footage is only 1,106 square feet and the modifications to the overall project are minimal.
20. NAC CUP Finding of Fact 19 is modified as follows:
    - The Applicant proposes the following additions and buildings:
    - Indoor Equestrian Arena Additions (~~10,910~~ 12,022 SF)
    - Stable Addition (2,048 SF)
    - Program Services building and climbing wall additions (~~1,250~~ 1,200 SF)
    - Community and Programs Building (new) (~~4,962~~ 6,500 SF)
    - Recreation Center/Gymnasium (new) (7,613 SF)
    - Cycling Center (storage addition) (~~783~~ 805 SF)
    - Archery Pavilion and Range (relocated)
    - ~~Camping (new) – three recreational cabins (444 SF each), six graded tent sites, three yurt platforms, and one restroom building (2,274 SF total)~~
    - Greenhouse and gardening area (new) (~~400~~ 200 SF)
    - Maintenance shop and storage (additions) (~~1,250~~ 1,200 SF)
    - Additional parking area (104 spaces), snow storage, and landscaping
21. NAC MPD Finding of Fact 21 is proposed to be modified as follows:
    - The NAC MPD memorializes existing uses (49,707 SF) approved through a Summit County Specially Planned Area (SPA) . . . and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 SF were approved), as well as uses approved through a CUP by the [Park City] Planning Commission in November of 2017 (~~29,819~~ 29,540 SF) . . . the MPD also includes a future three-story lodging building (22,266 SF) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 SF for the equestrian center and 332 SF to the recreation building that were not counted in the square footages approved with the 2017 CUP for a total of 53,260 additional square feet. On October 26, 2022, the Planning Commission approved a stable addition of 2,048 SF. The total project square footage at build-out is 101,864. See the table below:

DRAFT

| Building | Existing Sq. Ft. | New Sq. Ft. | Modified from Original CUP | Total |
|---|---|---|---|---|
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| Original total | | | | 100,758 |
| **Increase in Square Footage** | | | | **1,106** |
| * Not yet constructed | | | | |

22. NAC MPD Finding of Fact 22 is modified as follows:
    - A total of ~~103,246~~ 101,864 SF are included in the NAC MPD including administration and programs ~~(13,865 SF)~~, indoor recreation and equestrian center ~~(36,853 SF)~~, lodging ~~(36,567 SF)~~ as well as accessory support uses and storage ~~(15,961 SF)~~. A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse, and cycling center.

**Off-Street Parking**

23. The Applicant proposes removing 2,274 square feet of recreational cabins and camping yurts and replacing the square footage with a 2,048-square-foot addition to the stables.
24. LMC § 15-3-6 does not outline parking for cabins and camping yurts but requires one parking space per four persons maximum rated capacity for Private Recreation Facilities.
25. The exchange of square footage between recreational cabins and camping yurts to replace with a stable addition results in a reduction of 226 square feet. Also,

the addition to the stables is proposed for safer grooming and tacking for participants who are already visiting the stables. As a result, staff does not recommend additional parking spaces.

26. The NAC property was granted a parking reduction due to uses that overlap and use of multiple buildings per visit.
27. NAC MPD Finding of Fact 30 states:
    - *The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site . . . staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.*

**Open Space**

28. LMC § 15-6-5(D) requires Master Planned Developments to provide a minimum of 60% open space. The NAC project exceeds this requirement.
29. NAC MPD Finding of Fact 56 states:
    - *Proposed open space of 78% is greater than the minimum of 60% and the three story [lodge building] design results in additional usable open space on the site.*
30. Due to changes in the built, modified, and cancelled square footage, the overall change in square footage for the project is minor, reducing the 100,758-square-foot project at build-out to 101,864 square feet, and the Applicant continues to exceed the open space requirements.

**Development Agreement**

31. On February 18, 2020, the Applicant recorded the *Development Agreement for the National Ability Center Master Planned Development*.
32. The Development Agreement reflects the 2017 CUP and 2019 MPD square footages.
33. This Final Action Letter modifies the Development Agreement.

**Conclusions of Law**

1. The modification to the 2017 CUP and 2019 NAC MPD is a substantive modification.
2. The Application complies with the requirements of the Land Management Code.
3. The modifications are compatible with surrounding structures in use, scale, mass, and circulation.

DRAFT

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

5. The modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
    i. 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;
    j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
    k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
    l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
    m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
    n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
    o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
    p. addresses and mitigates traffic.

**Conditions of Approval**

1. The 2017 CUP and 2019 NAC MPD Conditions of Approval remain in effect.

2. The Applicant shall submit an updated parking study when the Applicant submits a Conditional Use Permit application for the final phase of development – the 22,266-square-foot three-story lodge. The Planning Commission shall review overall parking for the project and shall determine whether additional parking is required to support the project at full build-out.
3. The Applicant shall verify that the stable expansion does not impact wetlands. Delineated wetlands and streams require a fifty-foot buffer.
4. The stable expansion shall comply with the Recreation Open Space 25-foot Setback outlined in LMC § 15-2.7-3 and the 28-foot Building Height outlined in LMC § 15-2.7-4.
5. The Applicant shall submit an updated open space exhibit with the future lodging building Conditional Use Permit.
6. The Applicant shall record the Final Action Letter modifying the CUP and MPD approvals within 60 days of Planning Commission approval (by December 26, 2022) as an addendum to the Development Agreement to clarify the project approvals moving forward.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Rebecca Ward, project planner

DRAFT

I hereby certify that this is a true and correct copy of Ordinance No. 04-50, adopted by the Park City Council on October 21, 2004.

Janet M. Scott, City Recorder

**Ordinance No. 04-50**

**AN ORDINANCE APPROVING AN AMENDMENT TO THE PARK CITY ZONING MAP FOR NATIONAL ABILITY CENTER AND PARK CITY MUNICIPAL RECREATION COMPLEX ANNEXATION PARCEL, PARK CITY, UTAH**

WHEREAS, owners of land located east of Fairway Hills Phase Two, and west of SR 248, approx 1/8 mile south of the SR 248 & I40 interchanges, including the Executive Director of the National Ability, and Park City Municipal Corporation have petitioned the City Council for approval of an annexation and zoning, known as the National Ability Center and Municipal Recreation Complex Annexation; and

WHEREAS, the National Ability Center and Municipal Recreation Complex parcels will be zoned ROS-MPD (Recreation Open Space – with underlying Master Planned Development); and the COSAC purchased 39.5 acres will be zoned POS, Protected Open Space; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on October 13. 2004, to receive input on the proposed annexation and zoning; and

WHEREAS, the Planning Commission, on October 13, 2004, forwarded a positive recommendation on the proposed annexation and zoning to the City Council; and

WHEREAS, on October 21, 2004, the City Council held public hearings to receive input on the proposed annexation and zoning; and

WHEREAS, it is in the best interest of Park City, Utah to approve this amendment to the official Park City Zoning Map.

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

SECTION 1. APPROVAL. The National Ability Center and Park City Municipal zoning and amendment to the official Park City Zoning Map are hereby approved as shown in the attached exhibits, subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

00715425 Bk01656 Pg01081-01085
ALAN SPRIGGS, SUMMIT CO RECORDER
2004 OCT 29 14:43 PM FEE $.00 BY GGB
REQUEST: PARK CITY MUNICIPAL CORP

Findings of Fact:

1. The National Ability Center and Park City Property is currently located in unincorporated Summit County and may be annexed to Park City, pursuant to the National Ability Center and Municipal Recreation Complex Resolution. As part of the annexation petition the petitioner has requested Recreation Open Space – with underlying Master Planned Development (ROS-MPD) for the NAC and Recreation Complex; and Protected Open Space (POS) for the COSAC purchased 39.5 acres.
2. The Planning Commission held a public hearing at their regular meeting of October 13, 2004 and forwarded a positive recommendation to the City Council regarding the proposed annexation and zoning.
3. The proposed ROS-MPD, and POS zoning and existing/proposed land uses are consistent with the Purpose statements of the respective underlying zoning districts.
4. The ROS zone allows for Master Planned Developments with recreational uses including parks, trails, and other compatible public and private uses, as well as preservation of natural and environmental resources.
5. The POS zone promotes open lands that remain fundamentally undisturbed, but allows for minor improvements including trailhead parking and accessory building less than 600 s.f.
6. The Property Owner submitted with the annexation and zoning petition a Master Planned Development, known as the Municipal Recreation Complex MPD, that is consistent with the proposed ROS-MPD zone, in terms of uses.
7. The Municipal Recreation Complex MPD has not been approved by the Planning Commission and shall continue to follow a normal, thorough planning process in accordance with the Land Management Code.

Conclusions of Law:

There is good cause for this Zoning Map amendment.

The Zoning Map amendment is consistent with the Park City Land Management Code and General Plan.

Neither the public nor any person will be materially injured by the proposed zoning map amendment change.

Approval of the Zoning Map amendment does not adversely affect the health, safety and welfare of the citizens of Park City.

Conditions of Approval:

1. This Zoning Map amendment is contingent upon approval by the City Council of the National Ability Center and Park City Municipal Recreation Complex Annexation Resolution.

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

PASSED AND ADOPTED this 21st day of October 2004.

PARK CITY MUNICIPAL CORPORATION

Dana Williams

Mayor Dana Williams

Attest:

Janet M. Scott, City Recorder

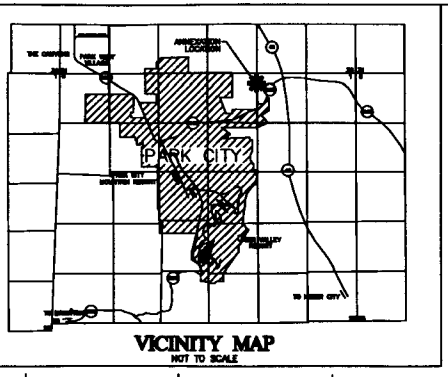
Approved as to form:

Mark D. Harrington, City Attorney

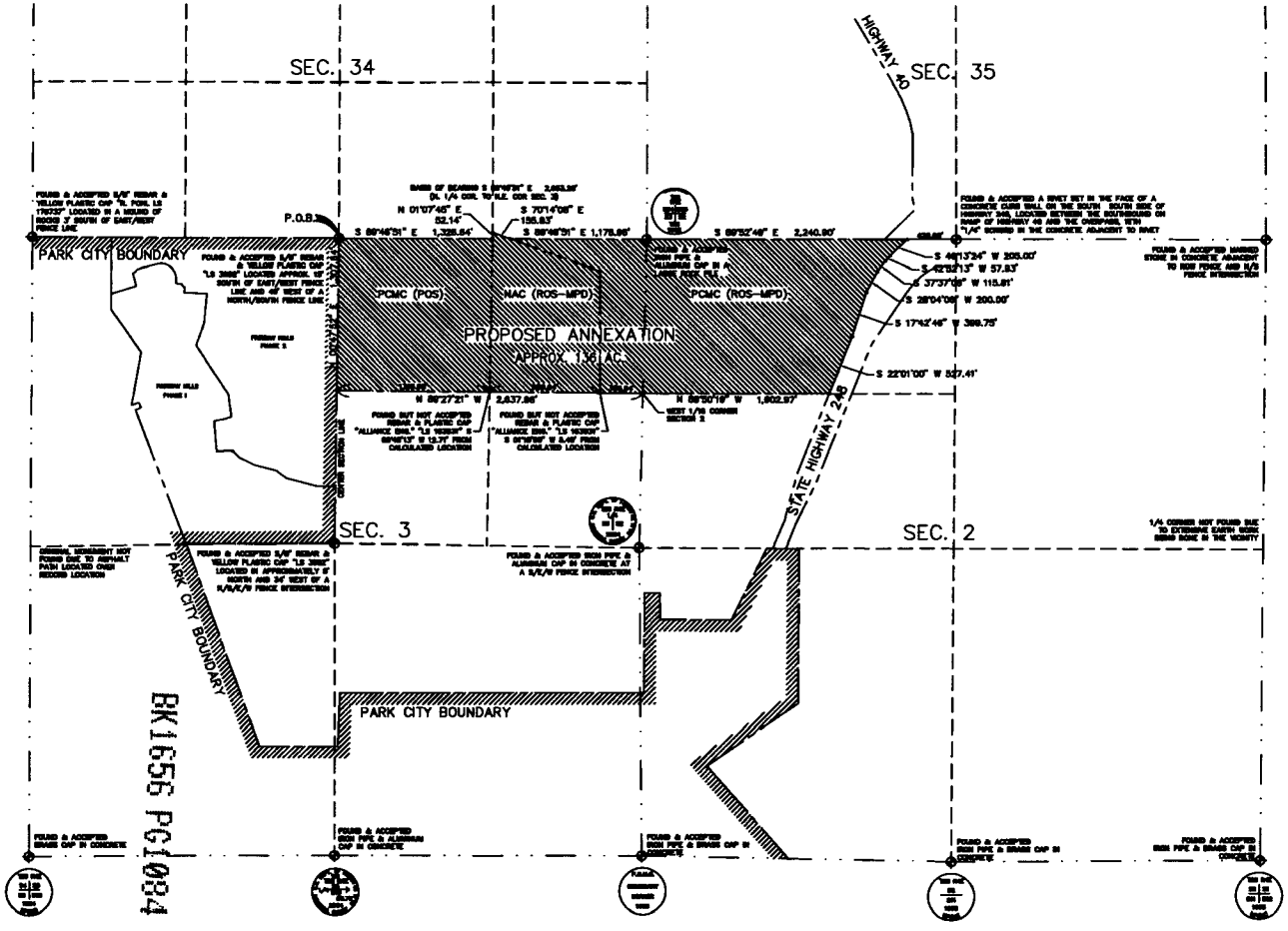
BK1656 PG1083

# PARK CITY ANNEXATION PLAT

LOCATED IN THE NORTHWEST QUARTER OF SECTION 2, THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, AND THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH




VICINITY MAP
NOT TO SCALE




GRAPHIC SCALE

( IN FEET )
1 inch = 600 ft.

## BOUNDARY DESCRIPTION

THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH, INCLUDING THAT PORTION OF THE NATIONAL ABILITY CENTER PARCEL LYING WITHIN THE SOUTHEAST QUARTER OF SECTION 34, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, SUMMIT COUNTY, UTAH, LYING WEST OF THE STATE HIGHWAY 248 RIGHT OF WAY, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTH QUARTER CORNER OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN SUMMIT COUNTY, UTAH, (BASIS OF BEARING SOUTH 89°46'31" EAST A DISTANCE OF 2,640.85 FEET BETWEEN THE NORTH QUARTER CORNER OF SAID SECTION 3 (A FOUND REBAR AND "YELLOW CAP" — LS #339662) AND THE NORTHEAST CORNER OF SAID SECTION 3, (A FOUND ALUMINUM CAP AT A ROCK PILE); SAID POINT OF BEGINNING ALSO BEING THE NORTHEAST BOUNDARY CORNER OF PARCEL 1 OF THE PARK CITY HILLS PHASE 2 SUBDIVISION; THENCE ALONG SAID NORTHERLY SECTION LINE SOUTH 89°46'31" EAST A DISTANCE OF 1,328.64 FEET TO THE WESTERLY BOUNDARY OF THE NATIONAL ABILITY CENTER; THENCE LEAVING SAID SECTION LINE, AND CONTINUING ALONG SAID NATIONAL ABILITY CENTER BOUNDARY THE FOLLOWING TEN CALLS: 1) NORTH 01°07'46" EAST A DISTANCE OF 52.14 FEET; 2) SOUTH 70°14'06" EAST A DISTANCE OF 155.83 FEET TO A POINT ON THE NORTHERLY SECTION LINE OF SAID SECTION 2; THENCE ALONG SAID NORTHERLY SECTION LINE SOUTH 89°46'31" EAST A DISTANCE OF 1,178.66 FEET TO THE NORTHEAST CORNER OF SAID SECTION 2; THENCE ALONG THE NORTHERLY SECTION LINE OF SECTION 1, TOWNSHIP 1 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN SOUTH 89°52'46" EAST A DISTANCE OF 2,240.80 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF STATE HIGHWAY 248; THENCE LEAVING SAID NORTHERLY SECTION LINE, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY THE FOLLOWING SIX CALLS: 1) SOUTH 46°13'24" WEST A DISTANCE OF 205.00 FEET; 2) SOUTH 43°53'13" WEST A DISTANCE OF 57.83 FEET; 3) SOUTH 37°37'09" WEST A DISTANCE OF 115.81 FEET; 4) SOUTH 28°04'06" WEST A DISTANCE OF 200.00 FEET; 5) SOUTH 17°42'46" WEST A DISTANCE OF 389.75 FEET; 6) SOUTH 22°01'00" WEST A DISTANCE OF 527.41 FEET TO A POINT ON THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 3; THENCE LEAVING SAID WESTERLY RIGHT-OF-WAY, CONTINUING ALONG SAID SOUTHERLY LINE SOUTH 89°50'19" WEST A DISTANCE OF 1,602.97 FEET TO THE SOUTHERLY 1/16 CORNER OF SAID SECTION 3; THENCE ALONG THE SOUTHERLY LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 3 THE FOLLOWING THREE CALLS: 1) NORTH 89°27'21" WEST A DISTANCE OF 2637.66 FEET TO THE SOUTHEAST CORNER OF THE NATIONAL ABILITY CENTER BOUNDARY; 2) SOUTH 89°27'21" WEST A DISTANCE OF 1,664.64 FEET TO THE SOUTHWEST CORNER OF THE NATIONAL ABILITY CENTER BOUNDARY; 3) NORTH 89°27'21" WEST A DISTANCE OF 1,340.00 FEET TO A POINT ON THE NORTH-SOUTH CENTER SECTION LINE OF SAID SECTION 3, SAID POINT ALSO BEING ON THE EASTERLY BOUNDARY OF PARCEL 1 SUBDIVISION; THENCE ALONG SAID CENTER SECTION LINE AND EASTERLY BOUNDARY LINE NORTH 89°50'19" EAST A DISTANCE OF 1,307.44 FEET TO THE POINT OF BEGINNING.

CONTAINING APPROXIMATELY 135 ACRES.

## SURVEYOR'S CERTIFICATE

I, GREGORY R. WOLBACH, OF PARK CITY, UTAH, CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 167766, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT I HAVE PREPARED THIS PLAT BASED UPON UNOFFICIAL INFORMATION ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER. FURTHER CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE AREA OF SUCH PARK CITY MUNICIPAL CORPORATION HAS PETITIONED TO ANNEX TO ITS CORPORATE LIMITS. THIS PLAT AND THE DESCRIPTION HEREON HAVE BEEN PREPARED FOR ANNEXATION PURPOSES ONLY AND DO NOT PURPORT TO REPRESENT OR DETERMINE ACTUAL PROPERTY BOUNDARY LINES. I FURTHER CERTIFY THAT SAID ANNEXATION PLAT HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW.

STATE OF UTAH — GREGORY R. WOLBACH — NO. 167766 — PROFESSIONAL LAND SURVEYOR

GREGORY R. WOLBACH — DATE

## OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THOSE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND, BEING MAYOR OF THE PARK CITY MUNICIPAL CORPORATION, HAVE CAUSED THIS ANNEXATION PLAT TO BE PREPARED. I/WE DO HEREBY CONSENT TO THE RECORDATION OF THIS ANNEXATION PLAT.

DANA WILLIAMS, MAYOR

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } DANA WILLIAMS, MAYOR
COUNTY OF SUMMIT }

ON THE _____ DAY OF _____, 2004, PERSONALLY APPEARED BEFORE ME DANA WILLIAMS, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS MAYOR OF PARK CITY MUNICIPAL CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED TO ME THAT SAID CORPORATION EXECUTED THE SAME, BY ACTION OF THE CITY COUNCIL.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____ STATE

## OWNER'S CONSENT TO RECORD

KNOW ALL MEN BY THOSE PRESENT THAT THE UNDERSIGNED ARE THE OWNERS OF THE HEREON DESCRIBED TRACT OF LAND, AND, BEING BESSIE WHITE, DIRECTOR OF THE NATIONAL ABILITY CENTER, A NONPROFIT CORPORATION, HAVE CAUSED THIS ANNEXATION PLAT TO BE PREPARED. I/WE DO HEREBY CONSENT TO THE RECORDATION OF THIS ANNEXATION PLAT.

BESSIE WHITE, DIRECTOR

## CORPORATE ACKNOWLEDGMENT

STATE OF UTAH } BESSIE WHITE, DIRECTOR
COUNTY OF SUMMIT }

ON THE _____ DAY OF _____, 2004, PERSONALLY APPEARED BEFORE ME BESSIE WHITE, WHO BEING BY ME DULY SWORN, DID SAY THAT SHE IS DIRECTOR OF THE NATIONAL ABILITY CENTER, A NONPROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT SHE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID CORPORATION AND FURTHER ACKNOWLEDGED TO ME THAT SAID CORPORATION AUTHORIZED THE SAME, BY ACTION OF ITS BOARD OF DIRECTORS.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES: _____
RESIDING IN _____ COUNTY, _____ STATE

## CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2004.

CHAIRMAN

## CITY COUNCIL

APPROVED BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 2004.

MAYOR _____ CITY RECORDER _____

## APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2004.

CITY ATTORNEY

## CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____, 2004.

CITY ENGINEER

Evergreen Engineering, Inc.
PO Box [illegible] • Park City, UT [illegible] • Fax: (435) [illegible]

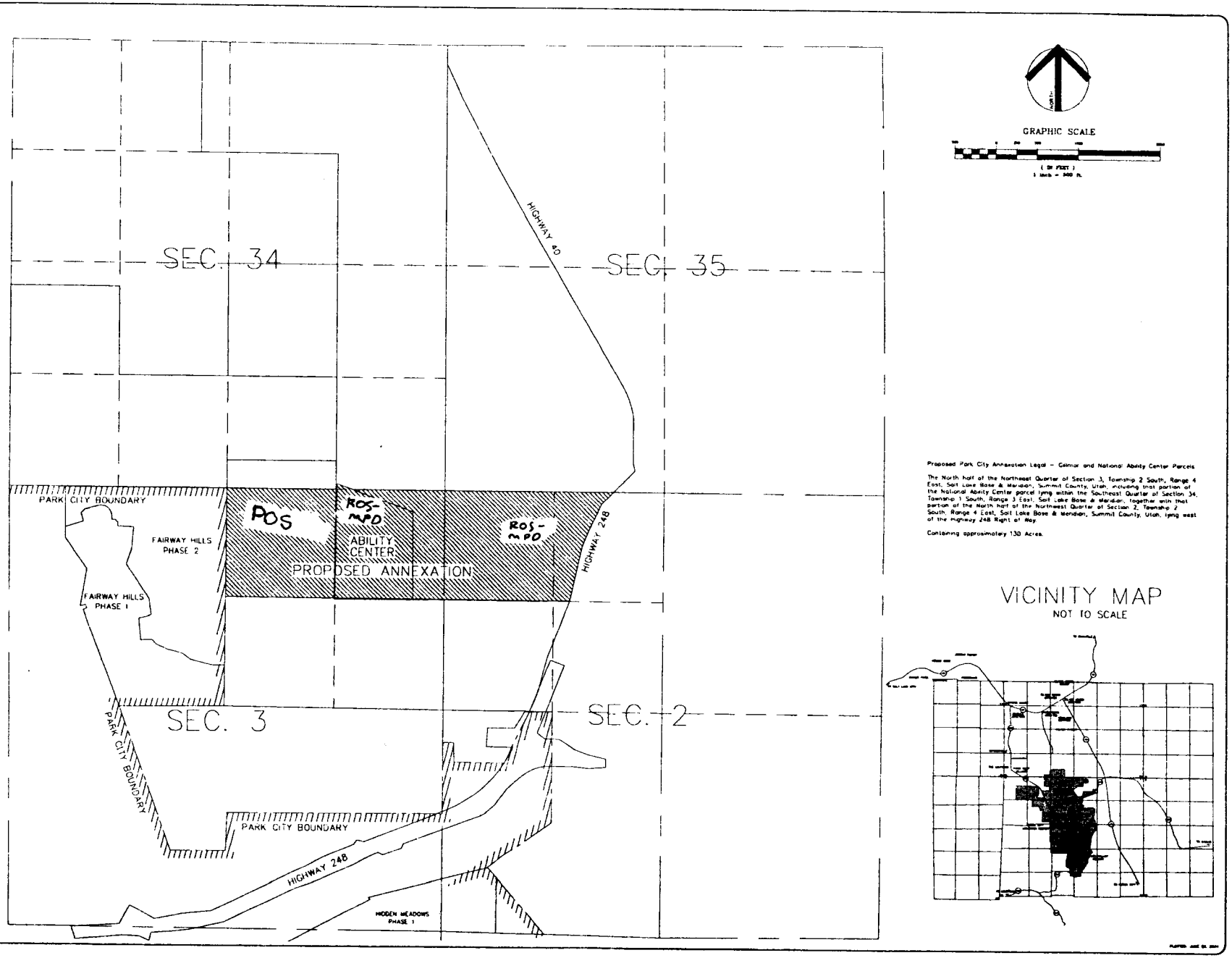
| BY | DESCRIPTION |
|---|---|
| DATE | |

DESIGNED BY: CRB
DRAWN BY: CRB/ADM
CHECKED BY: GRW/ADM

PARK CITY MUNICIPAL CORPORATION
NATIONAL ABILITY CENTER
ANNEXATION PLAT

JOB NO. 0404
FILE: PARK CITY MUNICIPAL CORPORATION | PCANNEXATION.DWG

SHEET 1 OF 1




Proposed Park City Annexation Legal – Gilmor and National Ability Center Parcels

The North half of the Northeast Quarter of Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, including that portion of the National Ability Center parcel lying within the Southeast Quarter of Section 34, Township 1 South, Range 3 East, Salt Lake Base & Meridian, together with that portion of the North half of the Northwest Quarter of Section 2, Township 2 South, Range 4 East, Salt Lake Base & Meridian, Summit County, Utah, lying west of the Highway 248 Right of Way.

Containing approximately 130 Acres.

VICINITY MAP
NOT TO SCALE



Evergreen Engineering, Inc.

DESIGNED BY CRB
DRAWN BY CRB
CHECKED BY GRW/ADM

PROPOSED PARK CITY ANNEXATION
GILLMOR & NATIONAL ABILITY PARCELS

PARK CITY MUNICIPAL CORPORATION | PCANXGILDWG | JOB NO. 0424

SHEET 1 OF 1

BK1656 PG1085

PARK CITY
1884
PLANNING DEPARTMENT

November 30, 2017

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

**NOTICE OF PLANNING COMMISSION ACTION**

| | |
|---|---|
| Application # | PL-17-03436 |
| Address | 1000 Ability Way |
| Description | Conditional Use Permit |
| Action Taken | Approved with conditions |
| Date of Action | November 29, 2017 |

On November 29, 2017, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to delete conditions #16 and 17 of the final staff report and required a staging plan (amending condition #8). The Commission approved the Conditional Use Permit based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District subject to the National Ability Center Master Planned Development (aka Specially Planned Area (SPA)).
2. Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.
3. The site was previously is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn's Junction neighborhood of Park City.
4. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation.
5. The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. Prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City, as well as a Conditional Use Permit.
8. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 21,368 sf equestrian center (16,868 sf equestrian arena and 4,500 sf of barns/stalls), an outdoor challenge/ropes course, a

playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 14,301 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,276 sf support administrative building and 121 parking spaces.

9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water services as well as findings regarding the approved Conditional Use Permit and terms of transfer and converting of water rights. The water right (35-8457) is currently in the City's name, according to Water Rights (State); however the required conversion for municipal use has not been requested of the State Engineer and has not occurred. The applicant has agreed to remedy this situation prior to submittal of a Conditional Use Permit for expansion of support lodging uses. Lodging uses have the greatest impact on water use for this property.
10. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District. The property is subject to the National Ability Center MPD (aka Specially Planned Area (SPA)) as approved and amended.
11. The ROS zone allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone and the approved Specially Planned Area (aka MPD). The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the ROS Zone and in support of the mission of the NAC.
12. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
13. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
14. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed the pre-MPD application and found the proposed additions to be in compliance with the General Plan and underlying zoning district.
15. On January 26, 2016, the City received a complete application for a Master Planned Development (MPD) for proposed amendments to the SPA. The applicant indicated that additional support lodging uses are proposed as Phase 2 of the MPD and they are not part of this CUP application. (The proposed lodging building is shown on the overall concept plan for reference.)
16. The Planning Director determined that the ropes course improvements, relocation of riding arena and archery pavilion, and additional minor storage areas and buildings could be approved through administrative review processes.
17. On January 5, 2017, Staff received this application for a Conditional Use Permit for various additions, buildings, and improvements to the National Ability Center. The application was considered complete on January 17, 2017 and was reviewed at Development Review on January 31, 2017.

18. A one lot subdivision to create a platted lot of record for the National Ability Center (NAC) was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
19. The applicant proposes the following additions and buildings:
    - Indoor Equestrian Arena additions (10,910 sf)
    - Program Services building and climbing wall additions (1,250 sf)
    - Community and Programs building (new) (4,962 sf)
    - Recreation Center/gymnasium (new) (7,613 sf)
    - Cycling Center (storage addition) (783 sf)
    - Archery Pavilion and Range (relocated)
    - Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
    - Greenhouse and gardening area (new) (400 sf)
    - Maintenance shop and storage (additions) (1,250 sf)
    - Additional parking area (104 spaces), snow storage and landscaping

20. The applicant proposes to construct approximately 29,819 sf of new building floor area for recreation, administration, programs and storage uses with a total building footprint of 27,810 sf. The proposed building footprint is approximately 2.43% of the total lot area. Existing building footprint is 41,629 sf (3.65% of the site). Total new and proposed building footprint is 69,439 sf (6.08%).
21. The lot is sufficient in size for the proposed uses.
22. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) as support uses to the primary use.
23. A traffic study (Hales Engineering, November 2015) was provided by the applicant indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement may be required and Special Event permits maybe required.
24. The proposal includes 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed both a 25% and a 30% reduction for this CUP as the parking uses do overlap and NAC participants use multiple buildings per visit. The parking requirement use chart in the LMC also does not match up well for some of the proposed uses and parking reductions are consistent with transportation goals and the General Plan.
25. Staff recommends a parking study be conducted one year following certificate of occupancy for the uses approved with the CUP and if additional parking is recommended, it shall be reviewed and provided with Phase 2 and the expanded support lodging uses.
26. The parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking.
27. Utilities necessary for this use are available at or near the site. Comments regarding storm water detention, water service, fire riser size and capacity of sewer laterals were gathered at the Development Review Committee meeting, and will be addressed with final utility plans prior to the issuance of a building permit.
28. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
29. Existing internal vehicular and pedestrian circulation systems will be modified and

enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).

30. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite. No new fencing has been proposed.
31. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space will be minimized by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
32. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
33. Approximately 78% of the property will remain as useable open space, either as horse pasture, natural open space, or landscaped open space.
34. No signs are proposed at this time.
35. The proposal does not increase the number of horses on the site.
36. Exterior lighting fixtures will be reviewed at the time of the building permit review.
37. The proposal is not within the Park City Soil Ordinance Boundary.
38. There are wetlands on the property and they will not be disturbed by construction of the additions or any improvements and will be protected during construction as required by the Building Department.
39. The construction mitigation plan shall provide enhanced fencing of construction sites and activities in consideration of the safety of NAC participants.
40. An amended MPD Development Agreement shall be submitted for ratification by the Planning Commission to address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
41. The Amended Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
42. Prior to issuance of building permits for any new buildings, not to include permits for additions to existing buildings, storage areas, archery pavilion, camping area, gardening center or parking, the amended Development Agreement shall be approved, executed and recorded at Summit County.
43. Phase 2 development, including additional support lodging uses, shall be conditioned upon finding compliance with terms of the Amended Development Agreement.
44. The proposed mass and scale of the buildings and additions, as well as the architectural design, materials, and colors are consistent with adjacent buildings on the property and in the surrounding area.
45. Proposed buildings and additions are setback more than 25' from all property lines.
46. Proposed addition to the Program Services Building, for expansion of the climbing wall, will maintain the height exception allowed by the Specially Planned Area approvals that is 43'4" in height from existing grade. All other additions and structures will not exceed the maximum zone height of 28', with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
47. The findings in the Analysis section of this report are incorporated herein.

<u>Conclusions of Law</u>

1. The application satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);
2. The uses, as conditioned, will be compatible with surrounding structures in use, scale,

mass, and circulation;
3. The Applicant complies with all requirements of the LMC; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

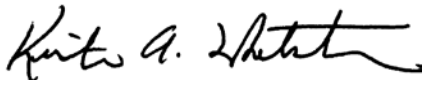
Conditions of Approval

1. All standard conditions of project approval shall apply to this application.
2. The final building plans (site and landscape plans, building design, articulation, materials, colors, and design details) shall be in substantial compliance with the plans and drawings reviewed by the Planning Commission on November 29, 2017.
3. Final utility, storm water and grading plans shall be approved by the City Engineer prior to Building Permit issuance.
4. All exterior regulated signs shall comply with the City's Sign Code and shall require a separate sign permit issued by the Planning Department prior to installation.
5. A fire protection plan shall be approved by the Fire District prior to issuance of any building permits.
6. Final plans shall be approved by the Snyderville Basin Water Reclamation District prior to issuance of building permits for new construction.
7. Parking lot layout, lighting and landscaping shall adhere to regulations in the Chapter 3 of the Land Management Code.
8. Construction mitigation and staging plans shall be submitted with the building permit application. Additional temporary fencing may be required during construction activities for safety of NAC participants. Wetland areas on the property shall be protected during construction and all required wetland setbacks shall be maintained.
9. All exterior lighting, including for buildings and parking lot, shall be shielded and down directed in compliance with the LMC and shall adhere to regulations in the LMC.
10. Location, orientation, lighting and grading of tent platforms and cabin sites shall be done in a manner that minimizes impacts on the natural vegetation and visual impacts on adjacent public open space to the greatest extent possible. Lighting for the cabins and restroom building shall be shielded and placed on a timer or motion detector to protect the night sky.
11. The Development Agreement shall be amended to address specific requirements of the City regarding water rights, water development and use fees and provision of any necessary water infrastructure to meet water demand and fire flow requirements.
12. The Amended Development Agreement requires City Council approval and recordation at Summit County prior to issuance of building permits for any new buildings; not to include permits for additions to existing buildings, storage and shop areas, archery pavilion, camping area, gardening center or parking.
13. Compliance with the terms and conditions of the Amended Development Agreement is a requirement prior to approval of Phase 2 development, specifically including any additional support lodging uses.
14. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
15. A final landscape plan shall be submitted with the building permit application. The Planning Department shall review and approve the final landscape plan prior to issuance of a building permit. The plan shall include water efficient landscaping and irrigation, snow storage areas, defensible space requirements, and additional berms and landscaping to screen parking and mechanical.
16. Individual campfire rings are not be permitted within the camping area.

17. This approval will expire on November 29, 2018, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

March 29, 2019

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

**NOTICE OF PLANNING COMMISSION ACTION**

| | |
|---|---|
| Application # | PL-16-03036 |
| Address | 1000 Ability Way |
| Description | Master Planned Development |
| Action Taken | Approved with conditions |
| Date of Action | March 27, 2019 |

On March 27, 2019, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to amend condition #24 to include additional information to be submitted with a parking study at the time of submittal of the Conditional Use Permit for the new lodging building. The Commission approved the NAC Master Planned Development based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District.
2. Access to the property is from Round Valley Drive and Gillmor Way, public streets, and Ability Way. Ability Way is public to the NAC property line and private within the NAC property. No new streets are proposed.
3. The property is located in the Quinn's Junction neighborhood of Park City and is identified as Lot 1 of the National Ability Center Subdivision.
4. In the mid-1990s, the parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
5. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation and MPD.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. In July of 1999, prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City.
8. The NAC Specially Planned Area (SPA) and CUP allowed for development of various uses and buildings (50,750 sf), including 20,500 sf equestrian center (17,000 sf equestrian arena and 3,500 sf of barns/stalls), an outdoor challenge/ropes course, a

playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 21,000 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,570 sf support administrative building, a possible future swimming pool, and 121 parking spaces.

9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water service and the need to transfer and convert a water right. The change application was filed with the State Engineer on February 12, 2019 and is pending review.
10. A new water agreement, updating requirements and conditions for water service, will be included as an attachment to the NAC MPD Development Agreement to be ratified by the Planning Commission prior to recordation.
11. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District.
12. The ROS zone allows for a variety of conservation, open space, and recreation uses.
13. The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the purpose and uses of the ROS District and in support of the mission of the NAC.
14. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
15. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
16. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed and approved the pre-MPD application and found the proposal to be in compliance with the General Plan and underlying zoning district. The MPD is consistent with the Pre-MPD and meets the goals and objectives of the General Plan as further outlined in the staff report.
17. On January 26, 2016, the City received an application for a Master Planned Development (MPD) identifying and approving an MPD concept site plan, uses and density for the 26.2 acre National Ability Center campus consistent with the pre-MPD.
18. Between February 2016 and October 2017, the applicant worked on getting the subdivision plat approved and recorded and worked to address staff's comments regarding water service, as it relates to a July 15, 1999 Development and Water Service Agreement, as well as on a housing mitigation strategy.
19. The National Ability Center (NAC) Subdivision plat was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
20. On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following (29,818 sf total):

- Indoor Equestrian Arena additions (10,910 sf)
- Program Services building addition (1,250 sf) and climbing wall (377 sf)
- Community and Programs building (new) (4,962 sf)
- Recreation Center/gymnasium (new) (7,613 sf)

- Cycling Center (storage addition) (783 sf)
- Archery Pavilion and Range (relocated)
- Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
- Greenhouse and gardening area (new) (400 sf)
- Maintenance shop and storage (additions) (1,250 sf)
- Additional parking (104 spaces), snow storage and landscaping

21. The NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 sf were approved), as well as uses approved through a CUP by the Planning Commission in November of 2017 (29,819 sf) (Exhibit S). The MPD also includes a future three story lodging building (22,266 sf) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 sf for the equestrian center and 332 sf to the recreation building that were not counted in the square footages approved with the 2017 CUP.
22. A total of 103,246 sf are included in the NAC MPD including administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse and cycling center.
23. The lot is sufficient in area for the proposed uses.
24. The plans indicate that 78% of the site will remain as open space. This area includes all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building.
25. The proposed building location minimizes grading. Buildings are grouped on the site, providing greater expanses of open space and separation of activities. Specific site plans, as well as landscaping and exterior lighting details, will be provided with the future lodging building CUP and building permits.
26. The proposed landscape plans indicate compliance criteria to maintain native vegetation and plant appropriate drought tolerant species that require limited irrigation. Prior to issuance of building permits a final landscape and irrigation plan, and an exterior lighting plan, will be reviewed by Planning Department staff for compliance with the MPD landscape plans. Additional landscaping and lighting plans will be submitted for review as part of the Conditional Use Permit applications for the new lodging building and parking lot expansion. Parking lot lighting is noted to be down directed with cut-off fixtures and will be on a clock timer to be able to reduce overall lighting when use of parking lots is reduced.
27. The MPD is proposed to be developed in two primary phases. Phase 1 is identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses and phased parking and landscaping. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP to be constructed within the next 1 to 5 years. Phase II consists of the proposed 3 story lodging building. Phase II is projected to begin by 2024, upon completion of Phase I.
28. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) and the LMC, as support uses to the primary use as a Public and Quasi-Public

Institution and as a Private Recreation Facility.

29. A traffic study (Hales Engineering, November 2015) was provided by the applicant and reviewed with the 2017 CUP indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement and Special Event permits maybe required.
30. The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.
31. Staff recommends an updated parking study be submitted with the CUP for the future lodging building and if additional parking is recommended, it will be reviewed with the future lodging building CUP.
32. The final parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking. Lighting is proposed to be sharp cut-off and on a time clock to allow the NAC to reduce lighting when not in use.
33. Utilities necessary for this use are available at or near the site.
34. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
35. Existing internal vehicular and pedestrian circulation systems will be modified and enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).
36. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite.
37. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space are proposed to be mitigated by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) where accessibility issue allow, and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
38. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
39. No signs are proposed at this time and sign permits are required prior to installation of new signs.
40. Exterior lighting fixtures will be reviewed at the time of building permit review for compliance with the City's lighting ordinances.
41. The MPD area contains wetlands and streams and a wetlands delineation report was included with the application. The plans demonstrate that the required fifty foot buffer from delineated wetlands and streams can be met. Storm water plans are required to be submitted with all building permit applications and conditions of approval note requirements for MS4 plans. Wetlands will be protected during construction as required by the Building Department and Construction Mitigation Plans. Wetlands delineations are valid for a five year period when applying for a general permit to the Army Corps of Engineers.

42. There are no known physical mine hazards, historic mine waste, or historic structures on the site.
43. The site is not within the Park City Soils Ordinance boundary.
44. A construction mitigation plan will be provided with all building permits and will consider the safety of NAC participants, in addition to all standard requirements.
45. An affordable housing mitigation plan is being drafted by the Applicant and will be submitted to the City's Housing Department. The plan will be presented to the Planning Commission for review and then forwarded to the Park City Housing Authority for review and approval. An approved housing mitigation plan will be an attachment to the Development Agreement at the time of Planning Commission ratification and recordation.
46. The Development Agreement will address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
47. The Development Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
48. The proposed mass and scale of buildings and additions, as well as the architectural design, materials, and colors are consistent with existing buildings on the property and in the surrounding area.
49. Proposed buildings and additions are setback more than 25' from all property lines.
50. The MPD proposes a future three story lodging building with a pitched roof at a maximum building height of 45 feet (to the ridge).
51. An addition to the Program Services Building, for expansion of the climbing wall, was approved with the 2017 CUP to maintain the height exception allowed by the Specially Planned Area approvals (43'4" in height from existing grade).
52. All other additions and structures will not exceed the maximum zone height of 28' with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
53. The height exception is requested to minimize building footprint; reduce overall site disturbance; and provide variation in height, massing, and architectural interest.
54. The height request does not increase allowed density in that there is sufficient lot area to accommodate the lodging expansion floor area over a greater footprint and stay within the 33' allowed building height.
55. Potential problems on neighboring property (City Open Space) caused by shadows, loss of solar Access, and loss or air circulation are mitigated by increased building setbacks and orientation of the proposed building. There are no adjacent structures within close proximity to the property lines. The lodge building is shown with a 125' setback to the property line. At the time of CUP review setbacks to adjacent City property may be adjusted provided that plans demonstrate impacts on adjacent City property, due to shadows, noise and nuisances, can be mitigated.
56. Proposed open space of 78% is greater than the minimum of 60% and the three story design results in additional usable open space on the site.
57. Final design of the lodge building is subject to Planning Commission approval during review of the CUP, at which time the design will be reviewed for compliance with Chapter 5, Architectural Guidelines, including architectural design, exterior materials, façade variation and landscaping requirements.
58. The applicant stipulates to the conditions of approval.
59. The property was posted and notice posted, published and mailed to property owners within 300' as required by the Land Management Code.
60. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The MPD, as conditioned, is consistent with the Park City General Plan and Recreation

Open Space (ROS-MPD) zoning.

2. The MPD, as conditioned meets required conclusions of law of LMC Section 15-6-6) as stated below:

A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
K. The MPD has been noticed and public hearing held in accordance with this Code.
L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall consider the safety of NAC participants. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management and other items as may be required by the Building Department. The

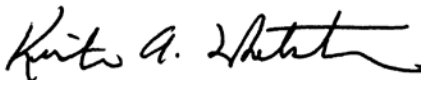
immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

3. A storm water run-off and drainage plan shall be submitted with building permit applications and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.
4. Final utility plans, consistent with utility plans reviewed by the Planning Commission during the MPD and CUP review, shall be submitted with building permit applications.
5. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
6. Snyderville Basin Water Reclamation District's review and approval of building permits and utility plans for conformance with the District's standards for review, is a condition precedent to building permit issuance.
7. An Affordable Housing Mitigation Plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building and any applicable deed restrictions shall be recorded according to the final approved Affordable Housing Mitigation Plan.
8. The Affordable Housing Mitigation Plan shall be recorded with the final ratified Development Agreement.
9. As a condition precedent to receiving a certificate of occupancy for the proposed lodging building, the City shall be provided with proof of compliance with the approved Affordable Housing Mitigation Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any new sign permits.
11. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
12. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement or as further conditioned by the Development Agreement, unless Construction, as defined by the Uniform Building Code, has commenced on the project.
13. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer has final authority on landscape placement in any required easement areas.
14. The access road is private to the NAC property line and is maintained by the property owner. From the property line to Gillmor Way the road is public.
15. Any changes to Ability Way shall be approved by the City Engineer, including specifications such as final grade, width, pavement depth, materials, signs, and storm drainage.

16. Access to public trails on City Open Space shall be maintained in coordination with the Park City Open Space and Trails Manager/Department consistent with the Park City Trails Master Plan. Any new access points shall be coordinated with Park City Open Space and Trails Manager/Department.
17. The proposal shall comply with Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission during approval of the Conditional Use Permit on November 29, 2017 and with plans to be reviewed with the future Conditional Use Permit for the new lodging building.
18. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
19. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements shall be submitted with building permit applications for approval by the Planning, Building, and Engineering Department.
20. All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of final Certificate of Occupancy for the Lodging Building.
21. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
22. Best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application shall be incorporated into all plans submitted for building permits.
23. At the time of CUP review of the lodge building, setbacks to the adjacent City property may be adjusted provided that plans demonstrate impacts on the adjacent City property, due to shadows, noise and nuisances, can be mitigated.
24. An updated parking study of actual operational trips and parking demand shall be submitted with the CUP for the future lodging building and if additional parking is recommended, it shall be reviewed with the future lodging building CUP.
25. Ten (10) bikes shall be accommodated with bike racks to be installed prior to issuance of the first certificate of occupancy.
26. Prior to issuance of a building permit for development impacting wetlands or the associated buffer areas, an updated wetlands delineation shall be conducted and presented to the City for review.
27. The Water Agreement shall be recorded with the final ratified Development Agreement.
28. All future development, including CUPs and building permit applications shall comply with terms of the recorded Development Agreement and Water Agreement.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,



Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

FEE EXEMPT
UTAH CODE ANNOTATED § 63J-1-505

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

ENTRY NO. 01127416
02/18/2020 02:46:58 PM B: 2555 P: 0909
Agreement PAGE 1/105
RHONDA FRANCIS, SUMMIT COUNTY RECORDER
FEE 0.00 BY PARK CITY MUNICIPAL CORPORATION

# DEVELOPMENT AGREEMENT FOR THE NATIONAL ABILITY CENTER MASTER PLANNED DEVELOPMENT (MPD), LOCATED AT 1000 ABILITY WAY, PARK CITY, SUMMIT COUNTY, UTAH

This Development Agreement is entered into as of this 28 day of January, 2020, by and between the National Ability Center, a nonprofit corporation, owner, and developer ("**Developer**") of certain real property located in Park City, Summit County, Utah, on which Developer proposes to develop a project known as the National Ability Center Master Planned Development, and Park City Municipal Corporation, a municipality and political subdivision of the State of Utah ("**Park City**"), by and through its City Council.

## RECITALS

A. Developer is the owner of a 26.2-acre property known as Lot 1 of the National Ability Center Subdivision, located in Park City, Summit County, Utah, as reflected in the National Ability Center Subdivision plat, **Exhibit A**, which is attached hereto and incorporated herein (the "**Property**"), on which it has obtained approval for the development known as the National Ability Center Specially Planned Area and Master Planned Development ("**NAC MPD**"), as more fully described in the National Ability Center Master Planned Development plans, **Exhibit B**, attached and incorporated herein, and as set forth below (the "**Project**").

B. Park City requires Development Agreements pursuant to the Park City Land Management Code ("**LMC**") for all Master Planned Developments (LMC § 15-6-4(G)).

C. Developer is willing to design and develop the Project in a manner that is in harmony with and intended to promote the long-range policies, goals, and objectives of the Park City General Plan, and to address other issues as more fully set forth below.

D. Park City, acting pursuant to its authority under Utah Code § 10-9a-101 et seq., and in furtherance of its land use policies, goals, objectives, ordinances, resolutions, and regulations, has made certain determinations with respect to the proposed Project, and, in the exercise of its legislative discretion, has elected to approve this Development Agreement.

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

1. **Project Conditions:**

1.1. The NAC MPD plans reviewed by the Planning Commission on March 27, 2019, (**Exhibit B**) and the Final Action letter stating the Findings of Fact, Conclusions of Law, and Conditions of Approval of the Master Planned Development (**Exhibit C**) are attached and incorporated herein as the Project, subject to changes detailed herein. The Project is located in the Recreation Open Space (ROS-MPD) Zoning District, subject to the NAC MPD.

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

1.3. Developer and any successors agree that the following are required to be entered into and approved by Park City prior to issuance of a Building Permit(s) for (a) the new Recreation Building, (b) the new Programs and Services Building, and (c) the new Lodge Building, in compliance with the March 27, 2019 MPD approvals:

(i) construction mitigation plan (CMP);
(ii) utility and grading plans;
(iii) storm water plans;
(iv) flood plain and wetland delineation studies completed within five years of obtaining a building permit;
(v) water efficient landscape and irrigation plan showing snow storage areas; and
(vi) if additional parking is required as a result of the update to the parking and traffic study, a parking lot and lighting plan.

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

2. **Vested Rights and Reserved Legislative Powers**

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

2.2 Reserved Legislative Powers. Developer acknowledges that the City is restricted in its authority to limit its police power by contract and that the limitations, reservations, and exceptions set forth herein are intended to reserve to the

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

3. **Successors and Assigns.**

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

3.2 Assignment. Neither this Agreement nor any of the provisions, terms, or conditions hereof can be assigned to any other party, individual, or entity without assigning the rights as well as the responsibilities under this Agreement and without the prior written consent of the City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to the City and the prior written consent of the City may also be evidenced by letter from the City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale of parcels of fully or partially improved or unimproved land by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

3.3 Transfer of Improved Facilities. Developer shall be entitled to transfer any portion or all of this Facility consistent with the terms of this Agreement upon written notice to the City. In the event of a complete transfer of the Developer's interest in the Facility, the recipient/purchaser shall be deemed to be substituted as the Developer for all rights and obligations specified in this Agreement for the portion of the Facility transferred.

3.4 Release of Developers. In the event of a full or partial transfer of the Facility, the recipient/purchaser shall assume all of the Developer rights and obligations under this Agreement. The recipient/purchaser shall be fully substituted as the Developer under the terms of this Agreement, and the Developer executing this Agreement shall be fully released from any further obligations with respect to this Agreement for the parcel so transferred.

4. **General Terms and Conditions.**

4.1 Term of Agreement. Construction, as defined by the Uniform Building Code, commenced prior to the date of execution of this Agreement. The NAC MPD and this Agreement shall continue in full force and effect until all obligations hereto have been satisfied. The NAC MPD approval for the Project shall remain valid so long as construction is proceeding in accordance with the approved Conditional Use Permit and NAC MPD.

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

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

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

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

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

4.7 Minor Administrative Modification. Minor administrative modification may occur to this approval without revision of this Agreement with approval by the Planning Director.

**5. Phasing.**

5.1 Building Permits. Prior to commencement of construction on any portion of the project not previously approved but identified on the MPD plans (**Exhibit B**), the Developer must obtain a Building Permit for each new building in the plan. This requirement specifically applies to the new Recreation Building, the Community and Programs Building, and the new Lodge Building.

5.2 Project Phasing. Construction of the Project is planned in phases, with Phase 1 identified as additions to the program services building and indoor equestrian center, a new recreation building, a new community and programs building, additional storage and maintenance areas, as well as various outdoor uses including a camping education area. Phase I includes the additions, buildings, and uses approved in the 2017 Conditional Use Permit (**Exhibit G**, attached and incorporated herein), as well as phased parking. Phase II consists of the proposed three-story lodging building, additional parking, and landscaping as outlined in the NAC MPD. Phase II is projected to begin by 2024.

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

5.4 Form of ownership anticipated for the project. The property is owned by the National Ability Center, a non-profit corporation.

**6. Water.**

6.1 Water development fees will be collected pursuant to the Water Rights Dedication Agreement between the Developer and Park City, **Exhibit H**, attached and incorporated herein.

**7. Affordable Housing.**

7.1 This Master Planned Development, as submitted, is subject to requirements of Housing Resolution 03-2017. Developer submitted a Housing Mitigation Plan to the Planning Commission for review on November 13, 2019, and to the Park City Housing Authority for review and approval on November 21, 2019. The Housing Authority-approved Housing Mitigation Plan is attached and incorporated herein as **Exhibit D**. The Developer shall record the approved Housing Mitigation Plan with the Summit County Recorder's Office on the same date that this Agreement is recorded. The Developer shall comply with the Affordable Housing Mitigation Plan requirements prior to receiving a certificate of occupancy for the new Lodge. Deed restrictions shall be recorded at Summit County as outlined in the Housing Mitigation Plan.

**8. Physical Mine Hazards.**

8.1 There are no known Physical Mine Hazards on the property as determined through the exercise of reasonable due diligence by the Owner (**Exhibit F**, attached and incorporated herein).

9. **Notices.**

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

To Developers:

National Ability Center
1000 Ability Way
Park City, UT 84068
Attn: Kevin Stickelman, CEO

To Park City:

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

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

10. **List of Exhibits.**

**Exhibit A** – Subdivision Plat
**Exhibit B** – NAC MPD Plans Approved on March 27, 2019
**Exhibit C** – NAC MPD Final Action Approval Letter
**Exhibit D** – Housing Mitigation Plan
**Exhibit E** – Legal Description
**Exhibit F** – Mine Hazards letter
**Exhibit G** – Conditional Use Permit Approved November 29, 2017
**Exhibit H** – Water Rights Dedication Agreement

**IN WITNESS WHEREOF,** this Development Agreement has been executed by the Developer by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the 28 day of January, 2020.

**PARK CITY MUNICIPAL CORPORATION**

Andy Beerman, Mayor

ATTEST:

Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark D. Harrington, City Attorney

**ACKNOWLEDGEMENTS**

**STATE OF UTAH** )
: ss
**COUNTY OF SUMMIT** )

On this 27 day of January, 2020, personally appeared before me Andy Beerman, who being by me duly sworn did say that he is the Mayor of Park City Municipal Corporation, a Utah municipal corporation, and that the *Development Agreement for the National Ability Center Master Planned Development, Located at 1000 Ability Way, Park City, Summit County, Utah* was signed on behalf of such entity.

Notary Public

Residing at: 445 Marsac Ave
Park City UT 84060

LEAH V. LANGAN
NOTARY PUBLIC - STATE OF UTAH
COMMISSION# 706543
COMM. EXP. 05-29-2023

My Commission Expires:

05/29/2023

**DEVELOPER**

National Ability Center, a non-profit corporation
1000 Ability Way
Park City, UT 84068

By: _____

Its: CEO

**ACKNOWLEDGEMENTS**

**STATE OF UTAH** )
: **ss**
**COUNTY OF SUMMIT** )

On this 21st day of January, 2020, Kevin Stickelman personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed did say that they are the CEO of the National Ability Center, a non-profit organization, and that they are authorized to execute the *Development Agreement for the National Ability Center Master Planned Development, Located at 1000 Ability Way, Park City, Summit County, Utah.*

Notary Public

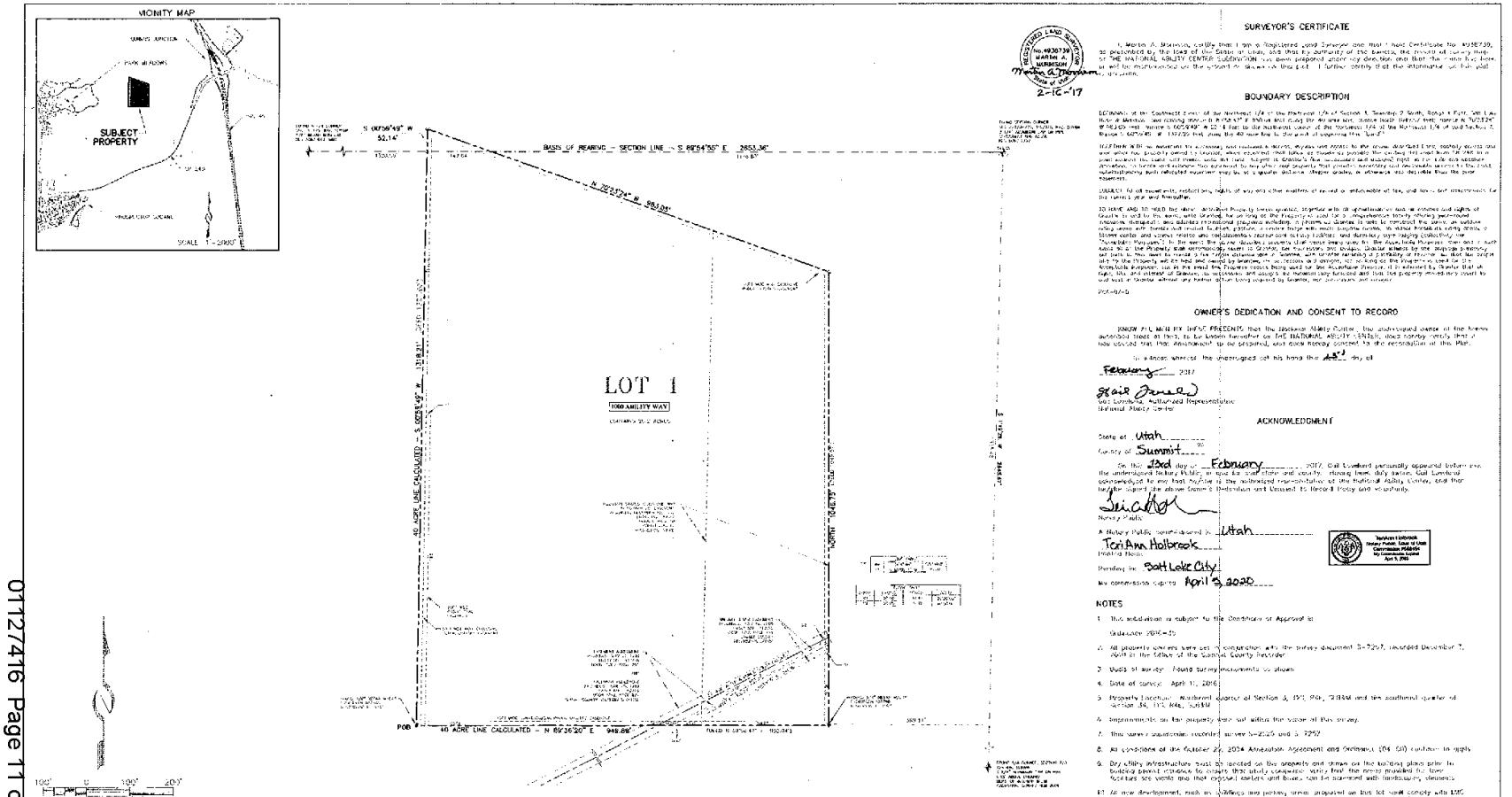
Residing at: Coalville, Ut

My Commission Expires:

7/16/2023

Tracee Batt
Notary Public
State Of Utah
My Commission Expires 07/16/2023
707234

EXHIBIT A – The National Ability Center Subdivision Plat




# THE NATIONAL ABILITY CENTER SUBDIVISION

LOCATED IN SECTION 3
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

JOB NO.: 1-4-16 FILE: 3:\Comm\Junction\dwg\srv\plat2016\1-4-16 NAC.dwg

### SURVEYOR'S CERTIFICATE

I, Morton A. Brimhall, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, the hereon set survey map of THE NATIONAL ABILITY CENTER SUBDIVISION has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

No. 4938739 Morton A. Brimhall State of Utah
2-16-17

### BOUNDARY DESCRIPTION

BEGINNING at the Southeast Corner of the Northwest 1/4 of the Northeast 1/4 of Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian, and running thence N 89°54'55" E 2653.36 feet along the quarter section line to the Northeast corner of the Northwest 1/4 of the Northeast 1/4 of said Section 3; thence S 00°59'49" W 52.14 feet to the Northeast corner of the Northeast 1/4 of the Southeast 1/4 of the Northeast 1/4 of said Section 3, Recorded as 1997/20 feet along the 40 acre line to the point of beginning (the "Land").

TOGETHER WITH any appurtenant and reversionary interests, privileges and appeals to the above described Land, roadway access and water rights now or hereafter owned by Grantor, where appurtenant shall pass as possible the Land and shall not pass to any person except the Land with respect to which Grantor is Grantor's true successor and assignee and as may be a sole and absolute discretion, to Grantor and Grantee, their successors in title, assigns, and any lessees, together with all improvements and fixtures thereon, subject to all easements, restrictions, rights of way and other matters of record or enforceable at law, and less and except such easements for the Land as are described in the Grantor's deed to Grantee.

SUBJECT TO all easements, restrictions, rights of way and other matters of record or enforceable at law, and less and except such easements for the Land as are described in the Grantor's deed to Grantee.

TO HAVE AND TO HOLD the above described Property unto Grantee, together with all improvements and appurtenances and rights of Grantor to and for the same, unto Grantee, her heirs and assigns forever, for the Property as used for a comprehensive, family oriented, year-round recreation therapeutic and educational programs activities. Grantee's use of the Property as Grantee is able to construct the same, an outdoor activity center with Grantee shall construct to attach structure, a covered bridge with multi-purpose function, its related amenities, parking areas, a ski/ski center and various related uses and amenities (collectively, the "Improvements"). In the event the above described property shall cease being used for the Accomplishment Purposes, then and in such case as all the property shall permanently cease to operate, for the purposes and activities authorized by the Accomplishment Purposes, then and in such event the Property ceases being used for the Accomplishment Purposes, it is intended by Grantor that all rights, title and interest of Grantee, its successors and assigns to the property shall terminate and that the property shall thereby revert to and vest in Grantor without any further action being required by Grantor, their successors and assigns.

PCA-07-5

### OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that the undersigned Ability Center, the undersigned owner of the hereon described tract of land, to be known hereafter as THE NATIONAL ABILITY CENTER, does hereby certify that it has caused that this Amendment to be prepared, and does hereby consent to the execution of this Plat.

In witness whereof the undersigned set his hand this 15th day of February 2017

Gail Lovelace
Gail Lovelace, Authorized Representative
National Ability Center

### ACKNOWLEDGMENT

State of Utah
County of Summit

On the 15th day of February 2017, Gail Lovelace personally appeared before me, the undersigned Notary Public, in and for said State and county, showing been duly sworn, Gail Lovelace acknowledged to me that he/she is the authorized representative of the National Ability Center, and that he/she signed the above Owner's Dedication and Consent to Record freely and voluntarily.

Notary Public

A Notary Public commissioned in Utah
Teri Ann Holbrook
Printed Name
Residing in: Salt Lake City
My commission expires: April 5, 2020

Teri Ann Holbrook
Notary Public, State of Utah
Commission #686914
My Commission Expires
April 5, 2020

### NOTES

1. This subdivision is subject to the Conditions of Approval in Ordinance 2016-15.
2. All property corners were set in conformance with the survey document S-2257, recorded December 7, 2016 in the office of the Summit County Recorder.
3. Basis of survey: Found survey monuments as shown.
4. Date of survey: April 11, 2016.
5. Property location: Northeast quarter of Section 3, T2S, R4E, SLB&M and the southwest quarter of Section 34, T1S, R4E, SLB&M.
6. Improvements on the property were not within the scope of this survey.
7. This survey supersedes recorded survey S-2225 and S-2252.
8. All conditions of the October 26, 2004 Annexation Agreement and Ordinance 04-50 continue to apply.
9. Any utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the ten-foot (10') wide public utility easements have been properly designed and shown can be scattered with landscaping elements.
10. All new development, such as buildings and parking areas proposed on this lot must comply with ESD required wetlands protection buffer areas as stated at the time of building permit application.

| SNYDERVILLE BASIN WATER RECLAMATION DISTRICT | PLANNING COMMISSION | ENGINEER'S CERTIFICATE | APPROVAL AS TO FORM | COUNCIL APPROVAL AND ACCEPTANCE | CERTIFICATE OF ATTEST | RECORDED |
|---|---|---|---|---|---|---|
| REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 23rd DAY OF February 2017 BY S.B.W.R.D. | APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 22 DAY OF JUNE, 2016 BY CHAIR | I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 21st DAY OF March 2017 BY PARK CITY ENGINEER | APPROVED AS TO FORM THIS 24th DAY OF March, 2017 BY PARK CITY ATTORNEY | APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 21 DAY OF JULY, 2016 BY MAYOR | I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 27 DAY OF March 2017 BY PARK CITY RECORDER | STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Park City Title DATE 3/28/2017 TIME 10:20 AM ENTRY NO. 1061339 $31.00 FEE Kent Jones RECORDER |

NATIONAL ABILITY CENTER SUBDIVISION

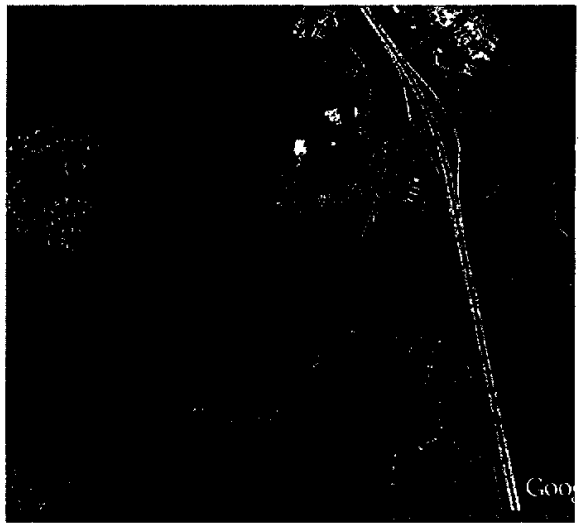
EXHIBIT B – NAC MPD Plans Approved on March 27, 2019

# National Ability Center

## Master Plan


1000 Ability Way
Park City, UT 84060
(435) 649-3991

Contact: Michael Barille
mabarille@gmail.com
435.640.3188

Vicinity Map

Index:


Existing Site Plan
Master Plan
Detail Plan
Open Space Plan
Utilities Plan
Floor Plans
Lodge Elevations
Arena Elevations
Perspectives

NATIONAL ABILITY CENTER
Discover The Possibilities

PlanWorks DESIGN
ELLIOTT WORKGROUP

1-25-16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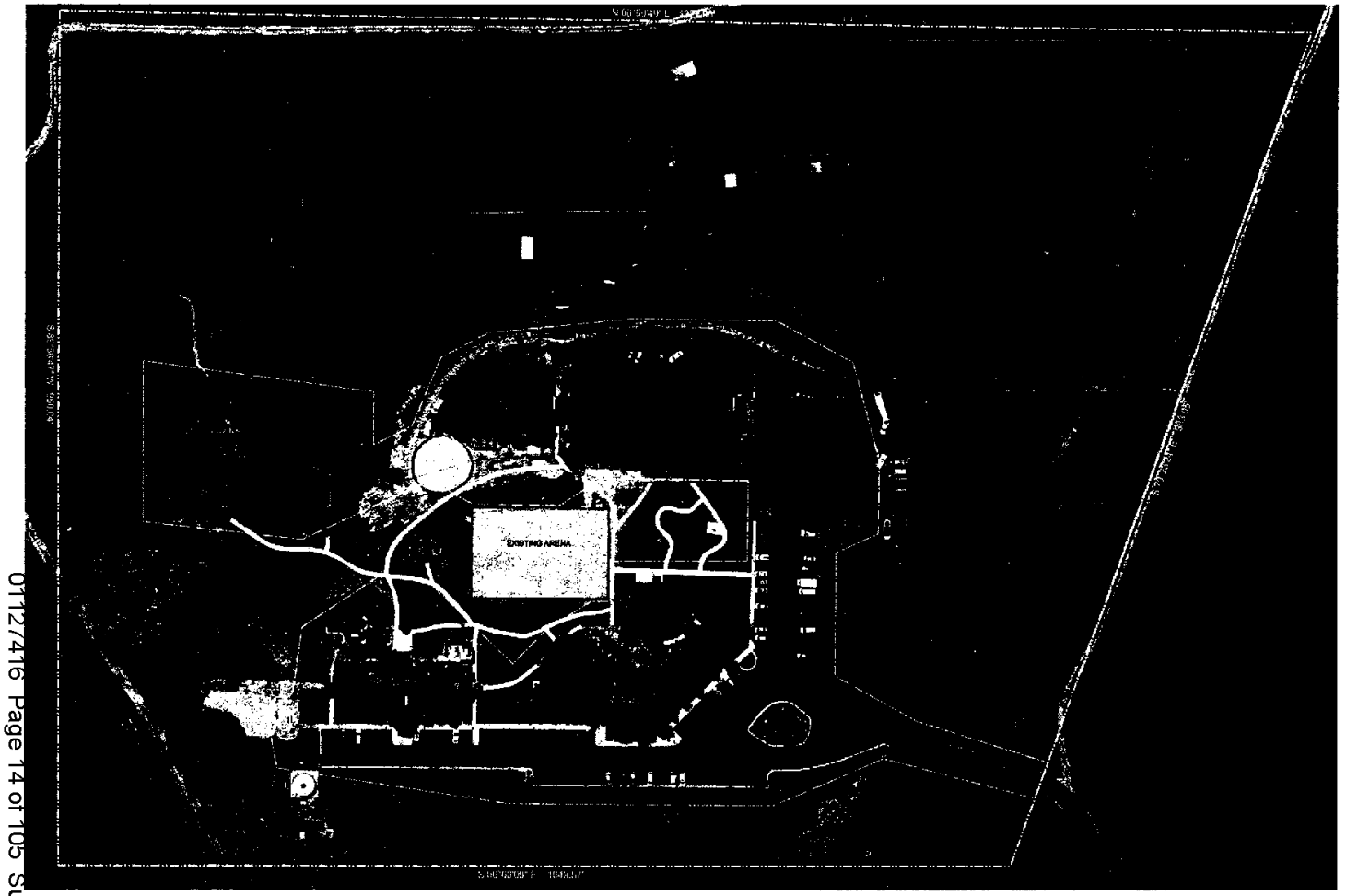
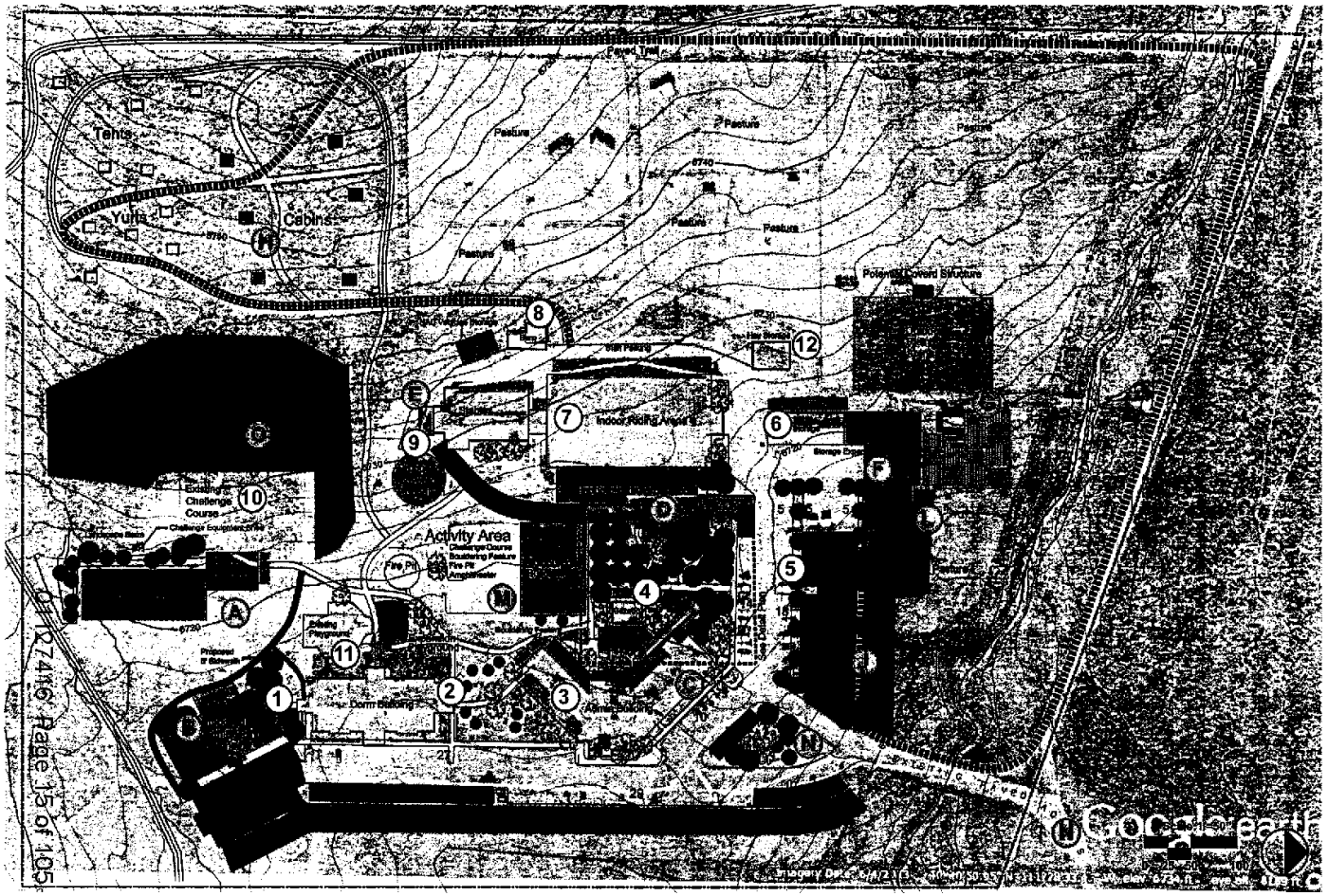



NOTES

1. Existing NAC parcel is 26.20 acres
2. Existing Development Zone is 6.77 acres

50 0 50 100 FEET

| | | | |
|---|---|---|---|
| (435) 649-9467 | STAFF: STEVE SCHUELER | EXISTING SITE PLAN<br>NATIONAL ABILITY CENTER<br>PARK CITY, UTAH | SHEET 1 OF 1 |
| | DATE: 4/12/13 | FOR: NAC<br>JOB NO.: 9-4-13<br>FILE: X:\GUINNS JCT.\dwg\NAC\site plan.dwg | |




PLANTING LIST

| SYMBOL | QTY | SCIENTIFIC NAME | COMMON NAME | SIZE |
|---|---|---|---|---|
| TREES | | | | |
| | | Picea Pungens | Colorado Blue Spruce | 6'-8' Height |
| | | Populus Tremuloides | Lanceleaf Cottonwood | 2" Cal. |
| | | Populus Acuminata | Lanceleaf Cottonwood | 2" Cal. |
| | | Existing Tree To Remain | | |

**Development Data:**

Existing

1) Archery Pavilion (2,200 sf )
2) 2 Story Lodge (18,300 sf)
3) Administration Building(Program Services) ( 12,780 sf)
4) Gazebo
5) Parking
6) Storage Building ( 2,800 sf)
7) Equestrian Arena, Stalls & Offices (24,800 sf)
8) Equipment Storage Buildings (625 sf)
9) Outdoor Round Pen
10) Challenge Course
11) Playground
12) Hay Storage Building

Proposed

A) Archery Pavilion(replaces existing), Classrooms, Restrooms ( 2,200 sf)
B) 3 Story Lodge (22,266 sf)
C) Expansion to Administration Building (3,400 sf)
D) Expansion to Equestrian Arena, Meeting Spaces & Restrooms (12,188 sf)
E) Addition to the Stables (850 sf)
F) Expansion to Storage Building (1,400 sf)
G) Greenhouse/Gardens (500 sf)
H) Tent platforms/Cabins (2,700 sf)
J) Additional Parking
K) Relocated Outdoor Riding Arena ( 240 sf)
L) Equipment "Test Track Area"
M) Center Campus Activity/Multi-Purpose Area (7,000 sf)
N) Entry Signage Structure (Bottom of drive way)
O) Challenge Course Expansion

**Parking:**

Existing: 113 Stalls
Proposed: 101 Stalls

Total: **214 Stalls**

Snow Storage

# Master Plan

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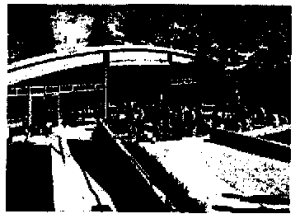
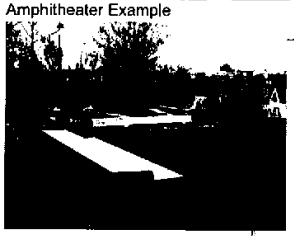


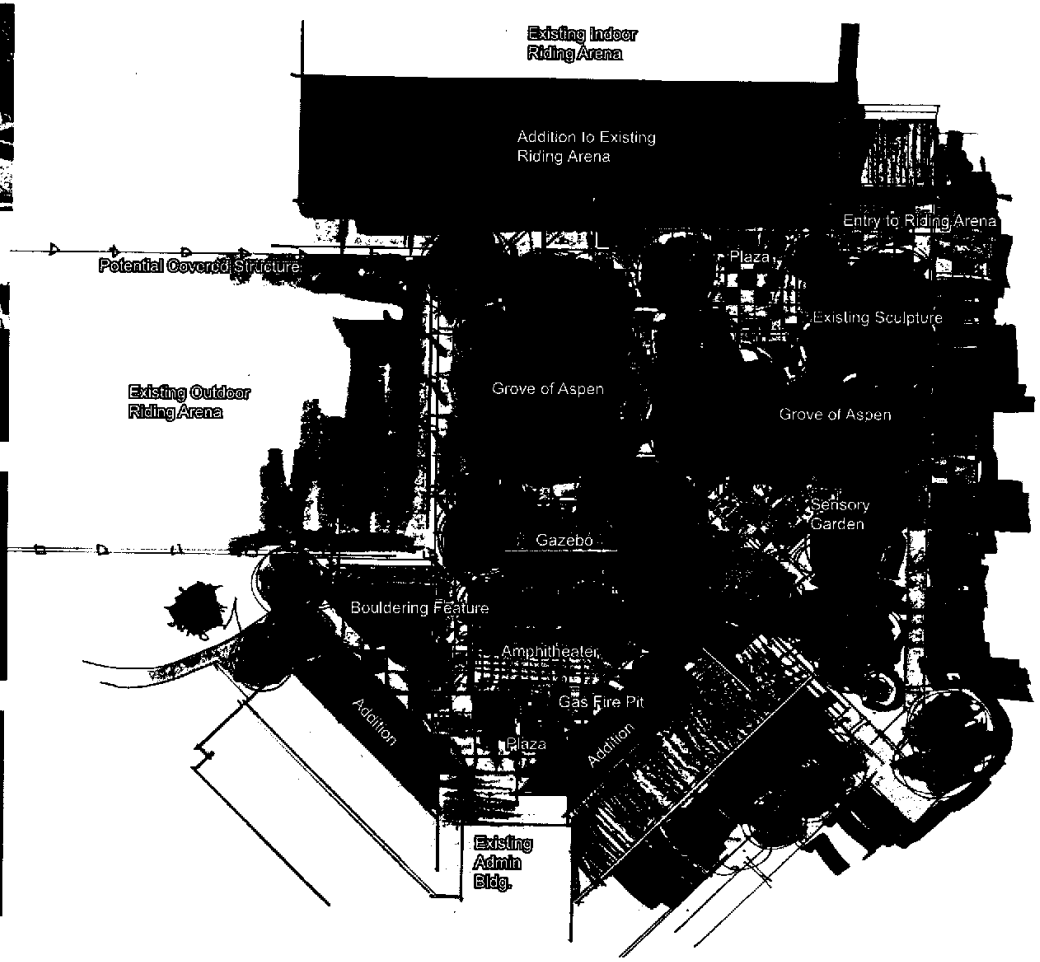
Amphitheater Example



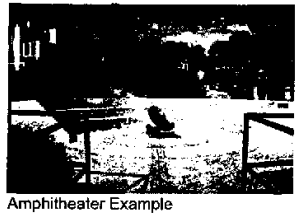
Bench Example

Bench Example

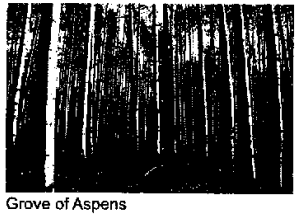
Bouldering Feature



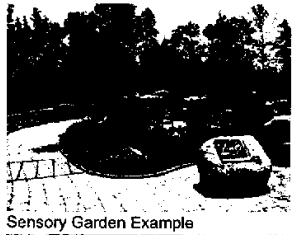

**Detail Plan**



Amphitheater Example



Grove of Aspens



Sensory Garden Example

Sensory Garden Example

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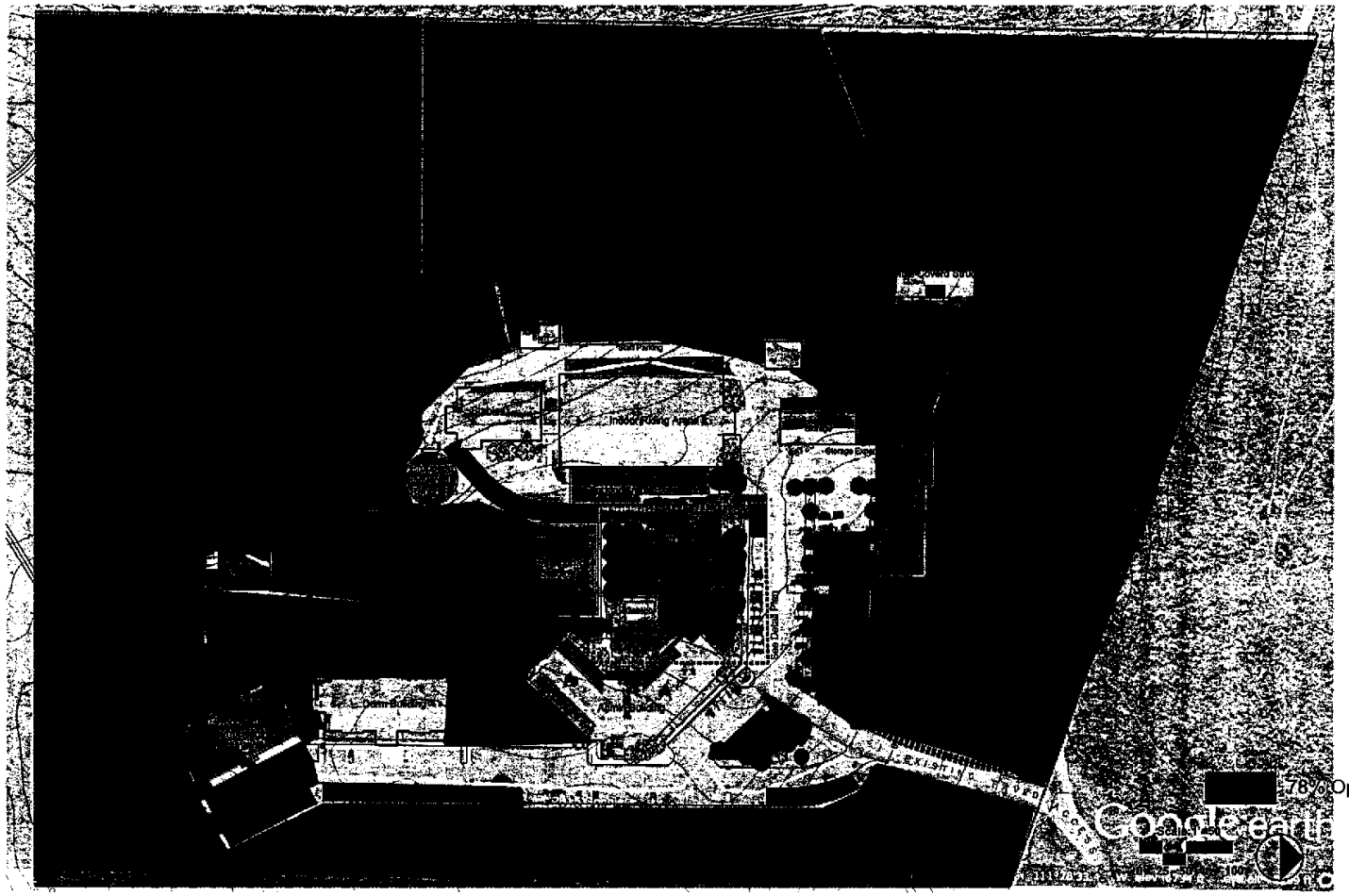


## Open Space Plan

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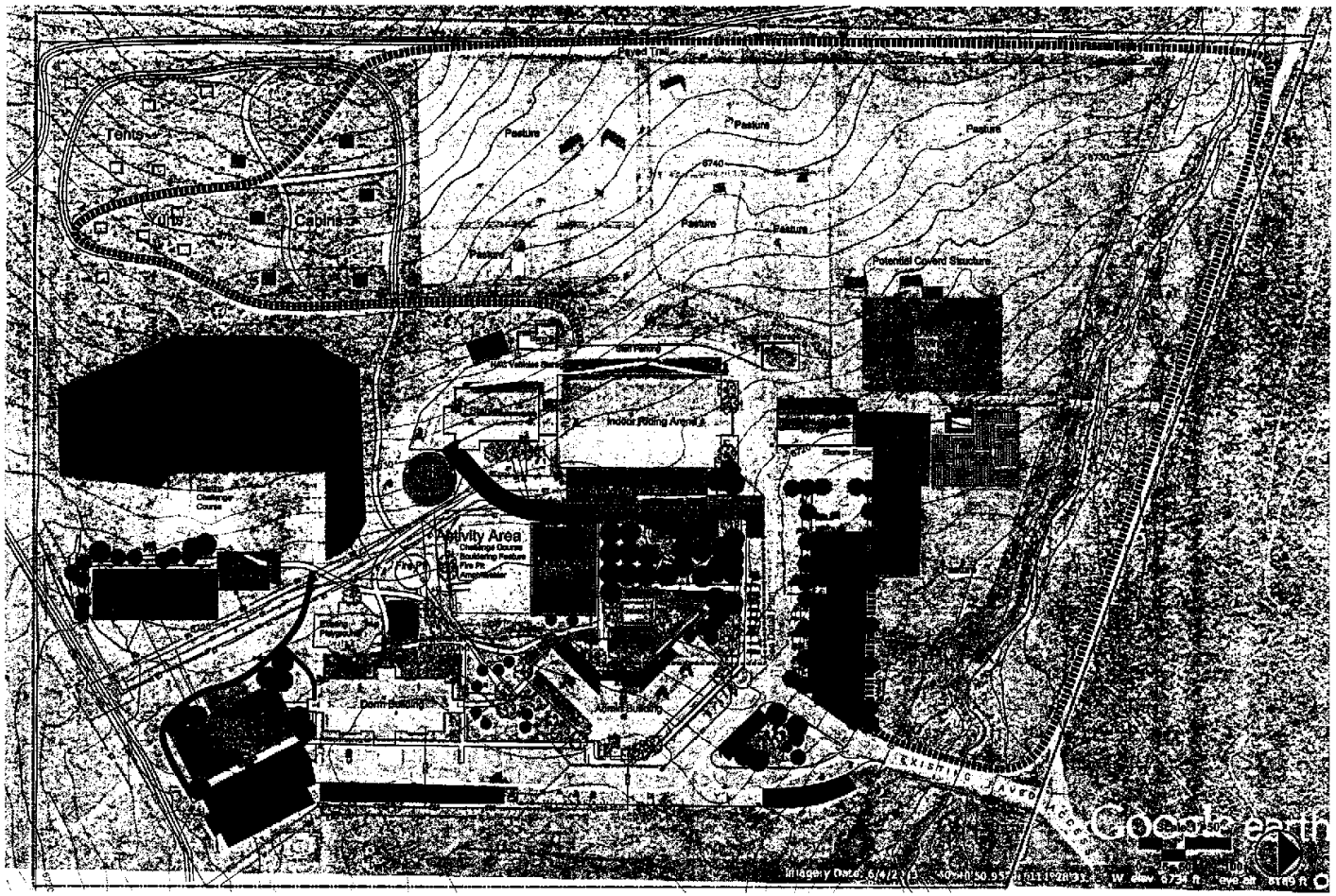


## Utilities Plan

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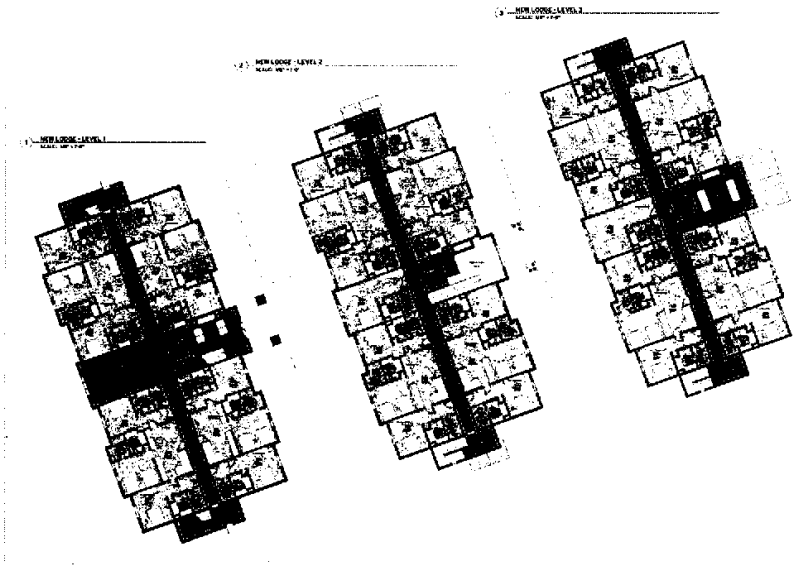
Arena Floor Plans



New Lodge Floor Plans

# Floor Plans

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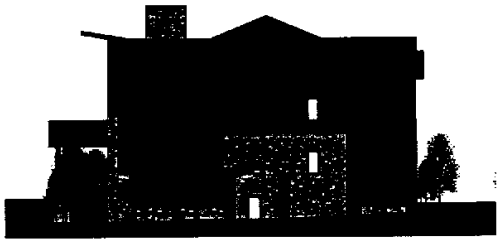
1 NEW LODGE - EAST ELEVATION

2 NEW LODGE - SOUTH ELEVATION



3 NEW LODGE - NORTH ELEVATION

4 NEW LODGE - WEST ELEVATION

# New Lodge Elevations

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ELLIOTT WORKGROUP

1-25-16

2 NEW ARENA ADDITION - EAST ELEVATION

3 NEW ARENA ADDITION - SOUTH ELEVATION

4 NEW ARENA ADDITION - NORTH ELEVATION

01127416 Page 21 of 105 Submit County

NATIONAL ABILITY CENTER
Discover The Possibilities

# Arena Addition Elevations

PlanWorks DESIGN
ELLIOTT WORKGROUP

1-25-16

Entry Perspective

Interior Perspective

# Arena Addition Perspectives

NATIONAL ABILITY CENTER
Discover The Possibilities

PlanWorks DESIGN

ELLIOTT WORKGROUP

1-25-16

1 AERIAL VIEW
SCALE:

## Perspectives

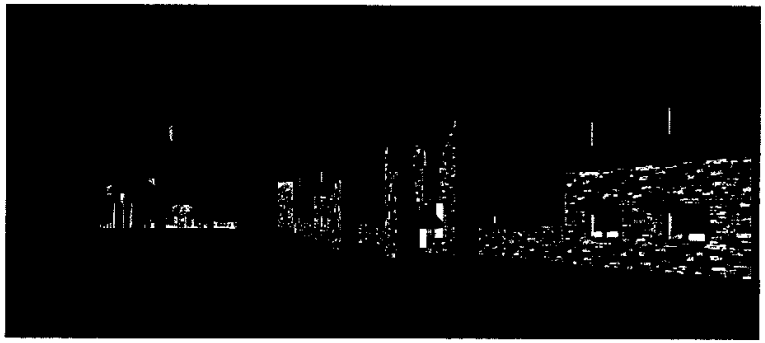
NATIONAL ABILITY CENTER
Discover The Possibilities

PlanWorks DESIGN
ELLIOTT WORKGROUP

1-25-16

4 VIEW OF NEW LODGE AND EXISTING - LOOKING NORTH
SCALE:

2 VIEW OF NEW ARENA ADDITION ENTRY - LOOKING SOUTH
SCALE:



VIEW OF NEW LODGE AND EXISTING - LOOKING SOUTH
SCALE:

1 VIEW OF ARENA ADDITION - LOOKING SOUTHWEST
SCALE:

01127416 Page 24 of 105 Santa Cruz County

NATIONAL ABILITY CENTER
Discover The Possibilities

# Perspectives

PlanWorks DESIGN
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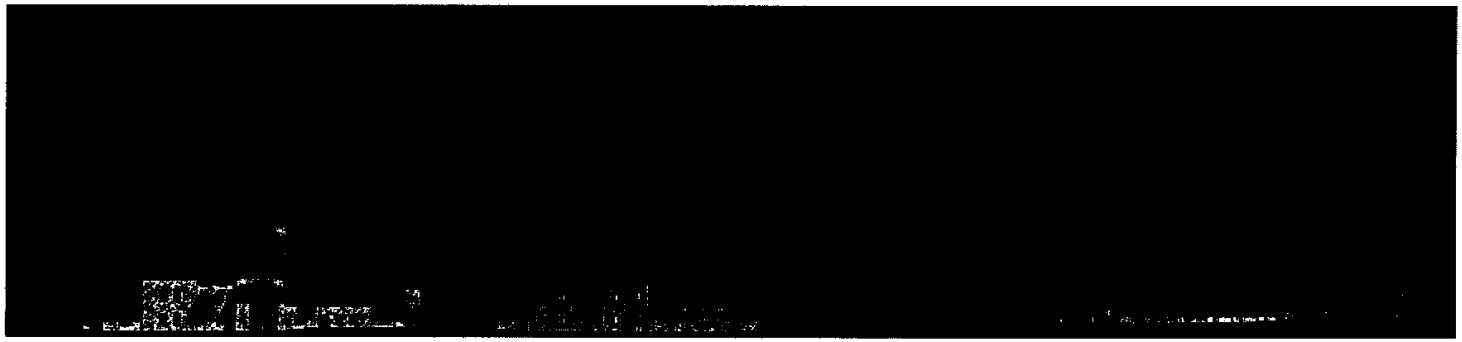
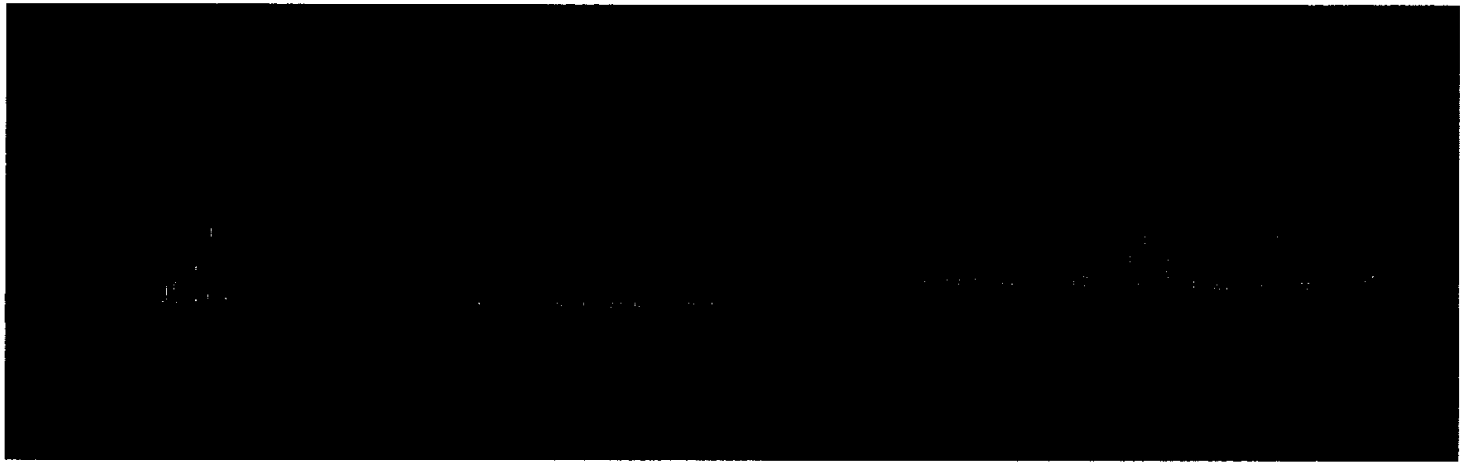
1-25-16



1 VIEW FROM LOWER ROAD - LOOKING WEST
SCALE:



2 VIEW FROM ENRY DRIVE - LOOKING SOUTHWEST
SCALE:

NATIONAL ABILITY CENTER
Discover The Possibilities

# Perspectives

PlanWorks DESIGN
ELLIOTT WORKGROUP

1-25-15

01127416 Page 25 of 105 Stanislaus County

EXHIBIT C – NAC MPD Final Action Approval Letter

PARK CITY
1884
PLANNING DEPARTMENT

March 29, 2019

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

**NOTICE OF PLANNING COMMISSION ACTION**

| | |
|---|---|
| Application # | PL-16-03036 |
| Address | 1000 Ability Way |
| Description | Master Planned Development |
| Action Taken | Approved with conditions |
| Date of Action | March 27, 2019 |

On March 27, 2019, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to amend condition #24 to include additional information to be submitted with a parking study at the time of submittal of the Conditional Use Permit for the new lodging building. The Commission approved the NAC Master Planned Development based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District.
2. Access to the property is from Round Valley Drive and Gillmor Way, public streets, and Ability Way. Ability Way is public to the NAC property line and private within the NAC property. No new streets are proposed.
3. The property is located in the Quinn's Junction neighborhood of Park City and is identified as Lot 1 of the National Ability Center Subdivision.
4. In the mid-1990s, the parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
5. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation and MPD.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. In July of 1999, prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City.
8. The NAC Specially Planned Area (SPA) and CUP allowed for development of various uses and buildings (50,750 sf), including 20,500 sf equestrian center (17,000 sf equestrian arena and 3,500 sf of barns/stalls), an outdoor challenge/ropes course, a

playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 21,000 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,570 sf support administrative building, a possible future swimming pool, and 121 parking spaces.

9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water service and the need to transfer and convert a water right. The change application was filed with the State Engineer on February 12, 2019 and is pending review.
10. A new water agreement, updating requirements and conditions for water service, will be included as an attachment to the NAC MPD Development Agreement to be ratified by the Planning Commission prior to recordation.
11. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District.
12. The ROS zone allows for a variety of conservation, open space, and recreation uses.
13. The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the purpose and uses of the ROS District and in support of the mission of the NAC.
14. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
15. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
16. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed and approved the pre-MPD application and found the proposal to be in compliance with the General Plan and underlying zoning district. The MPD is consistent with the Pre-MPD and meets the goals and objectives of the General Plan as further outlined in the staff report.
17. On January 26, 2016, the City received an application for a Master Planned Development (MPD) identifying and approving an MPD concept site plan, uses and density for the 26.2 acre National Ability Center campus consistent with the pre-MPD.
18. Between February 2016 and October 2017, the applicant worked on getting the subdivision plat approved and recorded and worked to address staff's comments regarding water service, as it relates to a July 15, 1999 Development and Water Service Agreement, as well as on a housing mitigation strategy.
19. The National Ability Center (NAC) Subdivision plat was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
20. On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following (29,818 sf total):

- Indoor Equestrian Arena additions (10,910 sf)
- Program Services building addition (1,250 sf) and climbing wall (377 sf)
- Community and Programs building (new) (4,962 sf)
- Recreation Center/gymnasium (new) (7,613 sf)

- Cycling Center (storage addition) (783 sf)
- Archery Pavilion and Range (relocated)
- Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
- Greenhouse and gardening area (new) (400 sf)
- Maintenance shop and storage (additions) (1,250 sf)
- Additional parking (104 spaces), snow storage and landscaping

21. The NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 sf were approved), as well as uses approved through a CUP by the Planning Commission in November of 2017 (29,819 sf) (Exhibit S). The MPD also includes a future three story lodging building (22,266 sf) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 sf for the equestrian center and 332 sf to the recreation building that were not counted in the square footages approved with the 2017 CUP.
22. A total of 103,246 sf are included in the NAC MPD including administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse and cycling center.
23. The lot is sufficient in area for the proposed uses.
24. The plans indicate that 78% of the site will remain as open space. This area includes all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building.
25. The proposed building location minimizes grading. Buildings are grouped on the site, providing greater expanses of open space and separation of activities. Specific site plans, as well as landscaping and exterior lighting details, will be provided with the future lodging building CUP and building permits.
26. The proposed landscape plans indicate compliance criteria to maintain native vegetation and plant appropriate drought tolerant species that require limited irrigation. Prior to issuance of building permits a final landscape and irrigation plan, and an exterior lighting plan, will be reviewed by Planning Department staff for compliance with the MPD landscape plans. Additional landscaping and lighting plans will be submitted for review as part of the Conditional Use Permit applications for the new lodging building and parking lot expansion. Parking lot lighting is noted to be down directed with cut-off fixtures and will be on a clock timer to be able to reduce overall lighting when use of parking lots is reduced.
27. The MPD is proposed to be developed in two primary phases. Phase 1 is identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses and phased parking and landscaping. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP to be constructed within the next 1 to 5 years. Phase II consists of the proposed 3 story lodging building. Phase II is projected to begin by 2024, upon completion of Phase I.
28. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) and the LMC, as support uses to the primary use as a Public and Quasi-Public

Institution and as a Private Recreation Facility.

29. A traffic study (Hales Engineering, November 2015) was provided by the applicant and reviewed with the 2017 CUP indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement and Special Event permits maybe required.
30. The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.
31. Staff recommends an updated parking study be submitted with the CUP for the future lodging building and if additional parking is recommended, it will be reviewed with the future lodging building CUP.
32. The final parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking. Lighting is proposed to be sharp cut-off and on a time clock to allow the NAC to reduce lighting when not in use.
33. Utilities necessary for this use are available at or near the site.
34. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
35. Existing internal vehicular and pedestrian circulation systems will be modified and enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).
36. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite.
37. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space are proposed to be mitigated by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) where accessibility issue allow, and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
38. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
39. No signs are proposed at this time and sign permits are required prior to installation of new signs.
40. Exterior lighting fixtures will be reviewed at the time of building permit review for compliance with the City's lighting ordinances.
41. The MPD area contains wetlands and streams and a wetlands delineation report was included with the application. The plans demonstrate that the required fifty foot buffer from delineated wetlands and streams can be met. Storm water plans are required to be submitted with all building permit applications and conditions of approval note requirements for MS4 plans. Wetlands will be protected during construction as required by the Building Department and Construction Mitigation Plans. Wetlands delineations are valid for a five year period when applying for a general permit to the Army Corps of Engineers.

42. There are no known physical mine hazards, historic mine waste, or historic structures on the site.
43. The site is not within the Park City Soils Ordinance boundary.
44. A construction mitigation plan will be provided with all building permits and will consider the safety of NAC participants, in addition to all standard requirements.
45. An affordable housing mitigation plan is being drafted by the Applicant and will be submitted to the City's Housing Department. The plan will be presented to the Planning Commission for review and then forwarded to the Park City Housing Authority for review and approval. An approved housing mitigation plan will be an attachment to the Development Agreement at the time of Planning Commission ratification and recordation.
46. The Development Agreement will address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
47. The Development Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
48. The proposed mass and scale of buildings and additions, as well as the architectural design, materials, and colors are consistent with existing buildings on the property and in the surrounding area.
49. Proposed buildings and additions are setback more than 25' from all property lines.
50. The MPD proposes a future three story lodging building with a pitched roof at a maximum building height of 45 feet (to the ridge).
51. An addition to the Program Services Building, for expansion of the climbing wall, was approved with the 2017 CUP to maintain the height exception allowed by the Specially Planned Area approvals (43'4" in height from existing grade).
52. All other additions and structures will not exceed the maximum zone height of 28' with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
53. The height exception is requested to minimize building footprint; reduce overall site disturbance; and provide variation in height, massing, and architectural interest.
54. The height request does not increase allowed density in that there is sufficient lot area to accommodate the lodging expansion floor area over a greater footprint and stay within the 33' allowed building height.
55. Potential problems on neighboring property (City Open Space) caused by shadows, loss of solar Access, and loss or air circulation are mitigated by increased building setbacks and orientation of the proposed building. There are no adjacent structures within close proximity to the property lines. The lodge building is shown with a 125' setback to the property line. At the time of CUP review setbacks to adjacent City property may be adjusted provided that plans demonstrate impacts on adjacent City property, due to shadows, noise and nuisances, can be mitigated.
56. Proposed open space of 78% is greater than the minimum of 60% and the three story design results in additional usable open space on the site.
57. Final design of the lodge building is subject to Planning Commission approval during review of the CUP, at which time the design will be reviewed for compliance with Chapter 5, Architectural Guidelines, including architectural design, exterior materials, façade variation and landscaping requirements.
58. The applicant stipulates to the conditions of approval.
59. The property was posted and notice posted, published and mailed to property owners within 300' as required by the Land Management Code.
60. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The MPD, as conditioned, is consistent with the Park City General Plan and Recreation

Open Space (ROS-MPD) zoning.

2. The MPD, as conditioned meets required conclusions of law of LMC Section 15-6-6) as stated below:

A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
K. The MPD has been noticed and public hearing held in accordance with this Code.
L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall consider the safety of NAC participants. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management and other items as may be required by the Building Department. The

immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

3. A storm water run-off and drainage plan shall be submitted with building permit applications and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.
4. Final utility plans, consistent with utility plans reviewed by the Planning Commission during the MPD and CUP review, shall be submitted with building permit applications.
5. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
6. Snyderville Basin Water Reclamation District's review and approval of building permits and utility plans for conformance with the District's standards for review, is a condition precedent to building permit issuance.
7. An Affordable Housing Mitigation Plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building and any applicable deed restrictions shall be recorded according to the final approved Affordable Housing Mitigation Plan.
8. The Affordable Housing Mitigation Plan shall be recorded with the final ratified Development Agreement.
9. As a condition precedent to receiving a certificate of occupancy for the proposed lodging building, the City shall be provided with proof of compliance with the approved Affordable Housing Mitigation Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any new sign permits.
11. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
12. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement or as further conditioned by the Development Agreement, unless Construction, as defined by the Uniform Building Code, has commenced on the project.
13. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer has final authority on landscape placement in any required easement areas.
14. The access road is private to the NAC property line and is maintained by the property owner. From the property line to Gillmor Way the road is public.
15. Any changes to Ability Way shall be approved by the City Engineer, including specifications such as final grade, width, pavement depth, materials, signs, and storm drainage.

16. Access to public trails on City Open Space shall be maintained in coordination with the Park City Open Space and Trails Manager/Department consistent with the Park City Trails Master Plan. Any new access points shall be coordinated with Park City Open Space and Trails Manager/Department.
17. The proposal shall comply with Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission during approval of the Conditional Use Permit on November 29, 2017 and with plans to be reviewed with the future Conditional Use Permit for the new lodging building.
18. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
19. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements shall be submitted with building permit applications for approval by the Planning, Building, and Engineering Department.
20. All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of final Certificate of Occupancy for the Lodging Building.
21. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
22. Best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application shall be incorporated into all plans submitted for building permits.
23. At the time of CUP review of the lodge building, setbacks to the adjacent City property may be adjusted provided that plans demonstrate impacts on the adjacent City property, due to shadows, noise and nuisances, can be mitigated.
24. An updated parking study of actual operational trips and parking demand shall be submitted with the CUP for the future lodging building and if additional parking is recommended, it shall be reviewed with the future lodging building CUP.
25. Ten (10) bikes shall be accommodated with bike racks to be installed prior to issuance of the first certificate of occupancy.
26. Prior to issuance of a building permit for development impacting wetlands or the associated buffer areas, an updated wetlands delineation shall be conducted and presented to the City for review.
27. The Water Agreement shall be recorded with the final ratified Development Agreement.
28. All future development, including CUPs and building permit applications shall comply with terms of the recorded Development Agreement and Water Agreement.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,

Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

EXHIBIT D – Housing Mitigation Plan

December 13, 2019

Jon Serio
1000 Ability Way
Park City, Utah 84060

Dear Jon,

Please find below an Action Letter confirming the Park City Housing Authority decision on November 21, 2019 to approve the National Ability Center Housing Mitigation Plan to address the required affordable housing for the National Ability Center Master Planned Development that the Planning Commission approved on March 27, 2019.

**NOTICE OF HOUSING AUTHORITY ACTION**

| | |
|---|---|
| **Description:** | **National Ability Center Affordable Housing Mitigation Plan** |
| **Project Title:** | **National Ability Center Master Planned Development PL-16-03096** |
| **Date of Action:** | **November 21, 2019** |

**Summary of Housing Authority Action**

- On November 13, 2019, the Park City Planning Commission reviewed the National Ability Center Housing Mitigation Plan (the **Plan**) and forwarded a positive recommendation for the City Housing Authority to review the Plan.
- On November 21, 2019, the Park City Housing Authority approved the National Ability Center Housing Mitigation Plan for the housing obligations resulting from the National Ability Center Master Planned Development that was approved by the Planning Commission on March 27, 2019.
- The Housing Authority approved two exceptions under Housing Resolution 03-2017: (1) a 50% reduction in the number of required affordable housing units under Housing Resolution 03-2017 Section 8(C); and (2) a reduction in the 6-month affordable rental lease requirement under Housing Resolution 03-2017 Section 17(E).
- The National Ability Center Master Planned Development housing obligation totals 9.04 Affordable Unit Equivalents (AUEs) or 8,136 square feet at 900 square feet/AUE. The Housing Authority approved a 50% reduction in the

housing obligation because of National Ability Center's nonprofit status for a total of 4.52 AUEs or 4,068 square feet.

- The Housing Authority also approved a reduction in the 6-month affordable rental lease requirement as outlined in the attached Housing Mitigation Plan, but Nightly Rental of the affordable units is strictly prohibited.
- The Attached National Ability Center Affordable Housing Agreement is the approved National Ability Center Housing Plan.

**Conditions of Approval:**

1. The Housing Mitigation Plan shall be executed by the National Ability Center and Park City Municipal Corporation prior to recordation of the Development Agreement.
2. The executed Housing Mitigation Plan shall be recorded as an exhibit to the Development Agreement.
3. Phase I: The National Ability Center shall provide one (1) unit with 524 square feet of bedroom and bath area with unrestricted access to 226 square feet within an existing shared 2,739 square foot common dining, kitchen, and multipurpose space for a total of 750 square feet as of the execution of the Housing Mitigation Plan.
4. The National Ability Center shall record deed restrictions in a form approved by the City Attorney's office protecting the affordability of the one (1) unit in Phase I at the time the Development Agreement is recorded.
5. Phase II: The National Ability Center shall provide an additional four (4) AUEs assigned and deed restricted at such time as the National Ability Center's second Lodge building receives a Certificate of Occupancy.
6. Deed Restrictions in a form approved by the City Attorney's office shall be recorded against the Phase II AUEs prior to a Certificate of Occupancy for the Lodge Building.
7. The National Ability Center shall submit an annual compliance affidavit as attached s Exhibit C to the Housing Mitigation Plan.

If you have any questions about this action letter, please contact me. I can be reached at 435-615-5268 or via email at jglidden@parkcity.org.

Sincerely,

Jason Glidden
Affordable Housing Manager

Attachments:

1. National Ability Center Affordable Housing Agreement
2. Minimum Standard for Condition of Units.

## AFFORDABLE HOUSING AGREEMENT

### National Ability Center MPD

This Affordable Housing Agreement ("**Agreement**") is dated effective the ___ day of December 2019 ("**Effective Date**") by and between National Ability Center, a 501(c) non-profit entity ("**NAC**" or "**Developer**") and Park City Municipal Corporation ("**the City**"), a Utah municipal corporation.

WITNESSETH:

WHEREAS, Developer has obtained approval for a Master Planned Development for an expansion to several program, administrative, and support buildings at their existing adaptive recreation campus at 1000 Ability Way in Park City, Utah, as evidenced by the Findings of Fact, Conclusions of Law, and Conditions of Approval of the Park City Planning Commission dated March 27, 2019, attached hereto as **Exhibit A** ("**NAC MPD**"); and

WHEREAS, a condition of the NAC MPD approval is that an Affordable Housing Mitigation Plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building and any applicable deed restrictions shall be recorded according to the final approved Affordable Housing Mitigation Plan; and

WHEREAS, this Agreement sets forth priorities with respect to those who may occupy the restricted affordable units and that the housing be deed restricted in a manner approved by the City Housing Manager and City Attorney; and

WHEREAS, according to the employee demand calculation prepared by the City Housing Manager and based on the Park City Housing Resolution 03-2017, the total housing requirement for the NAC MPD is equal to 9.04 Affordable Unit Equivalents ("**AUEs**") or 8,136 square feet at 900 square feet/AUE. The Developer requested a 50% reduction in the housing obligation as provided for nonprofit projects in the Housing Resolution, Section 8C. The reduced requirement is 4.52 AUEs or 4,068 square feet.

NOW THEREFORE in consideration of the terms and conditions set forth hereinafter it is agreed as follows:

1. Tenant Qualifications: It is the public policy of the City to house employees as close to the workplace as possible, thereby reducing traffic and congestion. Since Developer is providing on-site affordable housing, occupancy of such housing shall be on a priority basis as follows:

   First Priority: Individuals and households meeting income limits at or below 80% AMI with at least one person employed by, training under the direction of, or providing or receiving services from the National Ability Center.

Second Priority: Individuals and households meeting income limits at or below 80% AMI with at least one person employed at a business located in Park City Municipal limits.

Third Priority: Individuals and households meeting income limits at or below 80% AMI and living within the Park City School District.

At the time of initial occupancy, Developer shall have forty-five (45) days to advertise and fill the affordable units with First Priority tenants. After this period, the Developer shall advertise for qualified tenants for a period of not less than fifteen (15) days and shall thereafter fill the units in accordance with the above priorities from the list of qualified tenants then available. Upon the occurrence of a vacancy, Developer shall review its wait list of qualified tenants and may advertise for qualified tenants if necessary to obtain a qualified tenant. If a qualified tenant for the First Priority is not located within sixty (60) days of a vacancy, Developer shall accept the next highest priority potential tenant available at that time.

If a qualified tenant's employment which gave them a priority is terminated, the developer may allow said tenant to continue to occupy the unit until the termination of their rental agreement. If there are no other potential qualified tenants available in the First or Second Priorities, Developer may renew the rental agreement for a term of not more than one (1) year. Upon a showing of undue hardship on an individual or household formerly employed by a business in the First or Second Priority and upon consent of the City, Developer may choose to renew a rental agreement for a term not to exceed one (1) additional year.

If a qualified tenant goes over the AMI threshold through promotion, marriage, or other life circumstance, Developer shall follow the "next available unit rule," which means that if a unit household's income increases to more than 120% of the AMI, the tenant may renew the lease for one (1) additional term not to exceed one (1) year. Tenants may stay in place indefinitely as long as the household income remains under 120% of the AMI.

2. Permitted Rents: Monthly rents for 1BR units shall not exceed rent for a two-person household earning 45% AMI for the Summit County region or for 2BR units shall not exceed rents for a three-person household earning 45% of the AMI for the Summit County region. All rents will be calculated using the AMI figures set annually by HUD. The permitted rental amount includes rent and utilities.

3. Permitted Term: Rental agreements with qualified tenants shall be for a term of no less than ninety (90) days for training adaptive athletes, their coaches, or seasonal interns OR six (6) months for full- or part-time employees notwithstanding that those employees finding permanent housing within six (6)

months will be allowed to break the lease so long as the unit is immediately made available to a new qualified tenant.

4. Reporting and Compliance: Developer shall provide an **Annual Compliance Affidavit (Exhibit C)** and rent roll showing each tenant's name, unit occupied, rent charged, household gross income, name and location of employment, term of lease and other information related to eligibility requested by the City annually. The City shall have the right to audit Developer's tenant files at least annually upon fourteen (14) days advanced written notice to Developer.

5. Square Footage: Per the Housing Resolution 03-2017, an Affordable Unit Equivalent equals 900 square feet. Each apartment unit shall be a minimum square footage of 200 square feet.

6. Assignment of Units: As outlined in the **Employee Generation Analysis (Exhibit B)**, the housing requirement for the development totals 9.04 AUEs or 8,136 square feet. With the 50% nonprofit reduction in the requirement, the total obligation is 4 AUEs or 4,068 square feet. The Developer agrees to meet this obligation utilizing restricted affordable rental units in two phases with one (1) unit and accompanying common area totaling 750 square feet assigned for restriction as of the execution of this Agreement and an additional four (4) AUEs assigned and restricted at such time as the NAC's second Lodge building receives a Certificate of Occupancy.

   Phase I - Whereas the existing NAC Lodge Manager Unit contains 524 square feet of bedroom / bath area, but also has unrestricted access to 226 square feet within an existing shared 2,739 square feet of common dining, kitchen, and multipurpose space, for a total of 750 square feet total in Phase 1.

   Phase II - the Second NAC Lodge will be required to contribute 4 AUEs / 3,318 square feet of restricted affordable rental unit occupancy space. This commitment will be satisfied by restricting standalone 1BR or 2 BR units designed and constructed specifically to meet the requirements of Housing Resolution 03-2017. Room numbers assigned to meet the obligations of this Agreement will be specified by the NAC prior to Certificate of Occupancy for the Phase II Lodge Building and will be further documented in the NAC's Annual Housing Report to the City, including all required documentation of the rooms assigned and the income qualifications of the residents of those rooms. Developer will provide the City Housing Development Manager with construction drawings prior to requesting Certificate of Occupancy for the second Lodge Building that specifies whether deed restricted units will be 1BR, 2BR, or a mixture of both, including exact unit numbers, area calculations, and floor plan layouts.

7. Parking: Each apartment unit shall be entitled to one parking stall, provided, however that this requirement may be waived where the renter stipulates in the

rental agreement for that unit that the renter will at no time park their vehicle on the NAC Campus and will use NAC shuttles or other alternative modes of transportation during their occupancy period.

8. Term: The term of this Agreement shall be for 50 years from the date of the issuance of the Certificate of Occupancy for the affordable apartments. Upon the expiration of the initial fifty (50) year term, or any subsequent term, the City shall have six (6) months in which to determine that the Unit is no longer necessary to satisfy the affordable or employee housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the Covenant shall automatically renew for one or more additional consecutive ten (10) year terms.

9. Recordation of Agreement: Upon execution, this Agreement shall be recorded in the office of the Recorder of Summit County.

10. Notices: All notices required under this Agreement shall be sent to:

**Developer**
National Ability Center
1000 Ability Way
Park City, Utah 84060
ATTN: Lodge Manager

**The City**
Park City Municipal Corporation
445 Marsac Ave
Park City, Utah 84060
ATTN: Housing Manager

or such addresses as the parties from time-to-time shall change by written notification to the other.

11. Entire Agreement: This Agreement represents the entire agreement between the parties and shall only be amended or modified by a written agreement signed by the parties hereto.

12. Binding Agreement: This Agreement shall be binding upon the successors and assigns of the parties hereto. The City shall have the right to change its designee from the City to another designee upon thirty (30) days advanced written notice to Developer.

IN WITNESS WHEREOF the parties have cause for this Agreement to be executed as of the date hereof.

**OWNER/DEVELOPER:**

National Ability Center
a 501(c) nonprofit entity

By: _____
Kevin Stickelman
Title: CEO

**ACKNOWLEDGMENT**

Tracee Batt
Notary Public
State Of Utah
My Commission Expires 07/16/2023
707234

STATE OF Utah )
: ss.
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 30th day of December, 2019, by Kevin Stickelman in his capacity as the CEO of the National Ability Center, a 501(c) nonprofit entity.

_____
NOTARY PUBLIC

My Commission Expires:
7/16/2023

Residing at:
Coalville, Utah

**CITY:**

PARK CITY MUNICIPAL CORPORATION,
a municipal corporation of the State of Utah

By: _____
Name: Andy Beerman
Title: Mayor

Attest:

_____
City Recorder

Approved as to Form:

_____
City Attorney

**ACKNOWLEDGMENT**

STATE OF UTAH )
: ss.
COUNTY OF SUMMIT )

The foregoing instrument was acknowledged before me this 26 day of December, 2019, by Andy Beerman, in such person's capacity as the Mayor of Park City Municipal Corporation.

_____
NOTARY PUBLIC

My Commission Expires:

5/29/2023

Residing at:

Park City, UT

LEAH V. LANGAN
NOTARY PUBLIC-STATE OF UTAH
COMMISSION# 706515
COMM EXP. 05-29-2023

EXHIBIT A

(NAC MPD Findings of Fact, Conclusions of Law, and Conditions of Approval)

PARK CITY
1884
PLANNING DEPARTMENT

March 29, 2019

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

**NOTICE OF PLANNING COMMISSION ACTION**

| | |
|---|---|
| Application # | PL-16-03036 |
| Address | 1000 Ability Way |
| Description | Master Planned Development |
| Action Taken | Approved with conditions |
| Date of Action | March 27, 2019 |

On March 27, 2019, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to amend condition #24 to include additional information to be submitted with a parking study at the time of submittal of the Conditional Use Permit for the new lodging building. The Commission approved the NAC Master Planned Development based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District.
2. Access to the property is from Round Valley Drive and Gillmor Way, public streets, and Ability Way. Ability Way is public to the NAC property line and private within the NAC property. No new streets are proposed.
3. The property is located in the Quinn's Junction neighborhood of Park City and is identified as Lot 1 of the National Ability Center Subdivision.
4. In the mid-1990s, the parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
5. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation and MPD.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. In July of 1999, prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned

Development (MPD) in the City.

8. The NAC Specially Planned Area (SPA) and CUP allowed for development of various uses and buildings (50,750 sf), including 20,500 sf equestrian center (17,000 sf equestrian arena and 3,500 sf of barns/stalls), an outdoor challenge/ropes course, a playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 21,000 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,570 sf support administrative building, a possible future swimming pool, and 121 parking spaces.
9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water service and the need to transfer and convert a water right. The change application was filed with the State Engineer on February 12, 2019 and is pending review.
10. A new water agreement, updating requirements and conditions for water service, will be included as an attachment to the NAC MPD Development Agreement to be ratified by the Planning Commission prior to recordation.
11. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District.
12. The ROS zone allows for a variety of conservation, open space, and recreation uses.
13. The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the purpose and uses of the ROS District and in support of the mission of the NAC.
14. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
15. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
16. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed and approved the pre-MPD application and found the proposal to be in compliance with the General Plan and underlying zoning district. The MPD is consistent with the Pre-MPD and meets the goals and objectives of the General Plan as further outlined in the staff report.
17. On January 26, 2016, the City received an application for a Master Planned Development (MPD) identifying and approving an MPD concept site plan, uses and density for the 26.2 acre National Ability Center campus consistent with the pre-MPD.
18. Between February 2016 and October 2017, the applicant worked on getting the subdivision plat approved and recorded and worked to address staff's comments regarding water service, as it relates to a July 15, 1999 Development and Water Service Agreement, as well as on a housing mitigation strategy.
19. The National Ability Center (NAC) Subdivision plat was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
20. On November 29, 2017, the Planning Commission approved a Conditional Use Permit for the following (29,818 sf total):

- Indoor Equestrian Arena additions (10,910 sf)

- Program Services building addition (1,250 sf) and climbing wall (377 sf)
- Community and Programs building (new) (4,962 sf)
- Recreation Center/gymnasium (new) (7,613 sf)
- Cycling Center (storage addition) (783 sf)
- Archery Pavilion and Range (relocated)
- Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
- Greenhouse and gardening area (new) (400 sf)
- Maintenance shop and storage (additions) (1,250 sf)
- Additional parking (104 spaces), snow storage and landscaping

21. The NAC MPD memorializes existing uses (49,707 sf) approved through a Specially Planned Area (SPA) (Exhibit Q) and Conditional Use Permit (CUP) by Summit County prior to annexation of the site into Park City (50,750 sf were approved), as well as uses approved through a CUP by the Planning Commission in November of 2017 (29,819 sf) (Exhibit S). The MPD also includes a future three story lodging building (22,266 sf) consisting of 25 suites with 13 lockouts (38 keys). The MPD also includes an additional 1,122 sf for the equestrian center and 332 sf to the recreation building that were not counted in the square footages approved with the 2017 CUP.
22. A total of 103,246 sf are included in the NAC MPD including administration and programs (13,865 sf), indoor recreation and equestrian center (36,853 sf), lodging (36,567 sf) as well as accessory support uses and storage (15,961 sf). A swimming pool is not included in this MPD approval. Accessory and support uses include barn/stables, camping cabins/yurts/tent platforms, maintenance shop, Nordic center yurt, gardening center and greenhouse and cycling center.
23. The lot is sufficient in area for the proposed uses.
24. The plans indicate that 78% of the site will remain as open space. This area includes all pervious areas such as horse pastures, outdoor arenas, landscaped common areas, campground area (excluding buildings), challenge course, and other outdoor recreation activity areas and includes the hardscaped patio area west of the program services building.
25. The proposed building location minimizes grading. Buildings are grouped on the site, providing greater expanses of open space and separation of activities. Specific site plans, as well as landscaping and exterior lighting details, will be provided with the future lodging building CUP and building permits.
26. The proposed landscape plans indicate compliance criteria to maintain native vegetation and plant appropriate drought tolerant species that require limited irrigation. Prior to issuance of building permits a final landscape and irrigation plan, and an exterior lighting plan, will be reviewed by Planning Department staff for compliance with the MPD landscape plans. Additional landscaping and lighting plans will be submitted for review as part of the Conditional Use Permit applications for the new lodging building and parking lot expansion. Parking lot lighting is noted to be down directed with cut-off fixtures and will be on a clock timer to be able to reduce overall lighting when use of parking lots is reduced.
27. The MPD is proposed to be developed in two primary phases. Phase 1 is identified as additions to the program services building and indoor equestrian center, a new indoor recreation building, a new community and programs building, additional storage and maintenance areas as well as various outdoor uses and phased parking and landscaping. Phase 1 is essentially the additions, buildings and uses approved with the 2017 CUP to be constructed within the next 1 to 5 years. Phase II consists of the proposed 3 story lodging building. Phase II is projected to begin by 2024, upon

completion of Phase I.

28. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) and the LMC, as support uses to the primary use as a Public and Quasi-Public Institution and as a Private Recreation Facility.
29. A traffic study (Hales Engineering, November 2015) was provided by the applicant and reviewed with the 2017 CUP indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement and Special Event permits maybe required.
30. The 2017 CUP approved 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed a 32% reduction as uses of the NAC overlap and NAC participants use multiple buildings per visit. Parking reductions are consistent with transportation goals and the General Plan. Parking will be phased with construction of elements of the CUP and MPD.
31. Staff recommends an updated parking study be submitted with the CUP for the future lodging building and if additional parking is recommended, it will be reviewed with the future lodging building CUP.
32. The final parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking. Lighting is proposed to be sharp cut-off and on a time clock to allow the NAC to reduce lighting when not in use.
33. Utilities necessary for this use are available at or near the site.
34. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
35. Existing internal vehicular and pedestrian circulation systems will be modified and enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).
36. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite.
37. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space are proposed to be mitigated by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) where accessibility issue allow, and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
38. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
39. No signs are proposed at this time and sign permits are required prior to installation of new signs.
40. Exterior lighting fixtures will be reviewed at the time of building permit review for compliance with the City's lighting ordinances.
41. The MPD area contains wetlands and streams and a wetlands delineation report was included with the application. The plans demonstrate that the required fifty foot buffer from delineated wetlands and streams can be met. Storm water plans are required to be submitted with all building permit applications and conditions of approval note requirements for MS4 plans. Wetlands will be protected during construction as required

by the Building Department and Construction Mitigation Plans. Wetlands delineations are valid for a five year period when applying for a general permit to the Army Corps of Engineers.

42. There are no known physical mine hazards, historic mine waste, or historic structures on the site.
43. The site is not within the Park City Soils Ordinance boundary.
44. A construction mitigation plan will be provided with all building permits and will consider the safety of NAC participants, in addition to all standard requirements.
45. An affordable housing mitigation plan is being drafted by the Applicant and will be submitted to the City's Housing Department. The plan will be presented to the Planning Commission for review and then forwarded to the Park City Housing Authority for review and approval. An approved housing mitigation plan will be an attachment to the Development Agreement at the time of Planning Commission ratification and recordation.
46. The Development Agreement will address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
47. The Development Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
48. The proposed mass and scale of buildings and additions, as well as the architectural design, materials, and colors are consistent with existing buildings on the property and in the surrounding area.
49. Proposed buildings and additions are setback more than 25' from all property lines.
50. The MPD proposes a future three story lodging building with a pitched roof at a maximum building height of 45 feet (to the ridge).
51. An addition to the Program Services Building, for expansion of the climbing wall, was approved with the 2017 CUP to maintain the height exception allowed by the Specially Planned Area approvals (43'4" in height from existing grade).
52. All other additions and structures will not exceed the maximum zone height of 28' with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
53. The height exception is requested to minimize building footprint; reduce overall site disturbance; and provide variation in height, massing, and architectural interest.
54. The height request does not increase allowed density in that there is sufficient lot area to accommodate the lodging expansion floor area over a greater footprint and stay within the 33' allowed building height.
55. Potential problems on neighboring property (City Open Space) caused by shadows, loss of solar Access, and loss or air circulation are mitigated by increased building setbacks and orientation of the proposed building. There are no adjacent structures within close proximity to the property lines. The lodge building is shown with a 125' setback to the property line. At the time of CUP review setbacks to adjacent City property may be adjusted provided that plans demonstrate impacts on adjacent City property, due to shadows, noise and nuisances, can be mitigated.
56. Proposed open space of 78% is greater than the minimum of 60% and the three story design results in additional usable open space on the site.
57. Final design of the lodge building is subject to Planning Commission approval during review of the CUP, at which time the design will be reviewed for compliance with Chapter 5, Architectural Guidelines, including architectural design, exterior materials, façade variation and landscaping requirements.
58. The applicant stipulates to the conditions of approval.
59. The property was posted and notice posted, published and mailed to property owners within 300' as required by the Land Management Code.
60. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The MPD, as conditioned, is consistent with the Park City General Plan and Recreation Open Space (ROS-MPD) zoning.
2. The MPD, as conditioned meets required conclusions of law of LMC Section 15-6-6) as stated below:

A. The MPD, as conditioned, complies with all the requirements of the Land Management Code;
B. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 herein;
C. The MPD, as conditioned, provides the highest value of Open Space, as determined by the Planning Commission;
D. The MPD, as conditioned, strengthens and enhances the resort character of Park City;
E. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
F. The MPD, as conditioned, is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
G. The MPD, as conditioned, provides amenities to the community so that there is no net loss of community amenities;
H. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
I. The MPD, as conditioned, meets the Sensitive Lands requirements of the Land Management Code. The project has been designed to place Development on the most developable land and least visually obtrusive portions of the Site;
J. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections; and
K. The MPD has been noticed and public hearing held in accordance with this Code.
L. The MPD, as conditioned, incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application.
M. The MPD, as conditioned, addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.
N. The MPD, as conditioned, addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.
O. The MPD, as conditioned, addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

Conditions of Approval

1. All standard project conditions shall apply.
2. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall consider the safety of NAC participants. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stock-piling of materials and staging of work, work hours, noise control, temporary lighting, trash management and

recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance fencing, protection of existing vegetation, erosion control. Storm-water management and other items as may be required by the Building Department. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

3. A storm water run-off and drainage plan shall be submitted with building permit applications and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm water Best Management Practices. Post development drainage shall not exceed predevelopment drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site. This development is part of a common development that is greater than one (1) acre. This development shall meet the MS4 storm water requirements.
4. Final utility plans, consistent with utility plans reviewed by the Planning Commission during the MPD and CUP review, shall be submitted with building permit applications.
5. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
6. Snyderville Basin Water Reclamation District's review and approval of building permits and utility plans for conformance with the District's standards for review, is a condition precedent to building permit issuance.
7. An Affordable Housing Mitigation Plan shall be reviewed by the Planning Commission and approved by the Park City Housing Authority prior to issuance of any building permits for the lodging building and any applicable deed restrictions shall be recorded according to the final approved Affordable Housing Mitigation Plan.
8. The Affordable Housing Mitigation Plan shall be recorded with the final ratified Development Agreement.
9. As a condition precedent to receiving a certificate of occupancy for the proposed lodging building, the City shall be provided with proof of compliance with the approved Affordable Housing Mitigation Plan.
10. A master sign plan for the project shall be submitted, reviewed for compliance with the Park City Sign Code, and approved by the City, as a condition precedent to issuance of any new sign permits.
11. Once the Planning Commission has approved an MPD, the approval shall be put in the form of a Development Agreement. The Development Agreement must be submitted to the Planning Department for ratification by the Planning Commission within 6 months of this approval. The Development Agreement shall be signed by the Mayor on behalf of the City Council and recorded with the Summit County Recorder.
12. Approval of this Master Planned Development is subject to LMC Chapter 6- Master Planned Developments and shall expire two years from the date of execution of the Development Agreement or as further conditioned by the Development Agreement, unless Construction, as defined by the Uniform Building Code, has commenced on the project.
13. Vegetation and landscaping will be planted in such a manner that screening of adjacent properties is to be consistent with approved landscape plans. The applicant recognizes that the City Engineer has final authority on landscape placement in any required easement areas.
14. The access road is private to the NAC property line and is maintained by the property owner. From the property line to Gillmor Way the road is public.

15. Any changes to Ability Way shall be approved by the City Engineer, including specifications such as final grade, width, pavement depth, materials, signs, and storm drainage.
16. Access to public trails on City Open Space shall be maintained in coordination with the Park City Open Space and Trails Manager/Department consistent with the Park City Trails Master Plan. Any new access points shall be coordinated with Park City Open Space and Trails Manager/Department.
17. The proposal shall comply with Architectural Design Guidelines outlined in LMC § 15-5-5 which includes prohibited architectural styles and motifs, prohibited siding materials, design ornamentation, number of exterior wall materials, roofing materials, roof shapes, solar panels and skylights, window treatments, Lighting, trash and recycling enclosures, mechanical equipment, patios and driveways, and landscaping. Materials color samples and final design details shall be approved by staff prior to building permit issuance and shall be in substantial compliance with the elevations reviewed by the Planning Commission during approval of the Conditional Use Permit on November 29, 2017 and with plans to be reviewed with the future Conditional Use Permit for the new lodging building.
18. The proposal shall comply with the trash storage and collection parameters with the language outlined in LMC § 15-5-5(G).
19. A final water efficient landscape and irrigation plan that indicates required storm water facilities and snow storage areas, and that meets the defensible space requirements shall be submitted with building permit applications for approval by the Planning, Building, and Engineering Department.
20. All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of final Certificate of Occupancy for the Lodging Building.
21. All requirements and conditions of the Snyderville Basin Water Reclamation District shall be met prior to building permit issuance.
22. Best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application shall be incorporated into all plans submitted for building permits.
23. At the time of CUP review of the lodge building, setbacks to the adjacent City property may be adjusted provided that plans demonstrate impacts on the adjacent City property, due to shadows, noise and nuisances, can be mitigated.
24. An updated parking study of actual operational trips and parking demand shall be submitted with the CUP for the future lodging building and if additional parking is recommended, it shall be reviewed with the future lodging building CUP.
25. Ten (10) bikes shall be accommodated with bike racks to be installed prior to issuance of the first certificate of occupancy.
26. Prior to issuance of a building permit for development impacting wetlands or the associated buffer areas, an updated wetlands delineation shall be conducted and presented to the City for review.
27. The Water Agreement shall be recorded with the final ratified Development Agreement.
28. All future development, including CUPs and building permit applications shall comply with terms of the recorded Development Agreement and Water Agreement.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,

Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

EXHIBIT B
(Employee Generation Analysis)

**ESTIMATED HOUSING REQUIRMENT**
**PROJECT: National Ability Center**
**HOUSING RESOLUTION: 03-17**

| PROGRAM AREA | PROPOSED SQ FT ADDITION | HOUSING REQUIREMENT | EMPLOYEE GENERATION | 20% OF EMPLOYEE GENERATION |
|---|---|---|---|---|
| Camping Yurts (3) | 942 | 0 | 1.8 | 0 |
| Community and Programs Building | 4962 | 2.3 per 1000 sq ft | 11.41 | 2.28 |
| Cycling Center | 783 | 0 | 0.00 | 0 |
| Equestrian Center | 32032 | 2.3 per 1000 sq ft | 27.67 | 5.53 |
| Greenhouse | 400 | 0 | 0.00 | 0 |
| Hay Storage Building | 0 | 0 | 0.00 | 0 |
| Horse Stables | 0 | 0 | 0.00 | 0 |
| Lodge - Existing | 0 | 0 | 0.00 | 0 |
| Lodge - Proposed | 23266 | .6 per room | 22.80 | 4.56 |
| Nordic Services Yurt | 0 | 0 | 0.00 | 0 |
| Program Services Building | 1627 | 3.7 per 1000 sq ft | 6.02 | 1.20 |
| Ranch Maintenance Shop | 1250 | 0 | 0.00 | 0 |
| Recreational Cabins (3) | 7945 | 0 | 1.80 | 0 |
| Storage Sheds | 0 | 0 | 0.00 | 0 |
| Tractor Shed | 0 | 0 | 0.00 | 0 |
| | 52207 | | 71.51 | 13.58 |

**SUMMARY**

| PARCEL | HOUSING REQUIREMENT (UNITS) | SQUARE FOOTAGE (980 SQ FT PER UNIT) |
|---|---|---|
| Education | 5.20 | 4680 |
| Professional Services | 0.80 | 722.388 |
| Lodging | 3.04 | 2736 |

EXHIBIT C
(Annual Compliance Affidavit)

**Park City Affordable Housing Affidavit**
**National Ability Center Affordable Units**

**State of Utah**
**County of Summit**

**BEFORE ME**, the undersigned Notary, _____ *[name of Notary before whom affidavit is sworn]*, on this _____ *[day of month]* day of _____ *[month]*, 20____, personally appeared _____ *[name of affiant]*, known to me to be a credible person and the Chief Executive Officer of National Ability Center, who being by me first duly sworn, on _____ *[his or her]* oath, deposes and says:

*I currently am the Chief Executive Officer of National Ability Center at 1000 Ability Way in Park City, Utah, which contains deed-restricted units to preserve affordability. I am fully aware of the Affordable Housing Agreement (Agreement) the National Ability Center entered into with Park City Municipal Corporation as a requirement of the National Ability Center Master Planned Development (MPD) and the affordable housing restrictions required as part of the MPD and Agreement. To the best of my knowledge, National Ability Center is in compliance with the Affordable Housing Agreement and Deed Restrictions for affordable units on the National Ability Campus. I verify that the attached document containing each affordable unit, tenant, rent charged, household gross income, name and location of tenant employment, and term of lease is current and accurate and the National Ability Campus is in compliance with the Agreement and the Deed Restrictions.*

_____
*[signature of affiant]*

_____ _____
*[printed name of affiant]* *(phone)*

_____
*[mailing address of affiant, line 1]*

_____ _____
*[mailing address of affiant, line 2]* *(email address)*

Subscribed and sworn to before me, this _____ *[day of month]* day of _____ *[month]*, 20____

*[Notary Seal]*

_____
*[signature of Notary]*

_____
*[typed name of Notary]*

NOTARY PUBLIC

My commission expires: _____, 20____.

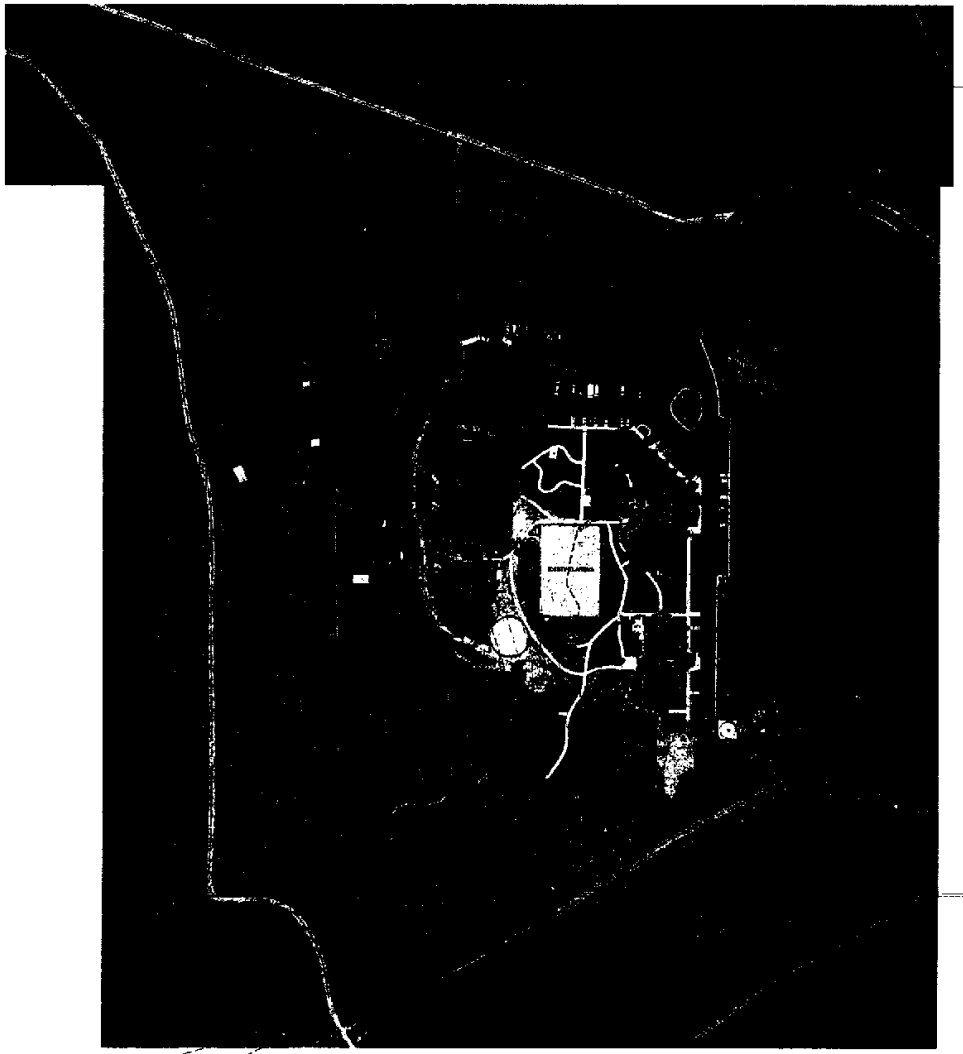
Please return completed form to the attention of Rhoda J. Stauffer, PCMC, PO Box 1480, Park City, Utah 84060. Forms may also be emailed to rhoda.stauffer@parkcity.org or faxed to 435-658-9018.

EXHIBIT E – Legal Description

Lot 1, the NATIONAL ABILITY CENTER SUBDIVISION, according to the official plat thereof on file and of record in the office of the Summit County Recorder, records of Summit County, Utah.

NACS-1

01127416 Page 58 of 105 Summit County



# NATIONAL ABILITY CENTER

SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION

BEGINNING at the Southeast corner of the Northeast 1/4 of the Northeast 1/4 of Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence N 89°58'47" E 950.04 feet along the 40 acre line; thence North 1049.37 feet; thence N 70°23'24" W 983.08 feet; thence S 00°59'48" W 52.14 feet to the Northeast corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence S 00°59'49" W 1327.90 feet along the 40 acre line to the point of beginning.

CONTAINS 26.2 ACRES more or less.

FOUND SECTION CORNER
SEC 2/3/34/35, T2S, R4E, SLB&M
3 1/4" ALUMINUM CAP ON PIPE
(NOTE: RAISED MONUMENT)

FOUND C1/4 CORNER
5/8" IRON ROD NO IDENTIFICATION

80' 0 80' 160'

| | | | |
|---|---|---|---|
| (435) 649-9467 | STAFF: MICHAEL DEMKOWICZ | MASTER PLAN DEVELOPMENT<br>1000 ABILITY WAY<br>NATIONAL ABILITY CENTER<br>BOUNDARY SURVEY | SHEET 1 OF 1 |
| CIVIL/LAND ENGINEERS LAND PLANNERS SURVEYORS<br>360 Main Street P.O. Box 2864 Park City, Utah 84060-2864 | DATE: 3/18/15 | FOR: NAC<br>JOB NO.: 1-3-15<br>FILE: X:\Admin\survey\dwg\srv\plat1995\NAC_boundary.dwg | |

EXHIBIT F – Mine Hazards Letter

Alliance Engineering Inc.

**CONSULTING ENGINEERS LAND PLANNERS SURVEYORS**

October 25, 2019

Mr. Jon Serio
Construction Manager
National Ability Center
1000 Ability Way
Park City, Utah 84060

RE: National Ability Center Mine Hazards

Dear Mr. Serio:

The purpose of this letter is to address any known physical mine hazards on the National Ability Campus property. Alliance Engineering was the Engineer of Record for the original master plan and construction of the campus at 1000 Ability Way in the 1990's. Since then the participation has increased and the demand for more activities and programs has increased requiring the need for additional buildings and adjustments to the original Master Plan Development.

Recently, Alliance Engineering has performed a boundary survey and subdivision plat as well as an existing condition and topographic survey of the campus for the current Equestrian Center and Recreation Center improvements. Alliance is also the Engineer of Record for the above mentioned projects.

Based on past and recent site inspections during the surveying, planning, design and construction of the current campus improvements, I have not witnessed and do not know of any physical mine hazards on the property, including but not limited to structures, shafts or tunnels.

Sincerely,

ALLIANCE ENGINEERING, INC.

Michael Demkowicz, P.E., P.L.S.

PROFESSIONAL LAND SURVEYOR
No 4857264
MICHAEL DEMKOWICZ
STATE OF UTAH

X:\QuinnsJunction/dwg/NAC/2019mpd/minestructureletter.docx

**323 Main Street P.O. Box 2664 Park City, Utah 84060** 2741 435-649-9467 f 1054 35-649-9275 nty

EXHIBIT G – Conditional Use Permit Approved November 29, 2017

PARK CITY
1881
PLANNING DEPARTMENT

November 30, 2017

Jon Serio
National Ability Center
1000 Ability Way
Park City, UT 84060

**NOTICE OF PLANNING COMMISSION ACTION**

| | |
|---|---|
| Application # | PL-17-03436 |
| Address | 1000 Ability Way |
| Description | Conditional Use Permit |
| Action Taken | Approved with conditions |
| Date of Action | November 29, 2017 |

On November 29, 2017, the Park City Planning Commission called a meeting to order, a quorum was established, a public meeting was held and the Planning Commission approved your application. The Commission voted to delete conditions #16 and 17 of the final staff report and required a staging plan (amending condition #8). The Commission approved the Conditional Use Permit based on the following findings of fact, conclusions of law, and amended conditions of approval:

Findings of Fact

1. The property is located at 1000 Ability Way and is within the Recreation Open Space Master Planned Development (ROS-MPD) Zoning District subject to the National Ability Center Master Planned Development (aka Specially Planned Area (SPA)).
2. Access to the property is from Round Valley Drive, a public street, and Ability Way, a private access drive.
3. The site was previously is described as Parcel # PCA-97-B, a metes and bounds parcel of land located in the Quinn's Junction neighborhood of Park City.
4. The 26.2 acre parcel was annexed to Park City in 2004 as part of the National Ability Center and Quinn's Recreation Complex Annexation.
5. The parcel was deeded to the NAC by Florence Gillmor and restricted to adaptive recreational programs, including equestrian, fitness, therapy and various related and complementary recreational activity facilities.
6. The National Ability Center is a non-profit organization specializing in community sports, recreation, therapy, and education programming.
7. Prior to annexation, the property received approval of a Specially Planned Area (SPA) from Summit County, which is a similar to a Master Planned Development (MPD) in the City, as well as a Conditional Use Permit.
8. The NAC Specially Planned Area (SPA) allows for development of various uses and buildings. The property currently includes a 21,368 sf equestrian center (16,868 sf equestrian arena and 4,500 sf of barns/stalls), an outdoor challenge/ropes course, a

playground and outdoor activity area, an outdoor equestrian arena, an archery pavilion, a gazebo, various barns/stalls and storage buildings, 14,301 sf of residential dormitory/lodging uses with 25 rooms on two levels, 7,276 sf support administrative building and 121 parking spaces.

9. A July 15, 1999, Development and Water Service Agreement between NAC and the City was entered into prior to the annexation. The Agreement describes conditions of water services as well as findings regarding the approved Conditional Use Permit and terms of transfer and converting of water rights. The water right (35-8457) is currently in the City's name, according to Water Rights (State); however the required conversion for municipal use has not been requested of the State Engineer and has not occurred. The applicant has agreed to remedy this situation prior to submittal of a Conditional Use Permit for expansion of support lodging uses. Lodging uses have the greatest impact on water use for this property.
10. On October 21, 2004, the Park City Council adopted Ordinance #04-50 to amend the Park City Zoning Map to include the annexed NAC parcel into the ROS-MPD District. The property is subject to the National Ability Center MPD (aka Specially Planned Area (SPA)) as approved and amended.
11. The ROS zone allows for a variety of conservation, open space, and recreation uses. It was determined at the time of the annexation that the National Ability Center was consistent with the purpose and uses of the zone and the approved Specially Planned Area (aka MPD). The proposed uses are support uses to the primary use of the National Ability Center and are consistent with the ROS Zone and in support of the mission of the NAC.
12. The NAC is located in the Quinn's Junction neighborhood, as described in the Park City General Plan.
13. The Joint Planning Principles for the Quinn's Junction area recommend development patterns of clustered development balanced with preservation of open space. Public preserved open space and recreation is the predominant existing land use. Clustered development should be designed to enhance public access through interconnection of trails, preserve public use and enjoyment of these areas, and continue to advance these goals along with the preservation of identified view sheds and passive open space areas. New development should be set back in compliance with the Entry Corridor Protection Overlay. Sensitive Lands should be considered in design and protected. Uses contemplated for this neighborhood include institutional development limited to hospital, educational facilities, recreation, sports training, arts, cultural heritage, etc.
14. On September 2, 2014, the applicant submitted a pre-MPD application for proposed additions to the NAC. On December 10, 2014, the Planning Commission held a public hearing, discussed the pre-MPD application and found the proposed additions to be in compliance with the General Plan and underlying zoning district.
15. On January 26, 2016, the City received a complete application for a Master Planned Development (MPD) for proposed amendments to the SPA. The applicant indicated that additional support lodging uses are proposed as Phase 2 of the MPD and they are not part of this CUP application. (The proposed lodging building is shown on the overall concept plan for reference.)
16. The Planning Director determined that the ropes course improvements, relocation of riding arena and archery pavilion, and additional minor storage areas and buildings could be approved through administrative review processes.
17. On January 5, 2017, Staff received this application for a Conditional Use Permit for various additions, buildings, and improvements to the National Ability Center. The application was considered complete on January 17, 2017 and was reviewed at Development Review on January 31, 2017.

18. A one lot subdivision to create a platted lot of record for the National Ability Center (NAC) was approved by City Council on July 21, 2016 and recorded at Summit County on March 28, 2017.
19. The applicant proposes the following additions and buildings:
    - Indoor Equestrian Arena additions (10,910 sf)
    - Program Services building and climbing wall additions (1,250 sf)
    - Community and Programs building (new) (4,962 sf)
    - Recreation Center/gymnasium (new) (7,613 sf)
    - Cycling Center (storage addition) (783 sf)
    - Archery Pavilion and Range (relocated)
    - Camping (new) - 3 recreational cabins (444 sf each), 6 graded tent sites, 3 yurt platforms and 1 restroom building (2,274 sf total)
    - Greenhouse and gardening area (new) (400 sf)
    - Maintenance shop and storage (additions) (1,250 sf)
    - Additional parking area (104 spaces), snow storage and landscaping

20. The applicant proposes to construct approximately 29,819 sf of new building floor area for recreation, administration, programs and storage uses with a total building footprint of 27,810 sf. The proposed building footprint is approximately 2.43% of the total lot area. Existing building footprint is 41,629 sf (3.65% of the site). Total new and proposed building footprint is 69,439 sf (6.08%).
21. The lot is sufficient in size for the proposed uses.
22. Proposed uses are consistent with the uses allowed by the National Ability Center MPD (SPA) as support uses to the primary use.
23. A traffic study (Hales Engineering, November 2015) was provided by the applicant indicating that study intersections are anticipated to continue operating at acceptable levels of service. Capacity of existing streets can handle anticipated normal traffic, however during special events and activities additional traffic enforcement may be required and Special Event permits maybe required.
24. The proposal includes 104 additional parking spaces to provide a total of 225 spaces for the entire site (there are currently 121 spaces). Staff reviewed both a 25% and a 30% reduction for this CUP as the parking uses do overlap and NAC participants use multiple buildings per visit. The parking requirement use chart in the LMC also does not match up well for some of the proposed uses and parking reductions are consistent with transportation goals and the General Plan.
25. Staff recommends a parking study be conducted one year following certificate of occupancy for the uses approved with the CUP and if additional parking is recommended, it shall be reviewed and provided with Phase 2 and the expanded support lodging uses.
26. The parking layout will be reviewed at the time of building permit review to ensure compliance with the LMC regarding interior and perimeter landscaping, lighting, and use of landscaped islands to break up expanses of parking.
27. Utilities necessary for this use are available at or near the site. Comments regarding storm water detention, water service, fire riser size and capacity of sewer laterals were gathered at the Development Review Committee meeting, and will be addressed with final utility plans prior to the issuance of a building permit.
28. The proposed additions and uses have been reviewed for potential interference with access routes for emergency vehicles. Fire District has reviewed and approved the emergency access routes and final Fire District approval of building plans is required prior to building permit issuance.
29. Existing internal vehicular and pedestrian circulation systems will be modified and

enhanced by this project to provide accessible routes and connections to surrounding City open space, trails and recreation amenities, as well as to public transit routes (currently dial-a-ride service).

30. No outdoor storage of goods or mechanical/utility equipment is proposed or allowed onsite. No new fencing has been proposed.
31. Impacts of the adaptive camping tents site, cabins, and connected trail system on the open space will be minimized by limiting the number and size of the tent platforms and cabins, by installing natural pathways (not concrete or asphalt) and by minimizing grading and vegetation disturbance. LOD fencing will be installed prior to building permit issuance to contain disturbance for all construction sites. Any exterior lighting will be subdued, fully shielded and down directed.
32. Additions to the Arena and Program Services buildings are located in areas that are already disturbed with pavement and hardscape. The proposed recreation building will impact an area that has been previously disturbed and re-seeded.
33. Approximately 78% of the property will remain as useable open space, either as horse pasture, natural open space, or landscaped open space.
34. No signs are proposed at this time.
35. The proposal does not increase the number of horses on the site.
36. Exterior lighting fixtures will be reviewed at the time of the building permit review.
37. The proposal is not within the Park City Soil Ordinance Boundary.
38. There are wetlands on the property and they will not be disturbed by construction of the additions or any improvements and will be protected during construction as required by the Building Department.
39. The construction mitigation plan shall provide enhanced fencing of construction sites and activities in consideration of the safety of NAC participants.
40. An amended MPD Development Agreement shall be submitted for ratification by the Planning Commission to address specific requirements of the City's Water Department regarding water rights, impact fees, timing, etc.
41. The Amended Agreement requires Planning Commission ratification, City Council approval and recordation at Summit County.
42. Prior to issuance of building permits for any new buildings, not to include permits for additions to existing buildings, storage areas, archery pavilion, camping area, gardening center or parking, the amended Development Agreement shall be approved, executed and recorded at Summit County.
43. Phase 2 development, including additional support lodging uses, shall be conditioned upon finding compliance with terms of the Amended Development Agreement.
44. The proposed mass and scale of the buildings and additions, as well as the architectural design, materials, and colors are consistent with adjacent buildings on the property and in the surrounding area.
45. Proposed buildings and additions are setback more than 25' from all property lines.
46. Proposed addition to the Program Services Building, for expansion of the climbing wall, will maintain the height exception allowed by the Specially Planned Area approvals that is 43'4" in height from existing grade. All other additions and structures will not exceed the maximum zone height of 28', with LMC height exceptions permitted for pitched roofs, mechanical, elevators, etc.
47. The findings in the Analysis section of this report are incorporated herein.

Conclusions of Law

1. The application satisfies the Conditional Use Permit review criteria as established by the LMC's Conditional Use Review process (§15-1-10(E), Criteria 1-16);
2. The uses, as conditioned, will be compatible with surrounding structures in use, scale,

mass, and circulation;
3. The Applicant complies with all requirements of the LMC; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. All standard conditions of project approval shall apply to this application.
2. The final building plans (site and landscape plans, building design, articulation, materials, colors, and design details) shall be in substantial compliance with the plans and drawings reviewed by the Planning Commission on November 29, 2017.
3. Final utility, storm water and grading plans shall be approved by the City Engineer prior to Building Permit issuance.
4. All exterior regulated signs shall comply with the City's Sign Code and shall require a separate sign permit issued by the Planning Department prior to installation.
5. A fire protection plan shall be approved by the Fire District prior to issuance of any building permits.
6. Final plans shall be approved by the Snyderville Basin Water Reclamation District prior to issuance of building permits for new construction.
7. Parking lot layout, lighting and landscaping shall adhere to regulations in the Chapter 3 of the Land Management Code.
8. Construction mitigation and staging plans shall be submitted with the building permit application. Additional temporary fencing may be required during construction activities for safety of NAC participants. Wetland areas on the property shall be protected during construction and all required wetland setbacks shall be maintained.
9. All exterior lighting, including for buildings and parking lot, shall be shielded and down directed in compliance with the LMC and shall adhere to regulations in the LMC.
10. Location, orientation, lighting and grading of tent platforms and cabin sites shall be done in a manner that minimizes impacts on the natural vegetation and visual impacts on adjacent public open space to the greatest extent possible. Lighting for the cabins and restroom building shall be shielded and placed on a timer or motion detector to protect the night sky.
11. The Development Agreement shall be amended to address specific requirements of the City regarding water rights, water development and use fees and provision of any necessary water infrastructure to meet water demand and fire flow requirements.
12. The Amended Development Agreement requires City Council approval and recordation at Summit County prior to issuance of building permits for any new buildings; not to include permits for additions to existing buildings, storage and shop areas, archery pavilion, camping area, gardening center or parking.
13. Compliance with the terms and conditions of the Amended Development Agreement is a requirement prior to approval of Phase 2 development, specifically including any additional support lodging uses.
14. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify that the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
15. A final landscape plan shall be submitted with the building permit application. The Planning Department shall review and approve the final landscape plan prior to issuance of a building permit. The plan shall include water efficient landscaping and irrigation, snow storage areas, defensible space requirements, and additional berms and landscaping to screen parking and mechanical.
16. Individual campfire rings are not be permitted within the camping area.

17. This approval will expire on November 29, 2018, if a building permit has not been issued by the building department before the expiration date, unless an extension of this approval has been requested in writing prior to the expiration date and is granted by the Planning Director.

If you have questions regarding your project or the action taken please feel free to contact me at (435) 615-5066 or kirsten@parkcity.org.

Sincerely,

Kirsten Whetstone, MS, AICP
Senior Planner

Park City Planning Department
PO Box 1480
Park City, UT 84060

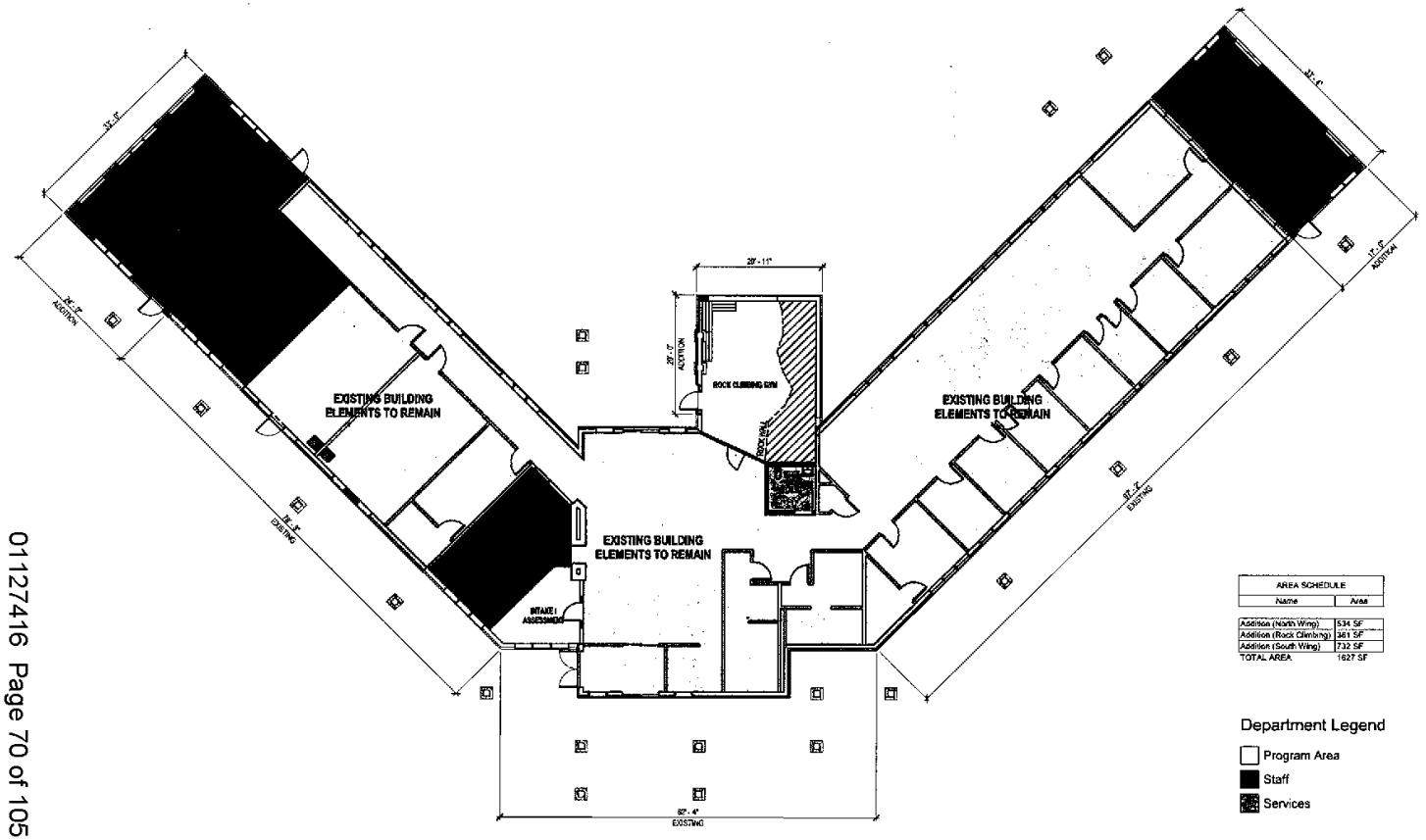
Project Owner
National Ability Center
Park City, UT
ARCHITECTURE
Conditional Use Permit
PROPOSED MASTER PLAN
MP101
Master Plan Legend
Symbol
Description
MASTER PLAN KEY
NOTES:

ARCHITECTURAL NEXUS
Project Owner
National Ability Center
Park City, UT
Conditional Use Permit
LP111
PROPOSED LANDSCAPE PLAN
LANDSCAPE CONCEPT LEGEND:
LANDSCAPE TABULATIONS:

**NATIONAL ABILITY CENTER**

PROGRAM SERVICES BUILDING
Park City, Utah

FLOOR PLAN
06.19.2017




N LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Addition (North Wing) | 534 SF |
| Addition (Rock Climbing) | 361 SF |
| Addition (South Wing) | 732 SF |
| TOTAL AREA | 1627 SF |

Department Legend

- Program Area
- Staff
- Services

ARCH | NEXUS

01127416 Page 70 of 105 Summit County

**NATIONAL ABILITY CENTER**

PROGRAM SERVICES BUILDING
Park City, Utah

**BUILDING ELEVATIONS**
06.19.2017



EAST ELEVATION - 1/8" = 1' - 0"



WEST ELEVATION - 1/8" = 1' - 0"

ARCH | NEXUS

011274

County

**NATIONAL ABILITY CENTER**

PROGRAM SERVICES BUILDING
Park City, Utah

BUILDING ELEVATIONS
06.19.2017

ARCH | NEXUS



RENDERED ELEVATION - NORTH

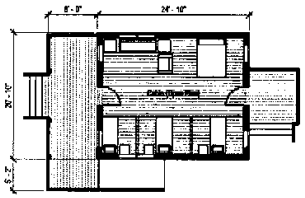


RENDERED ELEVATION - SOUTH

**NATIONAL ABILITY CENTER**

RECREATIONAL CABINS
Park City, Utah

FLOOR PLAN
06.19.2017



N VARIES LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Level 01 | 444 SF |

Department Legend

Program Area

NORTH ELEVATION - 1/8" = 1' - 0"

EAST ELEVATION - 1/8" = 1' - 0"

SOUTH ELEVATION - 1/8" = 1' - 0"

WEST ELEVATION - 1/8" = 1' - 0"

ARCH | NEXUS

01127416 Page 13 of 105 Summit County

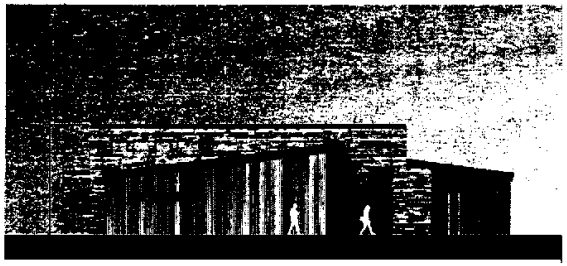
**NATIONAL ABILITY CENTER**

COMMUNITY & PROGRAMS BUILDING

Park City, Utah

BUILDING ELEVATIONS

06.19.2017



NORTH ELEVATION - 1/8" = 1' - 0"

SOUTH ELEVATION - 1/8" = 1' - 0"

EAST ELEVATION - 1/8" = 1' - 0"

WEST ELEVATION - 1/8" = 1' - 0"

ARCH | NEXUS

**NATIONAL ABILITY CENTER**

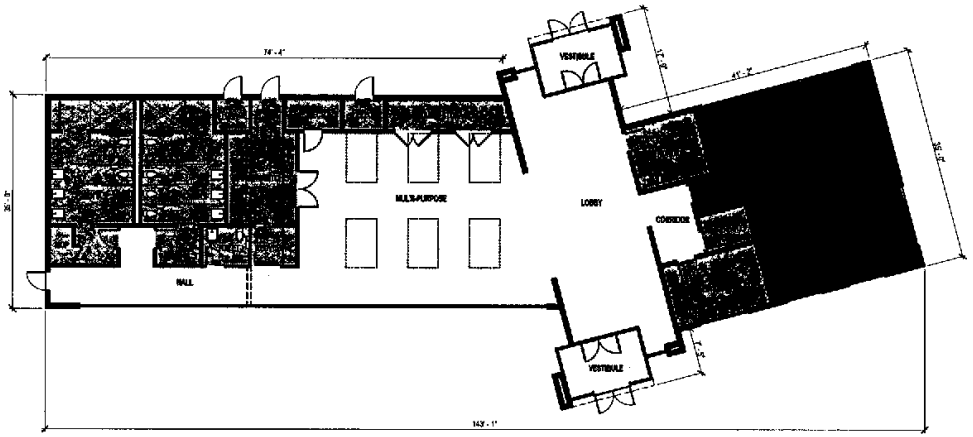
COMMUNITY & PROGRAMS BUILDING

Park City, Utah

A1.01

FLOOR PLAN

06.19.2017




N LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Level 01 | 4982 SF |

Department Legend

- Multi-Use
- Program Area
- Staff
- Services

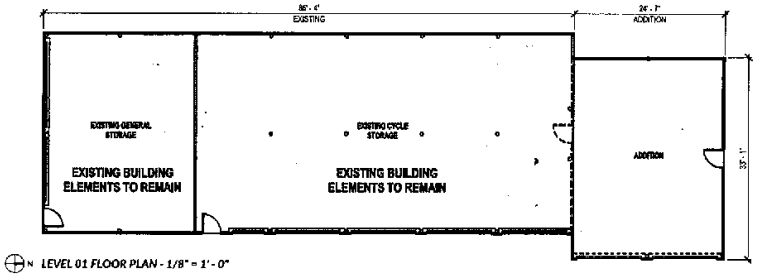
ARCH | NEXUS

**NATIONAL ABILITY CENTER**

CYCLING CENTER

*Park City, Utah*

FLOOR PLAN
06.19.2017




N LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Existing | 2896 SF |
| Addition | 753 SF |

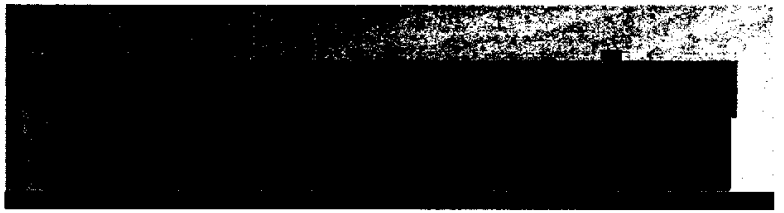
Department Legend

Program Area

SOUTH ELEVATION - 1/8" = 1' - 0"

EAST ELEVATION - 1/8" = 1' - 0"

NORTH ELEVATION - 1/8" = 1' - 0"



WEST ELEVATION - 1/8" = 1' - 0"

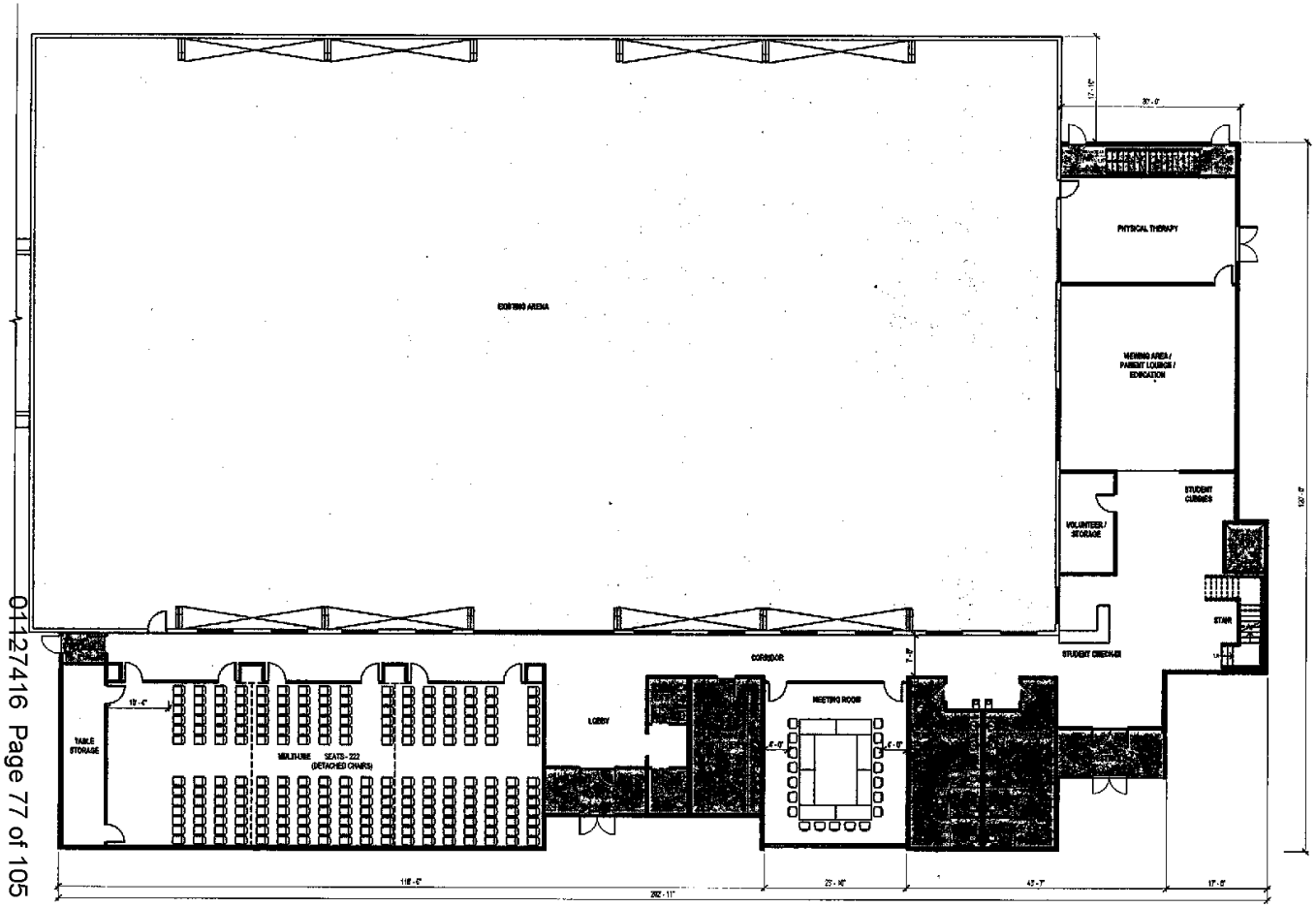
ARCH | NEXUS

**NATIONAL ABILITY CENTER**

EQUESTRIAN CENTER

Park City, Utah

FLOOR PLANS
06.19.2017




| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Level 01 | 8901 SF |
| Level 02 | 2009 SF |
| Grand total | 10909 SF |

LEVEL 01
Department Legend

- Multi-Use
- Program Area
- Services

N LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

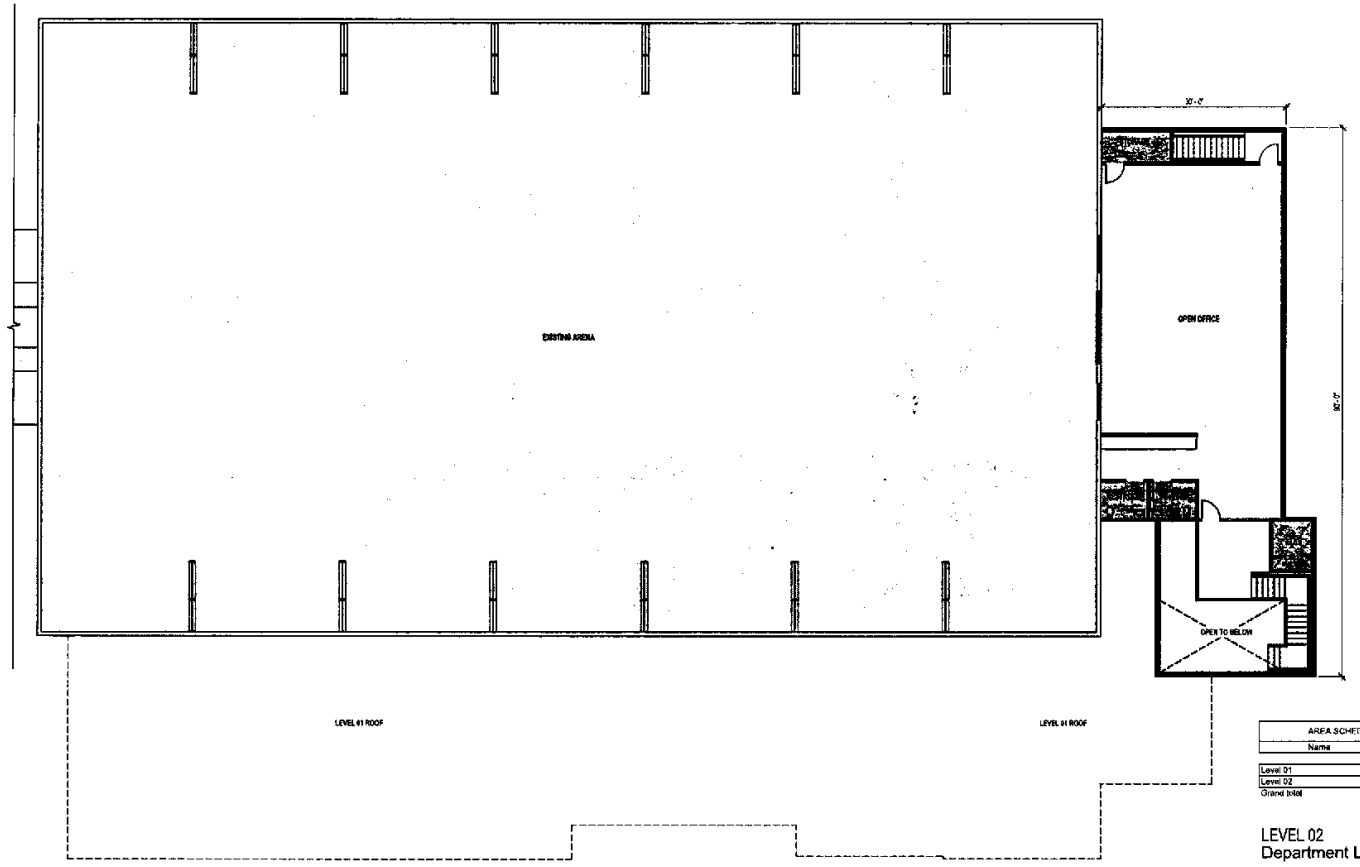
ARCH | NEXUS

**NATIONAL ABILITY CENTER**

EQUESTRIAN CENTER

Park City, Utah

FLOOR PLANS
06.19.2017




| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Level 01 | 8901 SF |
| Level 02 | 2009 SF |
| Grand total | 10909 SF |

LEVEL 02
Department Legend

- Multi-Use
- Program Area
- Services

N LEVEL 02 FLOOR PLAN - 1/8" = 1' - 0"

ARCH | NEXUS

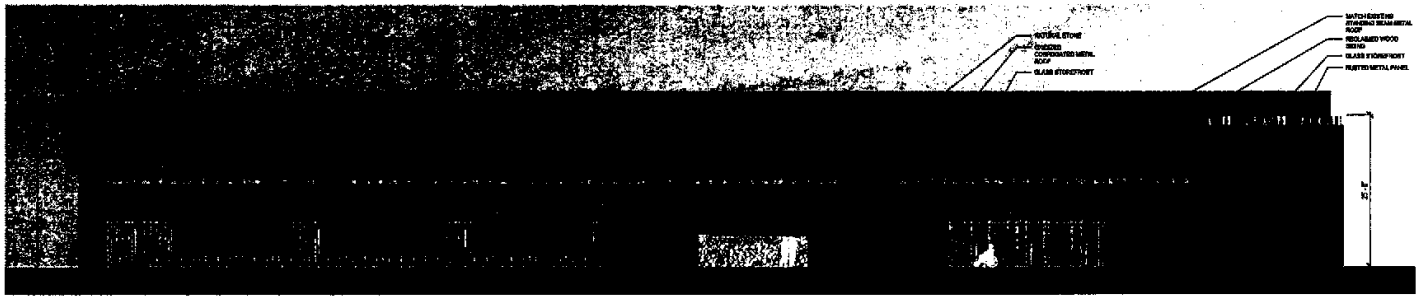
**NATIONAL ABILITY CENTER**

EQUESTRIAN CENTER

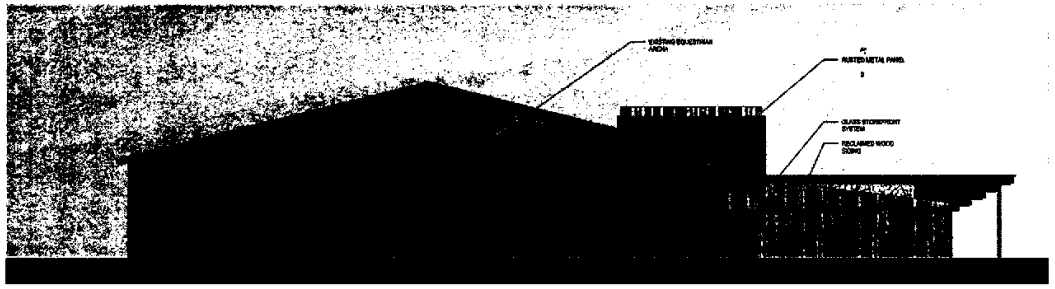
*Park City, Utah*

BUILDING ELEVATIONS
06.19.2017

*NORTH ELEVATION - 1/8" - 1' - 0"*



*EAST ELEVATION - 1/8" - 1' - 0"*



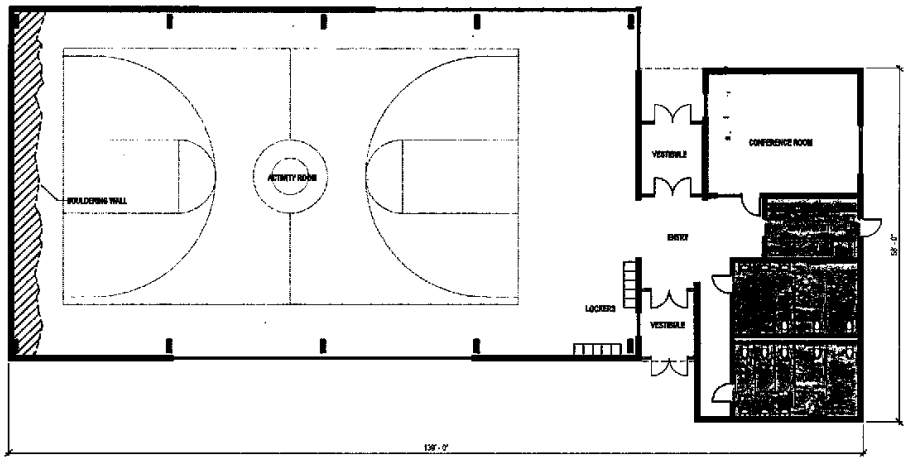
*SOUTH ELEVATION - 1/8" = 1' - 0"*

ARCH | NEXUS

**NATIONAL ABILITY CENTER**

RECREATION CENTER
Park City, Utah

FLOOR PLAN
06.19.2017




| AREA SCHEDULE | |
|---|---|
| Name | Area |
| Level 01 | 7813 SF |

Department Legend

- Multi-Use
- Program Area
- Services

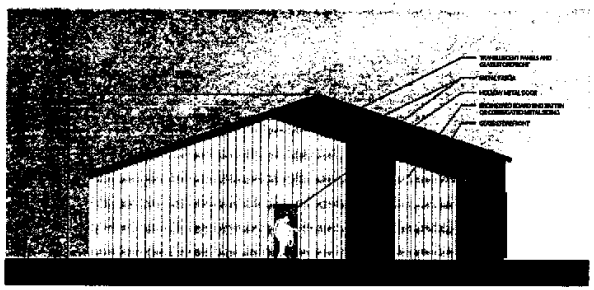
LEVEL 01 FLOOR PLAN - 1/8" = 1' - 0"

ARCH | NEXUS

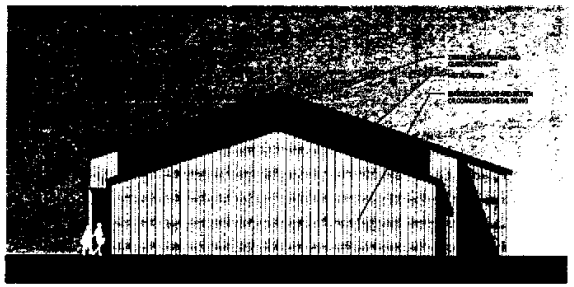
**NATIONAL ABILITY CENTER**

RECREATION CENTER
Park City, Utah

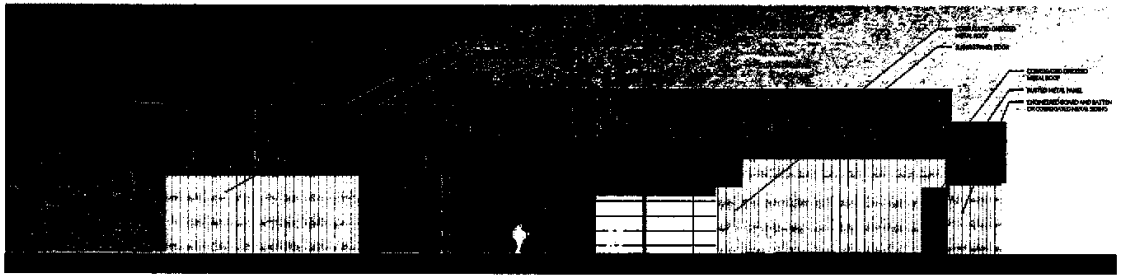
BUILDING ELEVATIONS
06.19.2017



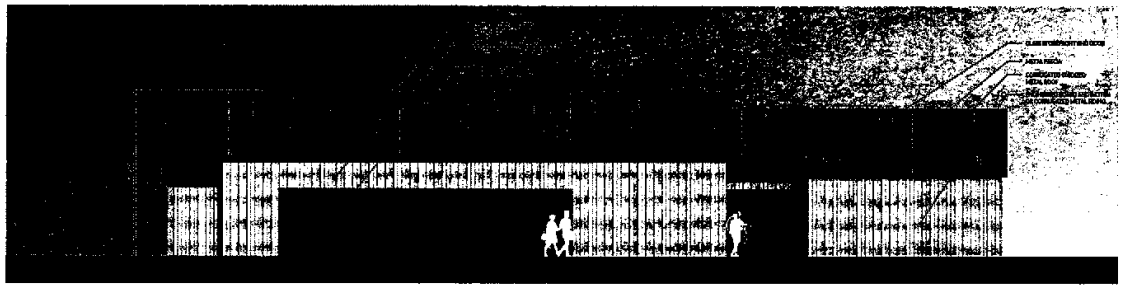
EAST ELEVATION - 1/8" = 1' - 0"



WEST ELEVATION - 1/8" = 1' - 0"



NORTH ELEVATION - 1/8" - 1' - 0"



SOUTH ELEVATION - 1/8" = 1' - 0"

ARCH | NEXUS

Exhibit H – Water Rights Dedication Agreement

# WATER RIGHT PURCHASE AND SALE AGREEMENT

## BY AND AMONG NATIONAL ABILITY CENTER AND PARK CITY MUNICIPAL CORPORATION AND PARK CITY WATER SERVICE DISTRICT

This "WATER RIGHT PURCHASE AND SALE AGREEMENT BY AND AMONG NATIONAL ABILITY CENTER AND PARK CITY MUNICIPAL CORPORATION AND PARK CITY WATER SERVICE DISTRICT" ("**Agreement**") is entered into as of this 11th day of ~~January~~ February, 2020, by and among the National Ability Center, ("NAC"), the Park City Municipal Corporation ("**Park City Municipal**") and Park City Water Service District ("**Water District**"), Park City Municipal and the Water District are collectively referred to "**Park City**" a single party as "**Party**" and all parties as the "**Parties**".

WHEREAS, the NAC is a private, non-profit, Internal Revenue Code Section 501(c)(3), charitable corporation, dedicated to the development of lifetime skills for persons with disabilities and the families by providing affordable, quality sports and recreation experiences to people with disabilities;

WHEREAS, the NAC is headquartered in Park City Municipal and is the owner of certain real property used as a comprehensive facility offering year-around therapeutic and adapted recreational programs, including physical facilities and administrative offices of NAC located at 1000 Ability Way in Park City, Utah and has and is being developed by NAC ("**NAC Property**");

WHEREAS, with the cooperation of Park City, NAC filed Change Application No. a44450, ("**Change Application**") on Water Right No. 35-11077 ("**WR 35-11077**"), which was approved by the State Engineer of Utah by an Order dated June 7, 2019 ("**Order**"). The Order of the State Engineer is now final and not subject to appeal. A copy of the Change Application is attached as **Exhibit A**. The Order is attached as **Exhibit B**. The Change Application and Order of the State Engineer converted the approved use of the water to year-round municipal use within the Park City service area and the point of diversion to Park City water sources;

WHEREAS, the NAC owns WR 35-11077 currently approved for diversion and beneficial use of eleven (11) acre feet of water for municipal use by Park City, and desires to sell WR 35-11077 to Park City and Park City has determined that WR 35-11077 is suitable for its purposes and desires to purchase WR 35-11077 ;

WHEREAS, the NAC, the Water Service District, and Park City Municipal previously executed a pre-annexation "Development and Water Service Agreement" dated July 15, 1999 (the "**Prior Agreement**") attached hereto as **Exhibit C**. The Prior Agreement described the arrangement as

of that date, over the course of time and the annexation and extension of water service to the NAC Property, the granting of easements, the construction of NAC facilities. Park City's changes to its impact fee ordinance since the Parties entered into the Prior Agreement have made it desirable for Park City and NAC to enter into this Agreement;

WHEREAS, this Agreement is EXHIBIT H to a "Development Agreement for the National Ability Center Master Planned Development (MPD), Located at 1000 Ability Way, Park City, Summit County, Utah." ("**Development Agreement**"); and

WHEREAS, the NAC and Park City desire to confirm the terms and conditions under which Park City will purchase and NAC will sell and convey to Park City WR 35-11077

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties Covenant and Agree as follows:

1. Sale of WR 35-11077. WR 35-11077 is now approved for year-round municipal use from designated Park City sources. A copy of the Change Application is attached as Exhibit A, and a copy of the Order approving the Change Application is attached as Exhibit B. Park City will purchase WR 35-11077 from NAC by payment to NAC of the sum of Seventy Five Thousand Dollars ($75,000.00). Upon receipt of payment of Seventy-Five Thousand Dollars ($75,000.00) by NAC, NAC will convey WR 35-11077 to the Park City Water Services District by delivery of a deed in substantially the same form as **Exhibit D**. The payment of the Seventy Five Thousand Dollars ($75,000.00) by Park City to NAC, and the delivery of the deed, by NAC to the Park City Water Services District, shall occur within thirty (30) days of the date this Agreement is approved by the City Council of Park City.

2. Incorporation of Recitals. The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

5. Prior Agreements. This Agreement is the entire agreement among the Parties and supersedes and replaces all prior agreements among the Parties, including, but not limited to, the Prior Agreement which is replaced in its entirety by this Agreement and such prior agreements shall have no further force or affect.

6. Severability. If any provision of this Agreement or the application of any provision of this Agreement is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.

7. Attorneys' Fees. In the event of a dispute between any of the Parties arising under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

8. Time is of the Essence. Time is of the essence in performing all duties and obligations under this Agreement.

9. Further Assurances. The Parties will each execute such documents as necessary to effect the intent and purposes of this Agreement.

10. Amendment. This Agreement may only be amended by a writing signed by all Parties.

11. Warranty of Authority. The signers of this Agreement warrant that they are duly authorized to execute this Agreement on behalf of the entity for which they are signing.

12. Counterparts. This Agreement may be executed in one or more counterparts each of which will be deemed to be an original copy of this Agreement and all of which, when taken together will constitute one and the same agreement.

13. Governing Law. This Agreement shall be construed and governed under the laws of the State of Utah.

IN WITNESS WHEREOF, this Agreement has been executed by the NAC by its Chief Executive Officer; by Park City Municipal, acting by and through its City Council; and the Water District by and through its Board.

**PARK CITY MUNICIPAL CORPORATION**

By: _____
Andy Beerman, Mayor

PARK CITY SUMMIT COUNTY UTAH
CORPORATE
Seal
MARCH 1, 1884

ATTEST:

By: _____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

PARK CITY WATER SERVICE DISTRICT

By: _____
Andy Beerman, District Chair

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1894

ATTEST:

By: _____
Michelle Kellogg, District Clerk

APPROVED AS TO FORM:

Thomas A. Daley, District Counsel

NATIONAL ABILITY CENTER, A Nonprofit Corporation

By: Kevin Stickleman
Its: Chief Executive Officer

# EXHIBIT A
CHANGE APPLICATION

# APPLICATION FOR PERMANENT CHANGE OF WATER

## STATE OF UTAH

Receipt by: CK# 52573 4P
Fee Rec: $150.00
Receipt #: 19-00623

For the purpose of obtaining permission to make a permanent change of water in the State of Utah, application is hereby made to the State Engineer, based upon the following showing of facts, submitted in accordance with the requirements of Section 73-3-3 Utah Code Annotated, as amended.

*WATER RIGHT NO. 35 - 11077 *APPLICATION NO. a 44450
Changes are proposed in (check those applicable)

☑ point of diversion ☑ place of use ☑ nature of use ☑ period of use ☐ storage

1. **OWNER INFORMATION** County Tax ID_____

Name(s): The National Ability Center, a 501(c)(3) Charitable Nonprofit Corporation Interest: 100 %
Address: P.O. Box 682799
City: Park City, State: UT Zip Code: 84068-2799
Phone Number _____

2. *PRIORITY OF CHANGE: 2-12-2019 *FILING DATE: 2-12-2019
*Is this change amendatory? (Yes/No):_____

3. RIGHT EVIDENCED BY: 35-11077 (segregated from 35-10861)
Prior Approved Change Applications for this right:_____

**********HERETOFORE**********

4. QUANTITY OF WATER:_____cfs and/or 11.0 ac-ft.
5. SOURCE: Thaynes Canyon and Spring Creek, tributary to East Canyon Creek.
6. COUNTY: Summit
7. POINT(S) OF DIVERSION: 1) N 825 ft. W 2400 ft. from SE cor., Sec. 5, T2S, R4E, SLBM; 2) N 500 ft. W 2640 ft. from SE cor., Sec. 5, T2S, R4E, SLBM; 3) 0 ft. W 500 ft. from SE cor., Sec. 5, T2S, R4E, SLBM; 4) S 2080 ft. W 2310 ft. from NE cor., Sec. 8, T2S, R4E, SLBM.

Description of Diverting Works: Killoyle Ditches #1, #3, #4, and "a"

8. POINT(S) OF REDIVERSION
The water will be rediverted from_____at a point:_____

Description of Diverting Works:_____

9. POINT(S) OF RETURN
The water will be returned to the natural stream/source at a point(s): _____

*These items are to be completed by the Division of Water Rights

[redacted] *Permanent Change* [redacted]

10. **NATURE AND PERIOD OF USE**

| | |
|---|---|
| Irrigation: | From 03/01 to 11.01 |
| Stockwatering: | From _____ to _____ |
| Domestic: | From _____ to _____ |
| Municipal: | From _____ to _____ |
| Mining: | From _____ to _____ |
| Power: | From _____ to _____ |
| Other: | From _____ to _____ |

11. **PURPOSE AND EXTENT OF USE**

Irrigation: 3.6666 acres. Sole supply of 3.6666 acres.
Stockwatering (number and kind): _____
Domestic: _____ Families and/or _____ Persons.
Municipal (name): _____
Mining: _____ Mining District in the _____ Mine.
Ores mined: _____
Power Plant name: _____ Type: _____ Capacity: _____
Other (describe): _____

12. **PLACE OF USE**

Legal description of place of use by 40 acre tract(s):
N 1/2 of SE 1/4 of Sec. 5, T2S, R4E, SLBM

13. **STORAGE**

Reservoir Name: _____ Storage Period: from _____ to _____
Capacity: _____ ac-ft. Inundated Area: _____ acres.
Height of dam: _____ feet.
Legal description of inundated area by 40 tract(s): _____

**********THE FOLLOWING CHANGES ARE PROPOSED**********

14. **QUANTITY OF WATER:** _____ cfs and/or 11.0 ac-ft.

15. **SOURCE:** Thaynes Springs & Wells
Balance of the water will be abandoned: _____ or will be used as heretofore: _____

16. **COUNTY:** Summit

17. **POINT(S) OF DIVERSION:** 1) S 70 ft. W 30 ft. from NE cor., Sec. 8, T2S, R4E, SLBM - Park Meadows Well
2) S 2314 ft. W 1371 ft. from NE cor., Sec. 8, T2S, R4E - Divide Well
3) S 550 ft. W 1450 ft. from E4 cor., Sec. 8, T2S, R4E - Thaynes Springs
Description of Diverting Works: Wells and Spring
COMMON DESCRIPTION: Park Meadows Well, Divide Well, Thaynes Springs

18. **POINT(S) OF REDIVERSION**

The water will be rediverted from _____ at a point: _____
Description of Diverting Works: _____

19. **POINT(S) OF RETURN**

The water will be returned to the natural stream/source at a point(s): of the discharge from the Snyderville Basin Water Reclamation water treatment facilities and through the Park City stormwater drainage system

SCANNED LF

20. NATURE AND PERIOD OF USE

| | | |
|---|---|---|
| Irrigation: | From _____ | to _____ |
| Stockwatering: | From _____ | to _____ |
| Domestic: | From _____ | to _____ |
| Municipal: | From _____ | to _____ |
| Mining: | From _____ | to _____ |
| Power: | From _____ | to _____ |
| Other: | From _____ | to _____ |

21. PURPOSE AND EXTENT OF USE

Irrigation: _____ acres. Sole supply of _____ acres.
Stockwatering (number and kind): _____
Domestic: _____ Families and/or _____ Persons.
Municipal (name): Park City Municipal Corporation
Mining: _____ Mining District at the _____ Mine.
Ores mined: _____
Power: Plant name: _____ Type: _____ Capacity: _____
Other (describe): _____

22. PLACE OF USE

Legal description of place of use by 40 acre tract(s): Service area of Park City Municipal Corporation

23. STORAGE

Reservoir Name: _____ Storage Period: from _____ to _____
Capacity: _____ ac-ft. Inundated Area: _____ acres.
Height of dam: _____ feet.
Legal description of inundated area by 40 tract(s): _____

24. EXPLANATORY

The following is set forth to define more clearly the full purpose of this application. Include any supplemental water rights used for the same purpose. (Use additional pages of the same size if necessary.) This change application is being filed National Ability Center, a charitable nonprofit organization which provides services and recreational opportunities to individuals with disabilities, as part of a distribution process. Upon approval, the water rights will be conveyed at no cost to Park City for municipal use within the service area of the City through the City's municipal system to meet water requirements for the National Ability Center facilities in Park City.

The undersigned hereby acknowledges that even though he/she/they may have been assisted in the preparation of the above-numbered application through the courtesy of the employees of the Division of Water Rights, all responsibility for the accuracy of the information contained herein, including maps and other documents attached, at the time of filing, rests with the applicant(s).

Signature of Applicant

Signature of Applicant

*If applicant is a corporation or other organization, signature must be the name of such corporation or organization by its authorized agent, or in the name of the partnership by one of the partners.

Jon Serio

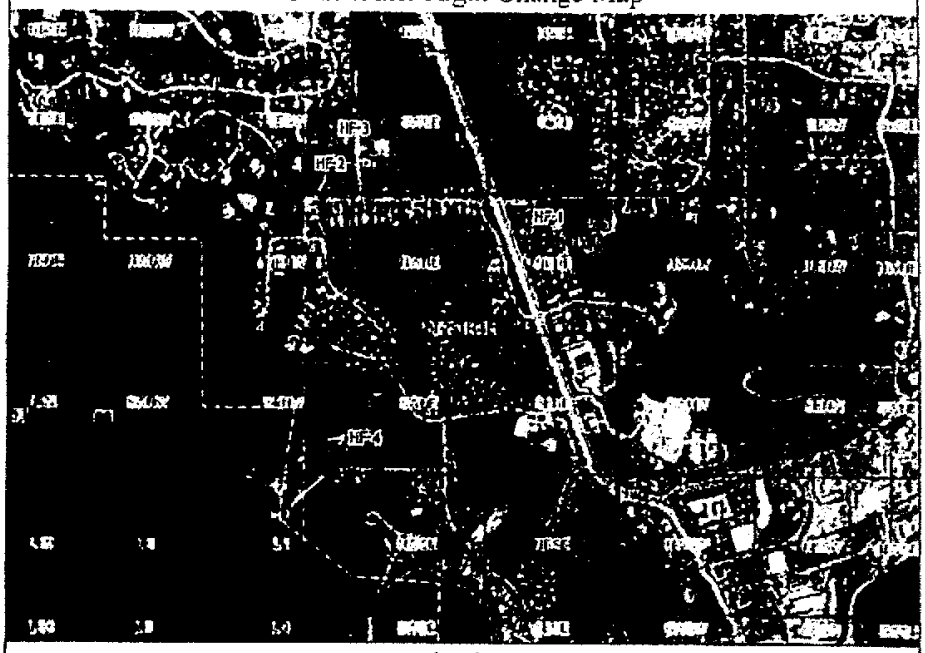
Authorized Agent (please print)

Authorized Agent (please print)

Authorized Agent (signature)

Authorized Agent (signature)

## Utah Water Right Change Map




Legend

Point of diversion

(HF-1) N 0 ft, W 500 ft, from SE cor, Sec 05, T 2S, R 4E, SL B&M (UTM-83: 456596.3, 4502057.7)
(HF-2) N 500 ft, W 2640 ft, from SE cor, Sec 05, T 2S, R 4E, SL B&M (UTM-83: 455944.1, 4502210.1)
(HF-3) N 825 ft, W 2400 ft, from SE cor, Sec 05, T 2S, R 4E, SL B&M (UTM-83: 456017.2, 4502309.1)
(HF-4) S 2080 ft, W 2310 ft, from NE cor, Sec 08, T 2S, R 4E, SL B&M (UTM-83: 456044.6, 4501423.7)
(HA-5) S 70 ft, W 30 ft, from NE cor, Sec 08, T 2S, R 4E, SL B&M (UTM-83: 456739.6, 4502036.3)
(HA-6) S 231 ft, W 127 ft, from NE cor, Sec 08, T 2S, R 4E, SL B&M (UTM-83: 456710, 4501987.2)
(HA-7) S 650 ft, W 1450 ft, from E4 cor, Sec 08, T 2S, R 4E, SL B&M (UTM-83: 456297, 4501059.6)

I/we _____, hereby acknowledge that this map was prepared in support of Application _____. I/we hereby submit this map as a true representation of the facts shown thereon to the best of my/our knowledge and belief.

_____ 2/7/19
Applicant(s) Date

**EXHIBIT B**

ORDER OF STATE ENGINEER

GARY R. HERBERT
Governor
SPENCER J. COX
Lieutenant Governor

State of Utah
DEPARTMENT OF NATURAL RESOURCES
Division of Water Rights

MICHAEL R. STYLER
Executive Director
KENT L. JONES
State Engineer/Division Director

# ORDER OF THE STATE ENGINEER

JUN 7 2019

**For Permanent Change Application Number 35-11077 (a44450)**

Permanent Change Application Number 35-11077 (a44450) in the names of The National Ability Center and Park City Municipal Corporation was filed on February 12, 2019, to change the points of diversion, place of use, and uses of 11.00 acre-feet of water as evidenced by Water Right Number 35-11077. Heretofore, the water has been diverted from the following points located: (1) Surface - North 825 feet and West 2400 feet from the SE Corner of Section 5, T2S, R4E, SLB&M (Spring Creek); (2) Surface - North 500 feet and West 2640 feet from the SE Corner of Section 5, T2S, R4E, SLB&M (Spring Creek); (3) Surface - West 500 feet from the SE Corner of Section 5, T2S, R4E, SLB&M (Thaynes Canyon); (4) Surface - South 2080 feet and West 2310 feet from the NE Corner of Section 8, T2S, R4E, SLB&M (Thaynes Canyon). The water has been used for the irrigation of 3.6666 acres from May 1 to August 15. The water has been used in all or portion(s) of Section 5, T2S, R4E, SLB&M.

Hereafter, it is proposed to divert 11.00 acre-feet of water from points of diversion changed to: (1) Well - South 70 feet and West 30 feet from the NE Corner of Section 8, T2S, R4E, SLB&M (existing 24-inch well, 330 feet deep, drilled in 1979); (2) Spring - South 650 feet and West 1450 feet from the E¼ Corner of Section 8, T2S, R4E, SLB&M (Theriot Springs); (3) Well - South 231 feet and West 127 feet from the NE Corner of Section 8, T2S, R4E, SLB&M (existing 12-inch well, 1015 feet deep). The water is to be used for year-round municipal purposes within the service area of Park City. The place of use of the water is being changed to all or portion(s) of Section 8, T2S, R4E, SLB&M.

Notice of the application was published in the Park Record on March 6 and 13, 2019. No protests were received.

This application proposes to change the nature of use of this water right, with the effect of retiring a portion of the irrigation awarded under Award 457 of the Weber River Decree. The applicant was requested to provide a heretofore map, showing what portion of the historical place of use will be retired as part of this application. This map was received on April 30, 2019 and shows that 3.6666 acres of irrigated land will be retired for this application.

As part of the State Engineer's review of this application, diversion and depletion limitations were taken into consideration. This application proposes to change the nature of use of this water right. As such, the State Engineer believes it is appropriate to examine the rates and amounts of hydrologic depletion associated with the historical water use as compared to the proposed use to assure that there is no enlargement of the underlying water right. In this case, it is believed that the historical water uses would have incurred the following rates and amounts of hydraulic depletion:

1594 West North Temple, Suite 220, PO Box 146300, Salt Lake City, UT 84114-6300
telephone (801) 538-7240 • facsimile (801) 538-7467 • www.waterrights.utah.gov

SCANNED RC

| Prior Beneficial Uses | Amount of Diversion | Rate of Depletion | Amount of Depletion |
|---|---|---|---|
| Irrigation: 3.6666 acres | 11.00 acre-feet | 1.54[1] acre-feet/acre | 5.65 acre-feet |
| Totals: | 11.00 acre-feet | | 5.65 acre-feet |

This change application seeks to change the nature of use to municipal use within the service area of Park City. In order to avoid enlarging the underlying water right, the proposed use of water shall be limited to the historical diversion of 11.00 acre-feet and the historical depletion of 5.65 acre-feet.

It is the opinion of the State Engineer that this change application can be approved without adversely affecting existing rights. The applicants are put on notice that diligence must be shown in pursuing the development of this application which can be demonstrated by the completion of the project as proposed in the change application.

It is, therefore, **ORDERED** and Permanent Change Application Number 35-11077 (a44450) is hereby **APPROVED** subject to prior rights and the following condition(s):

1) To accommodate the approval of this permanent change application, the use of 11.00 acre-feet of water for the irrigation of 3.6666 acre from May 1 to August 31; at the historical point of diversion and place of use must cease.

2) Annual diversion under this permanent change application is limited to 11.00 acre-feet and an annual depletion of 5.65 acre-feet of water for year-round municipal purposes within the service area of Park City.

3) Upon proof submittal, the State Engineer will issue a certificate for the acre-foot amount of water that has been demonstrated by the applicant to have been put to beneficial use. As part of proof, the applicant will need to provide all relevant information, including an accounting of each of its water rights and diversion records from each of its points of diversion. The proof must show the capacity of each source of supply and demonstrate that each source can produce the water claimed to be diverted under this change application as well as all other water rights, which may be approved to be diverted from those sources.

4) The applicant(s) shall install and maintain measuring and totalizing recording devices to meter all water diverted from all sources pertaining to this application and **shall annually report this data to the Division of Water Rights Water Use Program.**

[1] Consumptive Use of Irrigated Crops in Utah, Research Report 145, Utah Agricultural Experiment Station, Utah State University, Logan, Utah, October 1994, Table 25, Park City Station.

SCANNED RC

5) This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicants.

6) This approval is granted subject to prior rights. The applicants shall be liable to mitigate or provide compensation for any impairment of or interference with prior rights as such may be stipulated among parties or decreed by a court of competent jurisdiction.

The State Engineer has statutory responsibility to create and maintain water right records based on an administrative process outlined in statute. The State Engineer is not authorized by statute to adjudicate water right title or the validity of established water rights. It is noted that failure to exercise a water right within the statutory period could render all or a portion of a water right invalid through forfeiture. Parties who wish to challenge the validity of a water right are advised that a declaration of forfeiture is a judicial action and the courts are available to pursue such suits (UCA 73-1-4).

Inasmuch as this application proposes to divert water from a surface source, the applicants are required to contact the Stream Alteration Section of the Division of Water Rights at 801-538-7240 to obtain a Stream Alteration permit in addition to this Permanent Change Application.

The applicants are strongly cautioned that other permits may be required before any development of this application can begin and it is the responsibility of the applicants to determine the applicability of and acquisition of such permits. Once all other permits have been acquired, this is your authority to develop the water under the above referenced application which under Sections 73-3-10 and 73-3-12, Utah Code Annotated, 1953, as amended, must be diligently prosecuted to completion. The water must be put to beneficial use and proof must be filed on or before **June 30, 2024**, or a request for extension of time must be acceptably filed and subsequently approved; otherwise, the application will be lapsed. This approval is limited to the rights to divert and beneficially use water and does not grant any rights of access to, or use of land or facilities not owned by the applicants.

Proof of beneficial use is evidence to the State Engineer that the water has been fully placed to its intended beneficial use. By law, it must be prepared by a registered engineer or land surveyor, who will certify to the location, uses, and extent of your water right. Upon the submission of proof as required by Section 73-3-16, Utah Code, for this application, the applicants must identify every source of water used under this application and the amount of water used from that source. The proof must also show the capacity of the sources of supply and demonstrate that each source can provide the water claimed to be diverted under this right as well as all other water rights, which may be approved to be diverted from those sources.

Failure on your part to comply with the requirements of the applicable statutes may result in the lapsing of this permanent change application.

SCANNED RC

**It is the applicants' responsibility to maintain a current address with this office and to update ownership of their water right. Please notify this office immediately of any change of address or for assistance in updating ownership. Additionally, if ownership of this water right or the property with which it is associated changes, the records of the Division of Water Rights should be updated. For assistance in updating title to the water right please contact the Division at the phone number below.**

Your contact with this office, should you need it, is with the Weber River/Western Regional Office. The telephone number is 801-538-7240.

This Order is subject to the provisions of Administrative Rule R655-6-17 of the Division of Water Rights and to Sections 63G-4-302, 63G-4-402, and 73-3-14 of the Utah Code which provide for filing either a Request for Reconsideration with the State Engineer or for judicial review with the appropriate District Court. A Request for Reconsideration must be filed with the State Engineer within 20 days of the date of this Order. However, a Request for Reconsideration is not a prerequisite to filing for judicial review. A petition for judicial review must be filed within 30 days after the date of this Order or, if a Request for Reconsideration has been filed, within 30 days after the date the Request for Reconsideration is denied. A Request for Reconsideration is considered denied when no action is taken 20 days after the Request is filed.

Dated this 7 day of June, 2019.

Kent L. Jones, P.E., State Engineer

Mailed a copy of the foregoing Order this 7 day of June, 2019 to:

The National Ability Center
P O Box 682799
Park City UT 84028-2799

Division of Water Rights
Stream Alteration Section

Park City Municipal Corporation
PO Box 1480
Park City UT 84060

BY: Doralee Cannon
Doralee Cannon, Applications/Records Secretary

SCANNED RC

**EXHIBIT C**
**PRIOR AGREEMENT**

DEVELOPMENT AND WATER SERVICE AGREEMENT

This Agreement is entered into as of this 15 day of July, 1999 by and among the National Ability Center, its successors in interest and assigns, whether in whole or in part (NAC), the Park City Water Service District (Water District) and Park City Municipal Corporation (Park City), collectively referred to as the Parties.

WHEREAS, the NAC is a private, non-profit 501(c)(3) corporation dedicated to the development of lifetime skills for persons with disabilities and the families by providing affordable, quality sports and recreation experiences;

WHEREAS, the NAC received title, by gift deed, subject to a power of reverter, to the following described property for use as an equestrian facility and administrative offices of the National Ability Center:

A PARCEL OF LAND LOCATED IN THE NE 1/4 OF SECTION 3, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SLB&M AND THE SE 1/4 OF SECTION 34, TOWNSHIP 1 NORTH RANGE 4 EAST SLB&M

**BEGINNING** at the Southwest corner of the Northeast 1/4 of the Northeast 1/4 Section 3, Township 2 South, Range 4 East, Salt Lake Base & Meridian; and running thence N 89°58'47" E 950.04 feet along the 40 acre line; thence North 1049.57 feet; thence N 70°23'24" W 983.05 feet; thence S 00°59'49" W 52.14 feet to the Northwest corner of the Northeast 1/4 of the Northeast 1/4 of said Section 3; thence S 00°59'49" W 1327.90 feet along the 40 acre line to the point of beginning (approximately 26.2 acres).

hereafter, the Property. The Property is depicted on Exhibit A;

WHEREAS, on August 24, 1998 the NAC petitioned Park City and its Water District for water service to the Property;

WHEREAS, the Property is within Park City's annexation declaration boundary, but is not contiguous to Park City;

WHEREAS, the NAC owns an easement to extend a line from the Property to the Park City water system, which easement may be assigned to the City;

WHEREAS, the NAC appeared before the City Council on April 1, 1999 and on May 13, 1999 and offered certain assurances that the water service extension would be of public benefit and would not induce growth;

WHEREAS, in exchange for water service, the NAC is willing to restrict development of the Property in perpetuity, to submit to Park City ordinances, to annex to the Water Service District, and to annex to Park City, when appropriate;

WHEREAS, it is in the best interests of the citizens of Park City to annex the Property into the Water Service District upon certain conditions;

NOW, THEREFORE, in consideration of the mutual promises and covenants herein, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

I. ANNEXATION.

1. The NAC hereby petitions for annexation of the Property into the Water Service District.

2. The Water Service District hereby annexes the Property.

II. CONDITIONS OF WATER SERVICE.

1. **NAC Duty to Construct Line Consistent with City Specifications.** The NAC shall construct an eight (8) inch water line from the City water system, to the Property (the NAC Water Line) in a manner and location approved by the Park City Public Works Director and the City Engineer, all in accordance with applicable provisions of the Park City Design Standards and Construction Specification and Standard Drawings, and subject to City inspection.

2. **NAC Duty to Maintain Line.** The NAC shall maintain the NAC Water Line and easement until such time as Park City accepts dedication of the NAC Water Line and easement.

3. **NAC Shall Not Offer Water Service.** The NAC shall not allow any connection to the NAC Water Line without written City permission, approved by the City Council.

4. **Dedication of Water Rights.** The NAC shall immediately petition to the State Engineer to change the type and place of use, and the point of diversion of sufficient water rights to convert 11.48 acre feet of Weber River Decreed Water Right Number 35-8457 to year round municipal use from designated City sources. Upon State Engineer action changing the place and type of use and point of diversion of at least 11-acre feet of such right to the City system, the NAC shall, by Statutory Warranty Deed, convey such rights to the Water Service District. The NAC shall expend reasonable and diligent efforts to convert such rights to City use. If, after 36 months the NAC fails to convert such water, the

NAC shall promptly pay to the City all applicable water development fees, with accrued interest according to the statutory post judgment rate of interest in effect at that time.

5. **Water Connection Fees.** Prior to connection to the Park City water system, the NAC shall pay to Park City water connection fees according to City ordinance.

6. **Irrevocable Offer to Annex to Park City.** The NAC hereby irrevocably offers to annex the Property to Park City. The NAC shall actively support such annexation.

7. **NAC Commitment to Maximum Use Parameters.** The NAC agrees that, regardless of its annexation to Park City, the Property will, in perpetuity, be limited to the following uses:

   7.1. The Property currently supports an outdoor equestrian arena, tack shed, parking lot, and sun shelter.

   7.2. In June, 1999, the NAC received County conditional use permit approval for a 7,570 square foot administrative building to house the administrative offices of the NAC, a 3,500 square foot horse barn, a 17,000 square foot indoor equestrian arena, a 21,000 square foot dormitory/dining hall, a 1,680 square foot storage building, and a universal challenge (ropes) course. Such permit includes specific site plan approval and is attached hereto as Exhibit C.

   7.3. The NAC may, in the future, request a permit to construct a swimming pool.

8. **NAC's Commitment to City Ordinances.** The NAC hereby commits to use the Property in a manner that is at all times consistent with City ordinances, including, but not limited to, all livestock, lighting, water conservation, sign, parking lot, outdoor storage, noise ordinances, and design regulations.

9. **NAC's Commitment to Pay for Water Use.** The NAC hereby agrees to pay such water use fees as are generally applicable within Park City.

10. **NAC Easement.** Upon City request, NAC shall dedicate a water line easement to the City that will allow the City to extend the water line to other properties.

11. **Park City Duty to Provide Limited Water Service.** The Water Service District shall provide culinary water and fire flow to the Property to support the uses described in paragraph II.6 herein.

12. **NAC's Unconditional Offer to Dedicate Water Line and Easement.** The NAC hereby irrevocably offers to dedicate its water line, and to assign its water line easement to the City.

## III. GENERAL TERMS

1. **Incorporation of Recitals and Introductory Paragraphs.** The Recitals contained in this Agreement, and the introductory paragraph preceding the Recitals, are hereby incorporated into this Agreement as if fully set forth herein.

2. **Severability.** If any provision of this Agreement or the application of any provision of this Agreement to a particular situation is held by a court of competent jurisdiction to be invalid or unenforceable, the remaining provisions of this Agreement shall continue in full force and effect.

3. **Covenants Running with the Land.** The provisions of this Agreement shall constitute real covenants, contract and property rights and equitable servitudes, which shall run with all of the land subject to this Agreement. The burdens and benefits hereof shall bind and inure to the benefit of each of the Parties hereto and all successors in interest to the Parties hereto. All successors in interest shall succeed only to those benefits and burdens of this Agreement which pertain to the portion of the Project to which the successor holds title. Such titleholder is not a third party beneficiary of the remainder of this Agreement or to zoning classifications and benefits relating to other portions of the Project.

4. **Notices.** Any notice or communication required hereunder between the Parties must be in writing, and may be given either personally or by registered or certified mail, return receipt requested. If given by registered or certified mail, the same shall be deemed to have been given and received on the first to occur of (i) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (ii) five (5) days after a registered or certified letter

containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If personally delivered, a notice is given when delivered to the Party to whom it is addressed. Any Party hereto may at any time, by giving ten (10) days written notice to the other Parties hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at the address set forth below:

**If to City to:**

City Manager
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

**Copy to:**

City Attorney
445 Marsac Ave.
P.O. Box 1480
Park City, UT 84060

**If to NAC to:**

Meechie White
National Ability Center
P.O. Box 682799
Park City, UT 84068

5. **Attorneys' Fees.** In the event of a dispute between any of the Parties arising under this Agreement, the prevailing Party shall be awarded its attorneys' fees and costs to enforce the terms of this Agreement.

**IN WITNESS WHEREOF,** this Agreement has been executed by the NAC by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the ____ day of July, 1999.

PARK CITY MUNICIPAL CORPORATION

By: _____
Hugh Daniels, Mayor Pro Tem

PARK CITY WATER SERVICE DISTRICT

By: _____
Hugh Daniels, Vice-Chairman of the Board

ATTEST: City Clerk

By: _____
Janet Scott, City Recorder

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

APPROVED AS TO FORM:

_____
Jodi Hoffman, City Attorney,
Water Service District Attorney

**National Ability Center:**
National Ability Center,
a nonprofit corporation

_____
By: Richard Dudley
Title: President, Board of Directors

**STATE OF UTAH** )
: ss
**COUNTY OF SUMMIT** )

On this 19th day of July 1999, before me, **Thomas L. O'Finnegan**, the undersigned Notary Public, personally appeared **Richard Dudley**, personally known to me to be the President of the Board of Directors of the National Ability Center, on behalf of the corporation named herein, and acknowledged to me that the corporation executed it. Witness my hand and official seal.

T. L. O'FINNEGAN
NOTARY PUBLIC - STATE of UTAH
448 MARSAC AVENUE
PARK CITY, UT 84060
COMM. EXP. 9-16-2000

_____
Notary Public, State of Utah
Residing in Park City, Utah

**EXHIBIT D**
**WATER DEED**

FEE EXEMPT
UTAH CODE ANNOTATED § 63J-1-505

01127336 B: 2555 P: 0489
Page 1 of 1
Rhonda Francis Summit County Recorder
02/18/2020 09:30:24 AM Fee $40.00
By Park City Title
Electronically Recorded

**WHEN RECORDED, RETURN TO AND MAIL ANY TAX NOTICES TO:**
Park City Water Service District
P.O. Box 1480
Park City, UT 84060
Attn: Thomas A. Daley, Deputy City Attorney

**WATER DEED**

**NATIONAL ABILITY CENTER**, a Utah non-profit corporation, with an address of 1000 Ability Way, Park City, UT 84060, ("**Grantor**"), hereby conveys to the **PARK CITY WATER SERVICE DISTRICT**, a special service district organized and existing pursuant to the provisions of Section 17A-2-1301 et seq. Utah Code Annotated 1953, as amended and renumbered, with an address of P.O. Box 1480, Park City, UT 84060, ("**Grantee**"), for the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, all of Grantor's right, title, and interest in and to the following described water rights:

All of **Water Right No. 35-11077**, as identified of record with the Utah Division of Water Rights, and all other applications and approvals pertaining to this right.

**WITNESS** the hand of said Grantor this 10 day of February, 2020.

**GRANTOR:**

**NATIONAL ABILITY CENTER**, a Utah non-profit corporation

By: _____
KEVIN STICKLEMAN, Chief Executive Officer

STATE OF UTAH )
: ss
COUNTY OF Summit )

The foregoing instrument was acknowledged before me this 10 day of February, 2020, by KEVIN STICKLEMAN, Chief Executive Officer of NATIONAL ABILITY CENTER, a Utah non-profit corporation.

_____
Notary Public

Residing at: Coalville Ut
My Commissions Expires: 7/16/2022

Tracee Batt
Notary Public
State Of Utah
My Commission Expires 07/16/2023
707234

The National Ability Center (NAC) seeks to modify the CUP agreement dated November 29, 2017. The CUP included the following:

- Indoor Equestrian Arena additions **Completed**
- Recreation Center (HUB) (new) **Completed**
- Cycling Center (storage addition) **Completed**
- Archery Pavilion and Range (relocated) **Completed**
- Maintenance shop and storage (additions) **Completed**
- Community and Programs building (new)
- Stables/Barn expansion
- Program Services building addition and climbing wall
- Camping (new) - 3 recreational cabins, 6 graded tent sites, 3 yurt platforms and 1 restroom building **Canceled**
- Greenhouse and gardening area (new)

The NAC seeks to increase the total square footage allowed by 1,106 square feet. While some buildings increased in size, some were actually smaller, and others have been removed from the project all together. There is also a new construction not included in the original CUP which is an addition to the Stables of 2,048 sq. ft. that will allow for safer grooming and tacking for the participants. Please see the CUP Modification Table below for exact details.

| Building | Existing Sq. Ft. | New Sq. Ft. | Modified from Original CUP | Total |
|---|---|---|---|---|
| Equestrian Center | 16,868 | 10,910 | 1122 | 28,900 |
| Recreation Center (HUB) | | 7281 | 332 | 7613 |
| Cycling Center | 2808 | 783 | 22 | 3613 |
| Maintenance Shop | | 1250 | -50 | 1200 |
| Community/Camps Building* | | 4962 | 1538 | 6500 |
| Greenhouse* | | 400 | -200 | 200 |
| Stables/Barn Expansion* | 4500 | 2048 | 0 | 6548 |
| Second Lodge (Affordable Housing)* | | 22266 | | 22266 |
| Program Services Building* | 7276 | 1627 | | 8903 |
| Hay Storage Building | 1820 | | | 1820 |
| Existing Lodge | 14301 | | | 14301 |
| Nordic Yurt (Destroyed by Wind) | 452 | | -452 | 0 |
| Recreational Cabins 3@444 Sq. Ft. | **Cancelled** | 1332 | -1332 | 0 |
| Camping Yurts 3@314 Sq. Ft. | **Cancelled** | 942 | -942 | 0 |
| **Total** | **48,025** | **53,801** | **38** | **101,864** |
| Original total | | | | 100,758 |
| **Increase in Square Footage** | | | | **1,106** |
| * Not yet constructed | | | | |

**PROJECT NAME:** NAC CAMPUS MASTER PLAN
**GSBS PROJECT NUMBER:** 2022.015.00
**DATE:** 09-20-2022

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**GSBS PROJECT NUMBER:** 2022.015.00
**DATE:** 09-20-2022

# Planning Commission
# Staff Report

**Subject:** **Water Wise Landscaping**
**Application:** **PL-21-05064**
**Authors:** **Spencer Cawley**
**Lillian Zollinger**
**Date:** **October 26, 2022**
**Type of Item:** **Work Session – Land Management Code Amendments**

## Recommendation

Staff recommends the Planning Commission review the proposed Land Management Code amendments that improve Water Wise Landscaping and clarify landscaping regulations, hold a public hearing, and consider forwarding a positive recommendation to City Council for review on November 17, 2022 as outlined in Draft Ordinance 2022-XX (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Planning Department |
| Zoning District: | All Zoning Districts |
| Land Management Code Sections Amended: | § 15-5-5(N) *Landscaping*<br>§ 15-15-1 *Definitions* |
| Municipal Code of Park City Section Amended: | § 14-1-5 *Regulations for Planting Trees and Landscaping in the City's Right-of-Way* |
| Reason for Review: | The Planning Commission reviews Land Management Code amendments and forwards a recommendation for City Council's consideration. The City Council conducts a public hearing and takes Final Action.[1] |

## Background

On April 27, 2022 (Staff Report; Minutes, p. 2) and October 12, 2022 (Staff Report; Audio), the Planning Commission conducted work sessions and directed the Planning team to implement changes regarding Water Wise definitions, investigate graywater use/regulations, and create a user-friendly website for residents to find information regarding water conservation.

The Planning Department reviewed the Planning Commission's input provided at the

[1] LMC § 15-1-7

October 12, 2022, Work Session and developed proposed amendments to the Land Management Code, Sections 15-5-5(N) and 15-15-1.

Additionally, Municipal Code of Park City Section 14-1-5 includes a plant species list that identifies vegetation allowed in the City's Rights-of-Way. Residents are recommended to plant, but are not limited to, the plants listed. The current list also identifies Fire Wise Plants. The Planning Team proposes to update the list to also identify Water Wise Plants (Exhibit E).

## Analysis

*Natural Setting* is one of the core values in the Park City General Plan and Goal 5 is to implement mitigation for environmental impacts. Objective 5.3 is to adopt new landscaping requirements to decrease water utilization and preserve native landscape.

The Land Management Code (LMC) implements the goals and policies of the General Plan in part to promote the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City, and to protect and enhance the overall quality of life.[2]

The following changes primarily reorganize the LMC Landscaping Section to make it simpler to understand for both staff and residents. Additionally, the Planning team incorporated changes that clarify and promote Water Wise Landscaping practices. The section has been reorganized and the proposed amendments are found in red as follows:

N. **LANDSCAPING**.

1. **PURPOSE.** Park City is in a mountainous, semi-desert environment where much of the precipitation occurs as snow during the winter months and the highest demand for water occurs during the summer months. The largest single water demand is for irrigation of landscaping. Water Wise Landscaping incorporates native drought-tolerant plants that require little or no supplemental irrigation, includes water conserving irrigation, and requires Hydrozoning in which plants, trees, and shrubs with similar water needs are planted in the same area with mulches that prevent water evaporation. Water Wise Landscaping protects the health, safety, and welfare of the community from impacts of water shortages likely to occur during cycles of drought.
2. **WATER WISE LANDSCAPING.** At least fifty percent (50%) of the landscaped area shall be Water Wise Landscaping containing approved native drought tolerant plants, trees, and shrubs. Water Wise Landscaping may be constituted through approved vegetation, location of planting methods such as Xeriscaping or Hydrozoning, or approved based on a site-specific review.
3. **HOMEOWNER ASSOCIATION LANDSCAPING REGULATIONS.** Homeowner Associations may not restrict a property owner from installing Water Wise Landscaping.

[2] LMC § 15-1-2

4. **LANDSCAPE PLAN.** A complete landscape plan must be prepared for the limits of disturbance area for all Development activity. Landscaping plans shall incorporate best practices for water conservation.
    a. The landscape plan shall:
        i. Identify plant materials indicating the botanical name, the common name, planting depth, quantity, and container or caliper size and/or height for:
            (A) Plants, trees, shrubs,
            (B) Grasses,
            (C) Mulches (natural organic plant-based or recycled materials),
            (D) Rocks (greater than 3") and Gravel (less than 3")
                a. Gravel is only allowed in the following applications:
                    i. as an approved walkway;
                    ii. patio;
                    iii. drainage plan; and/or
                    iv. defensible space
                b. Gravel is prohibited in areas adjacent to the Right-of-Way.
                c. Any Gravel, rocks, or stone within the HRL, HR-1, HR-2, HRM, HRC, or HCB Zoning Districts must meet the requirements of the Design Guidelines for Historic District and Historic Sites in Chapter 15-13.
                d. Gravel and rocks are not an allowed surface for parking, ground cover on berms, or finished grade with a ratio greater than 3:1, within platted or zoned open space.

            Refer to Section 14-1-5 for a City-approved Plant List. A diverse selection of plantings is suggested to provide plantings appropriate to the Park City climate and growing season, to provide aesthetic variety, and to prevent the spread of disease between the same species.
        ii. Utilize the concept of Water Wise Landscaping for plant selection, location, irrigation, and mulching of all landscaped areas.
        iii. Include foundation plantings (within five feet of a structure) and ground cover.
        iv. Indicate the percentage of the lot that is landscaped.
        v. Indicate the percentage of the lot containing Impervious Surfaces, including driveways, parking areas, patios, and decks.
        vi. Indicate the percentage of the landscaping that is irrigated.
        vii. Identify the 50 percent (50%) of any Water Wise Landscaped area comprised of appropriate approved native drought-tolerant plants, trees, and shrubs.
        viii. Identify Hydrozoning (grouping of plants based on irrigation needs) or Xeriscaping (sustainable, low-water landscaping) locations.
        ix. Zeroscaping, which uses only rocks and/or gravel with 0% vegetation, is prohibited.

x. Identify all existing Significant Vegetation, which shall remain and be maintained on Site and protected during construction.

(A) If the Significant Vegetation is determined to be unhealthy or unsafe, under a Site-Specific review conducted by the Forestry Manager and Planning Director in conjunction with a Conditional Use, Master Planned Development, or Historic District Design Review approval, it may be replaced with equivalent landscaping in type and size.

(B) The Forestry Manager and Planning Director may grant exceptions if upon their review it is found that equivalent replacement is impossible, would be detrimental to the site's existing and/or proposed vegetation, or violates Chapter 11-21 *Utah Wildland-Urban Interface Code*.

(C) Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

(D) Significant Vegetation preservation and/or replacement shall be prioritized, but where applicable, Significant Vegetation may be removed or replaced to comply with Firewise Landscaping and/or Defensible Space regulations in Chapter 11-21 *Utah Wildland-Urban Interface Code* and/or to allow for replacement of Significant Vegetation with Water Wise Plants.

(11) Identify Artificial turf, which is recommended to be made of recycled materials with reduced petroleum-based polymers. Artificial turf is allowed to be used in limited quantities on decks, pathways, recreation and play areas, or as a limited landscaping material on areas in which vegetation may be unsuccessful. Installation of artificial turf shall not pool water and be installed to allow for drainage.

b. The Planning Director or designee may determine if proposed defensible space areas outlined in Chapter 11-21 *Utah Wildland-Urban Interface Code* may be exempt form 50% Water Wise landscaping requirements.

c. All noxious weeds, as identified by Summit County, shall be removed from the Property in a manner acceptable to the City and Summit County prior to issuance of Certificate~~s~~ of Occupancy.

5. **IRRIGATION PLAN**. A detailed irrigation plan shall be drawn at the same scale as the landscape plan and shall include:

a. The layout of the heads, lines, valves, controller, backflow preventer, and drip irrigation;

b. A WaterSense labeled irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities;

i. Overhead Spray Irrigation shall be no greater than 12" above ground. Overhead irrigation is not permitted within 18" of any non-permeable

surface. Overhead Spray Irrigation may be used for Lawn/Turf, but does not constitute a Water Wise landscaping method when used with other vegetation.

c. Greywater System locations.

6. **LAWN/TURF**. Lawn/Turf is prohibited on slopes with a ratio greater than 3:1. Irrigated Lawn/Turf areas are limited to a maximum percentage of the allowed Limits of Disturbance Area of a Lot or Property that is not covered by Buildings, Structures, or Impervious Surfaces, based on the size of the Lot or Property according to the following table:

| Lot Size | Maximum Lawn/Turf as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or Impervious Surfaces |
|---|---|
| Greater than one (1) acre | ~~25%~~ 20% |
| 0.50 acres to one (1) acre | ~~35%~~30% |
| 0.10 acres to 0.49 acres | ~~45%~~40% |
| Less than 0.10 acres | No limitation |

Lawn/Turf area limitations for Recreation, School, Public, and Quasi-Public Institution Uses shall follow similar percentage limitations, with the exception of athletic fields, public or recreational open space, as determined by the Planning Director.

Encouraged Lawn/Turf practices include:

1. Only using Lawn/Turf in areas where it is functional, such as play areas, and areas needing temperature, noise, or dust mitigation;
2. Choosing non-irrigated Lawn/Turf or Lawn/Turf species with lower water requirements;
3. Not planting Lawn/Turf in narrow, small, or oddly shaped areas that are difficult to efficiently irrigate;
4. Mowing Lawn/Turf at a height of two to three inches;
5. Planting Lawn/Turf in shaded areas on the lot;
6. Planting deep-rooted turfgrass on slopes.

**LMC Section 15-15-1**

**DEFINITIONS**

**ARTIFICIAL TURF.** Simulated or artificially created life-like individual blades of Lawn/Turf that emulate natural Lawn/Turf in look and color.

**GRAVEL.** Round rock or crushed stone less than three inches (3”) in diameter.

**GRAYWATER.** Wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, or laundry tubs used for landscaping as approved by the Summit County Health Department.

**IMPERVIOUS SURFACES.** Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks, patios, and paved recreation areas.

**LAWN/TURF.** Nonagricultural land planted with continuous plant coverage consisting of hybridized grasses that when regularly mowed, form a dense growth of leaf blades and roots.

**MULCH.** Organic and inorganic material such as rock, bark, wood chips, or other materials left loose and spread over an area of landscape.

**Organic mulches.** Wood, bark chips, pole peelings, wood grindings, shredded bark, nut shells, pine needles, discarded plant parts.

**Rock mulches.** Crushed rock, stone, lava, pea gravel or other small stones or inorganic material.

**OVERHEAD SPRAY IRRIGATION.** Above ground irrigation heads that spray water through a nozzle.

**ROCKS.** Stones greater than three inches (3”).

**SIGNIFICANT VEGETATION.** Includes all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

1. **HISTORIC SIGNIFICANT VEGETATION.** Includes vegetation deemed historic pursuant to Chapter 15-13.

**VEGETATIVE COVER**. Ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity, excluding trees.

**WATER WISE LANDSCAPING.** A landscaping method developed especially for arid and semiarid climates utilizing water-conserving techniques such as the use of native drought-tolerant plants, mulch, and efficient irrigation that reduces the need for supplemental irrigation. ~~Xeriscape" is a form of Water Wise Landscaping. Plants, trees, and shrubs that are appropriate to the local climate are used, and care is taken to avoid losing water to evaporation and run-off.~~ Installation of plant materials suited to the

microclimate and soil conditions that can remain healthy with minimal drip irrigation once established, be maintained without the use of overhead spray irrigation, use water for outdoor irrigation through proper and efficient irrigation design and water application such as Hydrozoning, use of other landscape design features that minimize the need of the landscape for supplemental water from irrigation, or reduce the landscape area dedicated to Lawn/Turf.

~~Water Wise Landscaping is a mix of plantings, rocks, and other landscaping materials with at least fifty percent (50%) of the landscaped area containing plants, trees, and shrubs. The use of mulch coverings, organic or stone-based, without fifty percent (50%) plantings does not constitute Water Wise Landscaping.~~

**Hydrozones/Hydrozoning.** Plant grouping according to water needs, allowing for more efficient irrigation. Plants, trees, and shrubs that are appropriate to the local climate are used, and care is taken to avoid losing water to evaporation and run-off.

**Xeriscaping.** Sustainable landscape that conserves water and is based on sound horticultural practice designs that incorporate low-water-use plants planted in Hydrozones.

**Zeroscaping.** A landscaping method with 0% vegetation utilizing only rocks and/or gravel.

Several of the proposed definitions incorporate changes from Utah House Bill 282 Water Wise Landscaping Amendments.

**Exhibit**

Exhibit A: Draft Ordinance 2022-XX
Exhibit B: Survey Input
Exhibit C: Survey Results
Exhibit D: Public Comment
Exhibit E: Approved Plant List

**Ordinance No. 2022-XX**

**AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS 15-5-5 *ARCHITECTURAL DESIGN GUIDELINES*, AND 15-15-1 *DEFINITIONS* TO REDEFINE "WATER WISE LANDSCAPE/LANDSCAPING", AND TO DEFINE, "LAWN/TURF", MULCH", "HARDSCAPE", "IRRIGATION PLAN", AND "ROCKS"**

WHEREAS, Water Wise is a landscape planning technique to reduce water usage, and create smart landscaping;

WHEREAS, *Natural Setting* is one of the core values in the Park City General Plan, Goal 5 of the General Plan is to implement mitigation for environmental impacts and Goal 6 is to adapt for climate change;

WHEREAS, Objective 5B of the General Plan is to "encourage efficient infrastructure to include water conservation";

WHEREAS, Objective 5.3 of the General Plan is to "adopt new landscaping requirements (in the LMC) to decrease water utilization and preserve the native landscape. Encourage the use and protection of landscaping requirements to enable the continued utilization of renewable energy sources";

WHEREAS the General Plan acknowledges;

WHEREAS, the General Plan identifies the need to protect and incentivize;

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to promote the health of both the residents and the City and to encourage responsible environmental stewardship;

WHEREAS, to protect, preserve, and conserve water, and to educate residents on Water Wise landscaping techniques;

WHEREAS, the Planning Commission conducted a duly noticed work session on October 12, 2022, and a duly noticed public hearing on October 26, 2022, and forwarded a _____ recommendation, to the City Council;

WHEREAS, the City Council conducted a duly noticed public hearing on November 17, 2022.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY LAND MANAGEMENT CODE TITLE 15. The recitals are incorporated herein as findings of fact. Municipal

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Code of Park City Title 15 Land Management Code § 15-5-5 *Architectural Design Guidelines* and § 15-15-1 *Definitions*, are hereby amended as outlined in Attachment 1.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 17th DAY OF NOVEMBER 2022.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, Mayor

Attest:

_____
City Recorder

Approved as to form:

_____
City Attorney's Office

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**Attachment 1**

**15-5-5 Architectural Design Guidelines**

~~LANDSCAPING. A complete landscape plan must be prepared for the limits of disturbance area for all Development activity. The landscape plan shall utilize the concept of Water Wise Landscaping for plant selection and location, irrigation, and mulching of all landscaped areas. The plan shall include foundation plantings and ground cover, in addition to landscaping for the remainder of the lot. The plan shall indicate the percentage of the lot that is landscaped, the percentage of the landscaping that is irrigated, the type of irrigation to be used, and Hydrozones. The plan shall identify all existing Significant Vegetation. The plan shall also identify the 50 percent (50%) of any Water Wise Landscaped area comprised of appropriate plants, trees, and shrubs. Any proposed boulders or rocks greater than two inches (2") in diameter and Gravel must be identified. Materials proposed for driveways, parking areas, patios, decks, and other hard-scaped areas shall be identified on the plan. A list of plant materials indicating the botanical name, the common name, quantity, and container or caliper size and/or height shall be provided on the plan. Refer to the Municipal Code of Park City Title 14-1-5 for a City approved Plant List. A diverse selection of plantings is suggested to provide plantings appropriate to the Park City climate and growing season, to provide aesthetic variety and to prevent the spread of disease between the same species. Artificial turf is allowed to be used in limited quantities on decks, pathways, recreation and play areas, or as a limited landscaping material on areas in which vegetation may be unsuccessful. Artificial turf's installation shall not pool water and be installed to allow for drainage. Areas of mulch shall be identified on the plan. Approved mulches include~~

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~~natural organic plant based or recycled materials. Gravel is only allowed in the following applications: as an approved walkway, patio, drainage plan, and/or defensible space. The Planning Director or his/her designee may determine if proposed defensible space areas are not required to include plantings. Any Gravel or stone within the HRL, HR-1, HR-2, HRM, HRC, or HCB Zoning Districts must meet the requirements of Park City's Design Guidelines for Historic District and Historic Sites. Gravel is not an allowed surface for parking, ground cover on berms or finished grade with a ratio greater than 3:1, within platted or zoned open space, or as a material in parking strips or City rights-of-way. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. When approved to be removed, based on a Site Specific plan, Conditional Use, Master Planned Development, or Historic District Design Review approval, the Significant Vegetation shall be replaced with equivalent landscaping in type and size. The Forestry Manager or Planning Director may grant exceptions to this if upon their review it is found that equivalent replacement is impossible or would be detrimental to the site's existing and/or proposed vegetation. Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size. Where landscaping does occur, it should consist primarily of native and drought tolerant species, drip irrigation, and all plantings shall be adequately mulched. Significant Vegetation preservation and/or replacement shall be prioritized, but where applicable, Firewise Landscaping and/or Defensible Space landscaping plans for Property within the Wildland-Urban Interface area that include Significant Vegetation removal shall be in accordance with Municipal Code Chapter 11-21. A detailed irrigation plan shall be drawn at the same scale as the~~

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~~landscape plan including, but not limited to: a layout of the heads, lines, valves, controller, backflow preventer, and a corresponding legend and key. Landscaped areas shall be provided with a WaterSense labeled smart irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities. Irrigated lawn and turf areas are limited to a maximum percentage of the allowed Limits of Disturbance Area of a Lot or Property that is not covered by Buildings, Structures, or other Impervious paving, based on the size of the Lot or Property according to the following table:~~

| ~~Lot Size~~ | ~~Maximum Turf or Lawn Area as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or other Impervious paving~~ |
|---|---|
| ~~Greater than one (1) acre~~ | ~~25%~~ |
| ~~0.50 acres to one (1) acre~~ | ~~35%~~ |
| ~~0.10 acres to 0.49 acres~~ | ~~45%~~ |
| ~~Less than 0.10 acres~~ | ~~No limitation~~ |

~~Where rock and boulders are allowed and identified on the Landscape Plan, these shall be from local sources. All noxious weeds, as identified by Summit County, shall be removed from the Property in a manner acceptable to the City and Summit County, prior to issuance of Certificates of Occupancy.~~

N. **LANDSCAPING**.

1. **PURPOSE.** Park City is in a mountainous, semi-desert environment where much of the precipitation occurs as snow during the winter months and the highest demand for water occurs during the summer months. The largest

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single water demand is for irrigation of landscaping. Water Wise Landscaping incorporates native drought-tolerant plants that require little or no supplemental irrigation, includes water conserving irrigation, and requires Hydrozoning in which plants, trees, and shrubs with similar water needs are planted in the same area with mulches that prevent water evaporation. Water Wise Landscaping protects the health, safety, and welfare of the community from impacts of water shortages likely to occur during cycles of drought.

2. **WATER WISE LANDSCAPING.** At least fifty percent (50%) of the landscaped area shall be Water Wise Landscaping containing approved native drought tolerant plants, trees, and shrubs. Water Wise Landscaping may be constituted through approved vegetation, location of planting methods such as Xeriscaping or Hydrozoning, or approved based on a site-specific review.

3. **HOMEOWNER ASSOCIATION LANDSCAPING REGULATIONS.** Homeowner Associations may not restrict a property owner from installing Water Wise Landscaping.

4. **LANDSCAPE PLAN.** A complete landscape plan must be prepared for the limits of disturbance area for all Development activity. Landscaping plans shall incorporate best practices for water conservation.

    a. The landscape plan shall:

        i. Identify plant materials indicating the botanical name, the common name, planting depth, quantity, and container or caliper size and/or height for:

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(A) Plants, trees, shrubs,

(B) Grasses,

(C) Mulches (natural organic plant-based or recycled materials),

(D) Rocks (greater than 3") and Gravel (less than 3")

a. Gravel is only allowed in the following applications:

i. as an approved walkway;

ii. patio;

iii. drainage plan; and/or

iv. defensible space

b. Gravel is prohibited in areas adjacent to the Right-of-Way.

c. Any Gravel, rocks, or stone within the HRL, HR-1, HR-2, HRM, HRC, or HCB Zoning Districts must meet the requirements of the Design Guidelines for Historic District and Historic Sites in Chapter 15-13.

d. Gravel and rocks are not an allowed surface for parking, ground cover on berms, or finished grade with a ratio greater than 3:1, within platted or zoned open space.

Refer to Section 14-1-5 for a City-approved Plant List. A diverse selection of plantings is suggested to provide plantings appropriate to the Park City climate and growing season, to provide aesthetic

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variety, and to prevent the spread of disease between the same species.

ii. Utilize the concept of Water Wise Landscaping for plant selection, location, irrigation, and mulching of all landscaped areas.

iii. Include foundation plantings (within five feet of a structure) and ground cover.

iv. Indicate the percentage of the lot that is landscaped.

v. Indicate the percentage of the lot containing Impervious Surfaces, including driveways, parking areas, patios, and decks.

vi. Indicate the percentage of the landscaping that is irrigated.

vii. Identify the 50 percent (50%) of any Water Wise Landscaped area comprised of appropriate approved native drought-tolerant plants, trees, and shrubs.

viii. Identify Hydrozoning (grouping of plants based on irrigation needs) or Xeriscaping (sustainable, low-water landscaping) locations.

ix. Zeroscaping, which uses only rocks and/or gravel with 0% vegetation, is prohibited.

x. Identify all existing Significant Vegetation, which shall remain and be maintained on Site and protected during construction.

(A) If the Significant Vegetation is determined to be unhealthy or unsafe, under a Site-Specific review conducted by the Forestry Manager and Planning Director in conjunction with a Conditional Use, Master Planned Development, or Historic

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District Design Review approval, it may be replaced with equivalent landscaping in type and size.

(B) The Forestry Manager and Planning Director may grant exceptions if upon their review it is found that equivalent replacement is impossible, would be detrimental to the site's existing and/or proposed vegetation, or violates Chapter 11-21 *Utah Wildland-Urban Interface Code*.

(C) Multiple trees equivalent in caliper to the size of the removed Significant Vegetation may be considered instead of replacement in kind and size.

(D) Significant Vegetation preservation and/or replacement shall be prioritized, but where applicable, Significant Vegetation may be removed or replaced to comply with Firewise Landscaping and/or Defensible Space regulations in Chapter 11-21 *Utah Wildland-Urban Interface Code* and/or to allow for replacement of Significant Vegetation with Water Wise Plants.

(11) Identify Artificial turf, which is recommended to be made of recycled materials with reduced petroleum-based polymers. Artificial turf is allowed to be used in limited quantities on decks, pathways, recreation and play areas, or as a limited landscaping material on areas in which vegetation may be unsuccessful. Installation of

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artificial turf shall not pool water and be installed to allow for drainage.

b. The Planning Director or designee may determine if proposed defensible space areas outlined in Chapter 11-21 *Utah Wildland-Urban Interface Code* may be exempt form 50% Water Wise landscaping requirements.

c. All noxious weeds, as identified by Summit County, shall be removed from the Property in a manner acceptable to the City and Summit County prior to issuance of Certificate~~s~~ of Occupancy.

5. **IRRIGATION PLAN**. A detailed irrigation plan shall be drawn at the same scale as the landscape plan and shall include:

a. The layout of the heads, lines, valves, controller, backflow preventer, and drip irrigation;

b. A WaterSense labeled irrigation controller which automatically adjusts the frequency and/or duration of irrigation events in response to changing weather conditions. All controllers shall be equipped with automatic rain delay or rain shut-off capabilities;

i. Overhead Spray Irrigation shall be no greater than 12” above ground. Overhead irrigation is not permitted within 18” of any non-permeable surface. Overhead Spray Irrigation may be used for Lawn/Turf, but does not constitute a Water Wise landscaping method when used with other vegetation.

c. Greywater System locations.

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6. **LAWN/TURF**. Lawn/Turf is prohibited on slopes with a ratio greater than 3:1. Irrigated Lawn/Turf areas are limited to a maximum percentage of the allowed Limits of Disturbance Area of a Lot or Property that is not covered by Buildings, Structures, or Impervious Surfaces, based on the size of the Lot or Property according to the following table:

| Lot Size | Maximum Lawn/Turf as a percentage of the allowed Limits of Disturbance Area of the Lot that is not covered by Buildings, Structures, or Impervious Surfaces |
|---|---|
| Greater than one (1) acre | 20% |
| 0.50 acres to one (1) acre | 30% |
| 0.10 acres to 0.49 acres | 40% |
| Less than 0.10 acres | No limitation |

Lawn/Turf area limitations for Recreation, School, Public, and Quasi-Public Institution Uses shall follow similar percentage limitations, with the exception of athletic fields, public or recreational open space, as determined by the Planning Director.

Encouraged Lawn/Turf practices include:

1. Only using Lawn/Turf in areas where it is functional, such as play areas, and

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areas needing temperature, noise, or dust mitigation;

2. Choosing non-irrigated Lawn/Turf or Lawn/Turf species with lower water requirements;
3. Not planting Lawn/Turf in narrow, small, or oddly shaped areas that are difficult to efficiently irrigate;
4. Mowing Lawn/Turf at a height of two to three inches;
5. Planting Lawn/Turf in shaded areas on the lot;
6. Planting deep-rooted turfgrass on slopes.

HISTORY

Adopted by Ord. 02-07 on 5/23/2002

Amended by Ord. 06-56 on 7/27/2006

Amended by Ord. 11-05 on 1/27/2011

Amended by Ord. 12-37 on 12/20/2012

Amended by Ord. 2018-27 on 5/31/2018

Amended by Ord. 2019-30 on 5/30/2019

Amended by Ord. 2020-19 on 4/16/2020

Amended by Ord. 2020-35 on 7/9/2020

Amended by Ord. 2020-42 on 9/17/2020

Amended by Ord. 2021-05 on 1/21/2021

**Section 15-15-1 Definitions**

. . .

**ARTIFICIAL TURF.** Simulated or artificially created life-like individual blades of Lawn/Turf that emulate natural Lawn/Turf in look and color.

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**GRAVEL.** Round rock or crushed stone less than three inches (3”) in diameter.

**GRAYWATER.** Wastewater from bathtubs, showers, bathroom washbasins, clothes washing machines, or laundry tubs used for landscaping as approved by the Summit County Health Department.

**IMPERVIOUS SURFACES.** Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to building roofs, parking and driveway areas, sidewalks, patios, and paved recreation areas.

**LAWN/TURF.** Nonagricultural land planted with continuous plant coverage consisting of hybridized grasses that when regularly mowed, form a dense growth of leaf blades and roots.

**MULCH.** Organic and inorganic material such as rock, bark, wood chips, or other materials left loose and spread over an area of landscape.

**Organic mulches.** Wood, bark chips, pole peelings, wood grindings, shredded bark, nut shells, pine needles, discarded plant parts.

**Rock mulches.** Crushed rock, stone, lava, pea gravel or other small stones or inorganic material.

**OVERHEAD SPRAY IRRIGATION.** Above ground irrigation heads that spray water through a nozzle.

**ROCKS.** Stones greater than three inches (3”).

**SIGNIFICANT VEGETATION.** Includes all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line.

1. **HISTORIC SIGNIFICANT VEGETATION.** Includes vegetation deemed historic pursuant to Chapter 15-13.

**VEGETATIVE COVER**. Ground level surface area covered by the exposed leaf area of a plant or group of plants at full maturity, excluding trees.

**WATER WISE LANDSCAPING.** A landscaping method developed especially for arid and semiarid climates utilizing water-conserving techniques such as the use of native drought-tolerant plants, mulch, and efficient irrigation that reduces the need for supplemental irrigation. Installation of plant materials suited to the microclimate and soil conditions that can remain healthy with minimal drip irrigation once established, be maintained without the use of overhead spray irrigation, use water for outdoor irrigation through proper and efficient irrigation design and water application such as Hydrozoning, use of other landscape design features that minimize the need of the

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landscape for supplemental water from irrigation, or reduce the landscape area dedicated to Lawn/Turf.

**Hydrozones/Hydrozoning.** Plant grouping according to water needs, allowing for more efficient irrigation. Plants, trees, and shrubs that are appropriate to the local climate are used, and care is taken to avoid losing water to evaporation and run-off.

**Xeriscaping.** Sustainable landscape that conserves water and is based on sound horticultural practice designs that incorporate low-water-use plants planted in Hydrozones.

**Zeroscaping.** A landscaping method with 0% vegetation utilizing only rocks and/or gravel.

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**Survey Input**

*As of October 20, 2022*

No new sod. Many new homes and remodels near me are putting down sod.

Focus first on properties that will save water. Don’t waist effort on “1-size fits all” solutions that don’t have a proportionate yield for the effort. Don’t make me subsidize others aethtetics

water wise first

Allowing a property to keep its existing grass without allowing watering unless a drought condition no longer exists.

Less water on the municipal golf course !

Have to give people plans (native plants) so they do not have to spend time on research Make it simple Show cost savings of no water landscape with no grass Significant Additional saving ... don't need to cut grass!

As a city resident for the last 25 years, I am aware that the cost of water for PC city residents is significantly over and above any other locations is Utah. Whether you compare Park City to Jeremy Ranch or Park City to Salt Lake City or any other location, PC residents are paying an extremely high price. It would be wise for the City's decision makers to make themselves aware of just how bad this disparity is.

We live in a desert in Utah and we should stop wasting water

Imposing grossly different restrictions on new builds from existing homes is unfair and leads to un-cohesive neighborhoods - and resentment

I definitely believe that the City should give monetary incentives for creating water wise landscaping instead of whacking us with enormous impact fees.

Stop it with all the regulations! Everywhere I go now, there are more signs, more gates, more liberal Bull shit. Put a bounty $$ out for us to turn in the businesses that water during daylight hours. Set an example and stop watering the goat trail muni golf course. My Yard is my business and not Park City

Restrict water use on golf courses and residential landscaping

Realize that this is an issue that needs to be urgently addressed. The Water shortage is only going

severely fining non compliance. There needs to be consequence.

Defense strategies against wildfire.

Notify the residents that water their massive lawns excessively EVERY afternoon! (Our sprinkler system was unavailable

until early August and the lawn recovered nicely in 6 weeks with a short once a morning watering on even days.)

Provide some financial incentive for landscapers to do Xeriscapes, maybe some sort of tax break that will make it more

profitable for them to do them?

Instead of charging fees for folks to change out their landscaping you should be providing fee wauivers and paying people

as incentives to reduce landscaped areas and you should on new construction really limit areas of disturbance to keep

native palnts and weeds/grasses in place.

Increase water usage rates. The only way to change the majority of peoples behaviors is by impacting them financially. Might not be as effective in this town full of people that are richer than god, but worth a shot

Green grass lawns should not exist in Park city. There are many wonderful alternatives that are far more water wise and conducive to the area.

STOP issuing building permits. Park city is built out y'all. WAKE UP

No lawns, just keep trees alive....and no Christmas lights after 10: wildlife and birds and humans need darkness. Make us a dark skies community like Heber.

The City should consider subsidizing projects completed over the past 5-10 years where they REQUIRED lawn to be installed (historic district).

Commercial landscaping should be limited to water wise plants. Planting aspen in areas where sage brush is growing is too common. This type of bad landscape management should be stopped.

The City's bureaucrats should avoid regulation whenever possible. Let citizens decide for themselves what is best for them and their community.

The City needs a policy which is not punitive to current homeowners. The cost the City currently charges is ridiculously high and a rebate might spur a change in behavior. New construction might have water wise regulations. I have lived in Park City 25 years and feel older residents and retirees didn't create the problem. The City approved all those building permits

Providing contact information for landscaping companies Cost incentives

How can we prioritise water use for important trees (eg spruce etc) and divert water from non native plants and lawns. Trees remain important.

The PC Golf Course wastes more water than the whole surrounding Thaynes neighborhood combined. They are still watering every day, and it is Oct 13 as I type this. If the City can't set the example, no one should be encouraged to follow.

All irrigation systems should have a water sensor that turns off irrigation if it is raining or has rained within a certain timeframe

City property, including golf course must reduce water usage also

Impact of new building on water use.

Careful on mandates. People will find ways to work around them. Focus on communication and education. How about having someone go to HOA's to work with them to understand the challenges and provide recommendations? The cost to change landscaping can be large. Need to think about time to transition.

Working with local landscape designers, native plants that benefit our environment. Educating HOA's to not require sod. We live in a high alpine desert, keep it native and add things that help our soil and help our wildlife.

No new lawns over 20% of lot size

I did look into xeriscaping a few years ago. It was very expensive - more than 10 years of my water bill. I would be happy to see water-wise landscaping being adopted, but the City needs to lead the way, adopting better practices itself and helping with the costs.

rules should be consistent - suggestions on how to maintain the natural landscape - and make it more a common practice to keep in place.

Irrigation installers should have to have take educational classes to receive certifications in order to install. There are so many new landscapes put in with horrible irrigation designs. There really is no code. And point source drip irrigation should be mandated where possible instead of all this drip tubing being placed everywhere that actually wastes water.

Get rid of the ridiculous bonding requirements and provide incentives for those who do change over from irrigated lawns to water wise landscaping.

Go slow. It will take time to convert people's perception of what is beautiful and attractive. I can be done if care is taken and people aren't "forced" to do something due to government mandate.

Replace ALL curb-side and public facility (including schools) grass areas that are not specifically athletic-activity-related with true native and xeriscape plantings. Allow specific fields such as library field to remain as grass but ... convert ALL citybased grounds maintenance equipment with NON-GAS-POWERED equipment, prohibit use of leaf blowers by city and landscaping companies (yes, good gold-fashioned raking should be used!), prohibit ALL landscaping companies within city limits from using GAS-POWERED equipment. The amount of noise and air pollution generated by landscaping contractors for maintaining private properties is insane. Provide incentives for households to reduce/replace lawn areas with native plants (limit hardscapes, too), impose PENALTIES for households that have more than some determined square footage of lawn, require HOA's to install water meters on irrigation pumps from creeks and other HOA-maintained water sources and determine an equitable use-based sliding scale for individual properties' use of such water sources.

Stop building to decrease water need. Charge Vail, Alterra, and other businesses such as hotels, vrbos, and airb&bs a surcharge for their water usage for guests and snow making.

Encourage non water use landscaping such as wood chips, rock, etc.

Regulate Catholic church water usage on their land where horses graze in Summer (across from Asepn Springs). They run water 24/7 for Summer mos. Total waste! They also overgraze the land. Also, do NOT allow Bill White to graze his cows on open space at McPolin Farm. The cows are major consumers of water and trash the land plus they STINK. I much prefer seeing the open space with occasional Elk, Great Blue Herring, and other wild life than a bunch of obese, stinky cows adding methane gas to the environment further adding to Global Warming

Reduce the permit cost for water usage

Clear and consistent communication with residents and visitors about the need to reduce water usage, including reminders that we live in what is effectively a high desert environment.

I live in aspen springs across from catholic church property. There is an excess of horses living there all summer overgrazing. Their water is on almost 24h 7 days a week which is such a waste. Notice the difference on the two sides of the street w natural landscape which is not watered and has sand hill cranes and beautiful grasses vs churches property... I also notice that the lower meadows below the barn on 224 and above contender bike shop have water running non stop. The presence of cows in Mcpolin barn open space disgusts and disappoints me. They are frequently in the creek which is unbelievable and they are disturbing local wildlife. If we are a town trying to encourage steps to curb global warming and conserving water the cows must go.

Giving residents the option to make their own choices

Tightening regulations to force HOAs to adopt water wise landscaping.

I think full time residents should receive a discount on City water rates. Let the visitors (including commercial owners) and part-timers (short term rental owners) incur the current City water rates. We have some of the original signage ('We water every 3 days') as we have been residents for 20+ years. We have not increased our watering, but the City rates have made it nearly prohibitively expensive, despite our goal of keeping our trees from dying. Park City would lose a lot of appeal, without its trees in our neighborhoods..

the HOA's are an issue for changing any landscaping.

Feasibility - especially for those with lower income levels and inability to hire out.

There are a number of things: 1.) Before beginning to update landscaping regulations, the city would benefit by knowing who the largest water users are. Landscaping may in itself not be the culprit. What percentage of water usage is now being attributed to landscaping? We need to be looking ahead at water requirements for all new housing

and business developments. Some of this may be happening now, but most likely not enough information is available. The city could benefit by knowing who the largest water users are and making an effort to prioritize their usage habits. 2.) All new developments should be asked to adopt some sort of water wise landscaping. 3.) Older properties need help in transitioning to water wise landscaping - with incentives to both reduce water use and in the transition to water wise landscaping. 4.) This is a longterm problem for our community as well as all western states that can be solved or least mitigated with thoughtful and careful input from all water users - let's think about it thoroughly before jumping into more regulations. More rules and regulations don't always solve the problems we face, sometimes we need to look at the problems with a new and different prospective.

Educate landscape companies from outside Summit County as to what type of plant material is needed / accepted in Park City. Create ordinance to match expectations. Planting lawns or importing sod can only be on 10% of your total property. (That's when you have kids or dogs!)

Allow for retroactive rebate for removing grass. We re-landscaped our property this summer and removed all grass in our front and back yards. We are also in the process of removing sprinklers/rain birds and installing a drip system. It was expensive and currently there is no incentive of any kind to become more water conservative. We felt it was something we needed to be proactive about and just do it. It is difficult to watch all the new hotels and residential construction being built (with landscaping and many toilets, tubs, and pools) and we as long time residents are being asked to cut back and conserve.

Future building and growth that is not tied to water use is not wise. Even with water wise landscaping there are more and more bathrooms, showers, tubs and toilets, kitchens, etc. I have lived here for 48 years and when we landscaped water was not an issue. I realize that things have changed, climate, snow pack, etc., but the City keeps allowing more and more building of residential and commercial without having the builders and developers show where they will get the water from. I am fortunate to have use of irrigation ditch water for several summer months, but not everyone does. More and more development means less water for everyone. We have discussed removing some of our lawn and upgrading our landscape but the cost is very expensive and with the new property tax rates, we personally will not be able to afford it. Thank you for your time and consideration.

Golf course chemicals and water use

city needs to make it easier for people to make changes, and less costly. And they should not allow anyone to just put grass in for landscaping anywhere and they should

follow what Nevada did and get rid of all the grass between the sidewalks and the curbs...Embrace the use of rock instead of mulch

Educate as much as you can. When we have new residents from other parts of the country that have no water issues sometimes they just don't understand why we have such a need to conserve water.

Show public that beautiful landscaping is possible with native plants and a minimum of water usage

The expense to homeowners to make the switch

Insist the farm on 224 curtail their watering which is more than excessive and incredibly frequent. It is absurd and embarrassing when you're asking homeowners to curtail their usage. Similarly, the golf courses need to curtail their watering.

Allow grey water systems and other water or snow-melt capture for use in landscaping or other uses. Like using gray water to flush toilets, etc.

Fire risk, such as trees and other tall vegetation too close to structures.

COST! You come up with all these ideas but few of you actually live here. Where are we going to get the money to do your latest project?

Enforce compliance.

I don't think money is really the object to getting owners to update as there are enough wealthy homeowners who want to have the yard they want and don't care about paying for it so I think it's updating our code and then if someone doesn't follow it and goes way over on water, cut them off..

The state needs to regulate also. Salt Lake City also.

# Landscaping and Water Conservation Survey

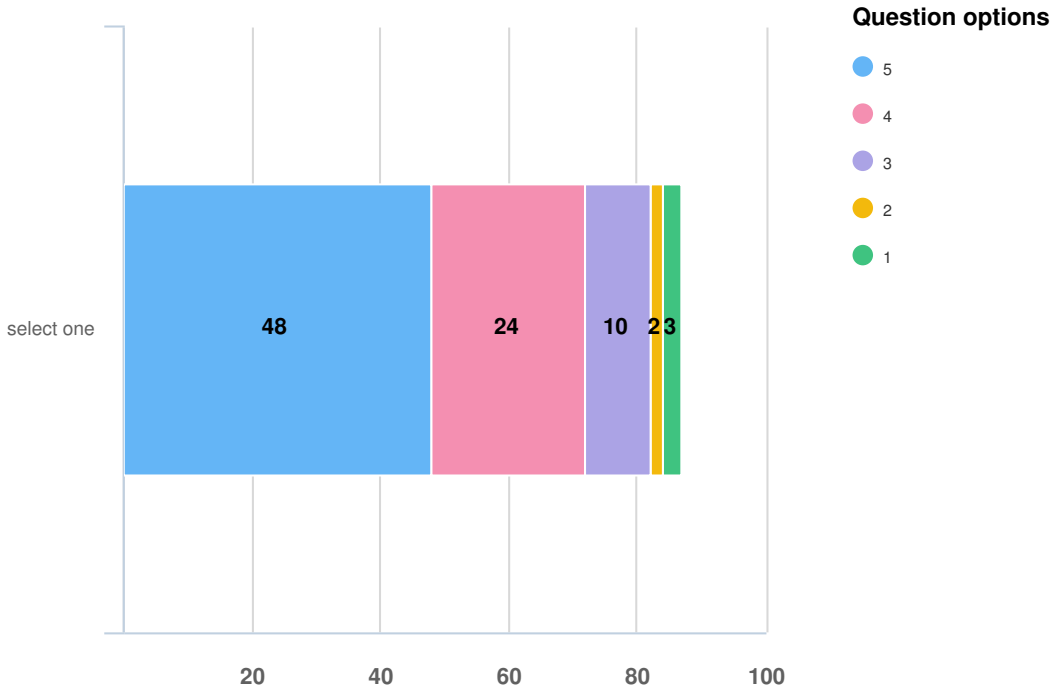
**SURVEY RESPONSE REPORT**
21 September 2022 - 20 October 2022

**PROJECT NAME:**
Landscaping and Water Conservation

BANG THE TABLE engagementHQ

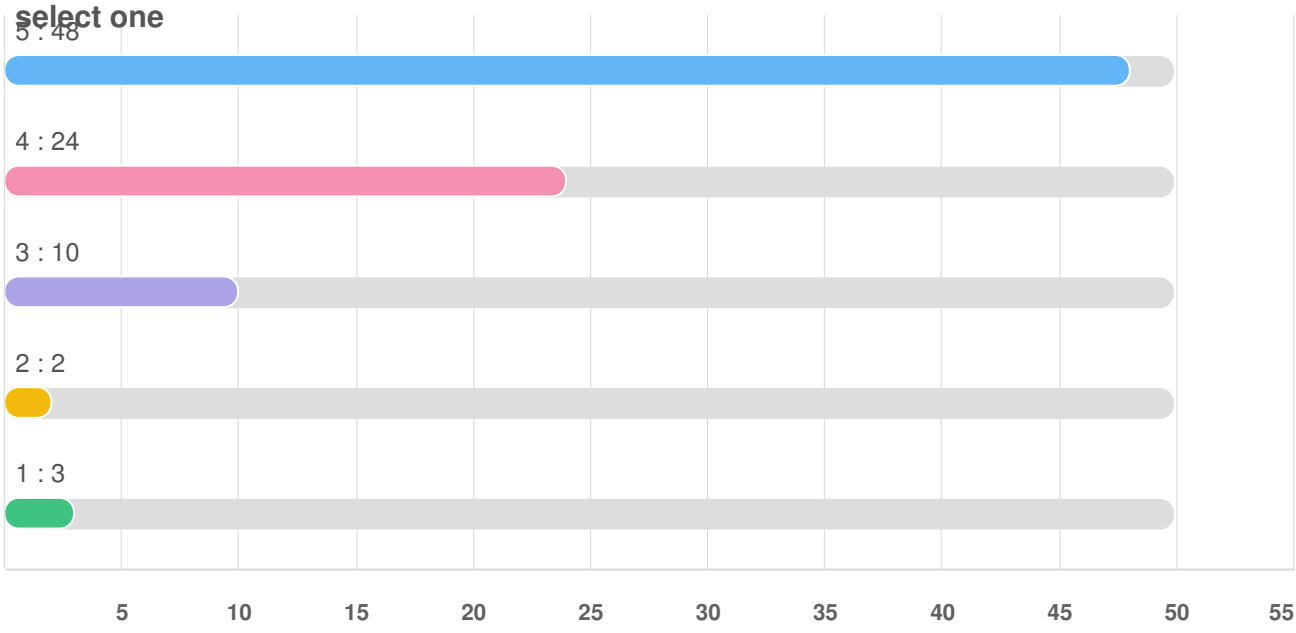
# SURVEY QUESTIONS

## Q1 On a scale of one to five, one being the lowest, how concerned are you about the future of water availability in Park City?

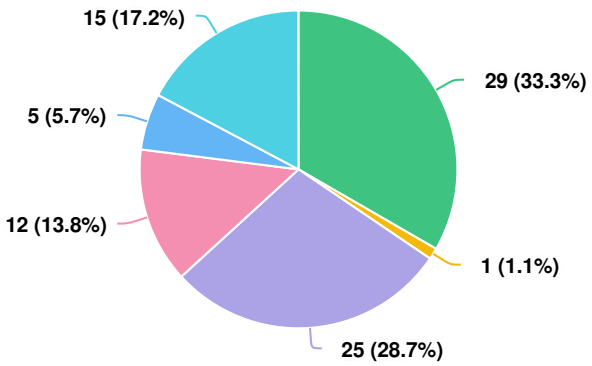



*Optional question (87 response(s), 0 skipped)*
*Question type: Likert Question*

## Q1 On a scale of one to five, one being the lowest, how concerned are you about the future of water availability in Park City?




## Q2 What do you consider to be the biggest obstacle to improve water conservation for landscaping?

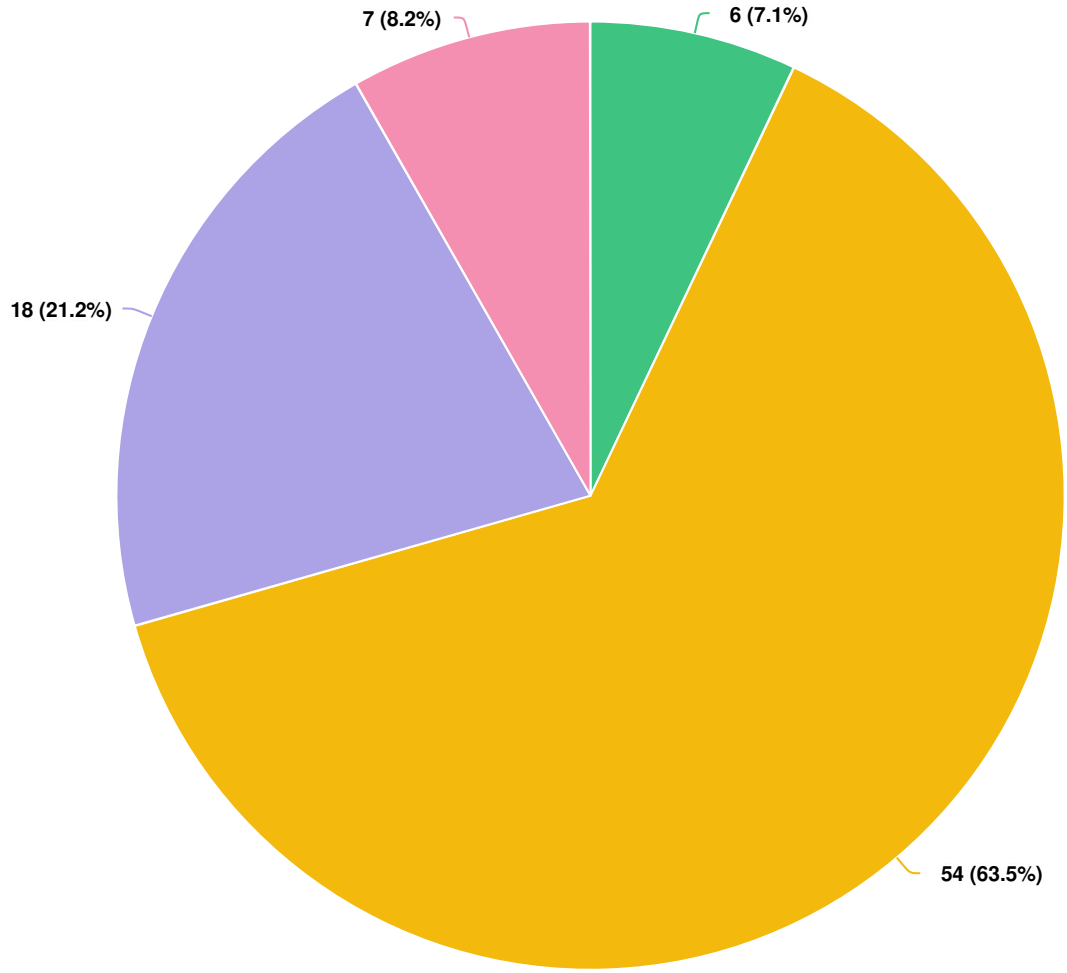



**Question options**

Other (please specify) Local Regulations Homeowner Association Regulations Aesthetics Time Cost

*Optional question (87 response(s), 0 skipped)*
*Question type: Dropdown Question*

## Q3 What should be prioritized when considering landscaping and water conservation?

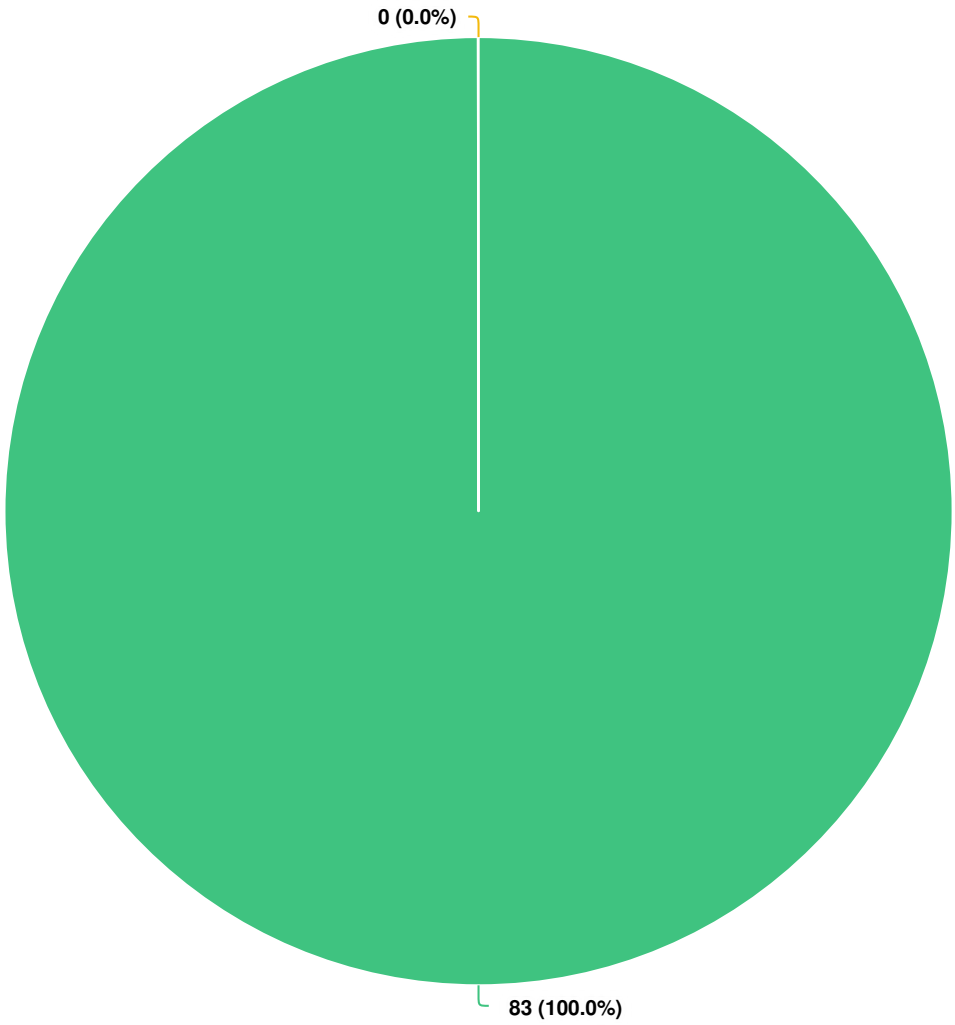



**Question options**

- Other (please specify)
- Improving ecological health and diversity
- Reducing water use
- Saving Park City water customers money

*Optional question (85 response(s), 2 skipped)*
*Question type: Dropdown Question*

## Q4 Do you rent or own your property?

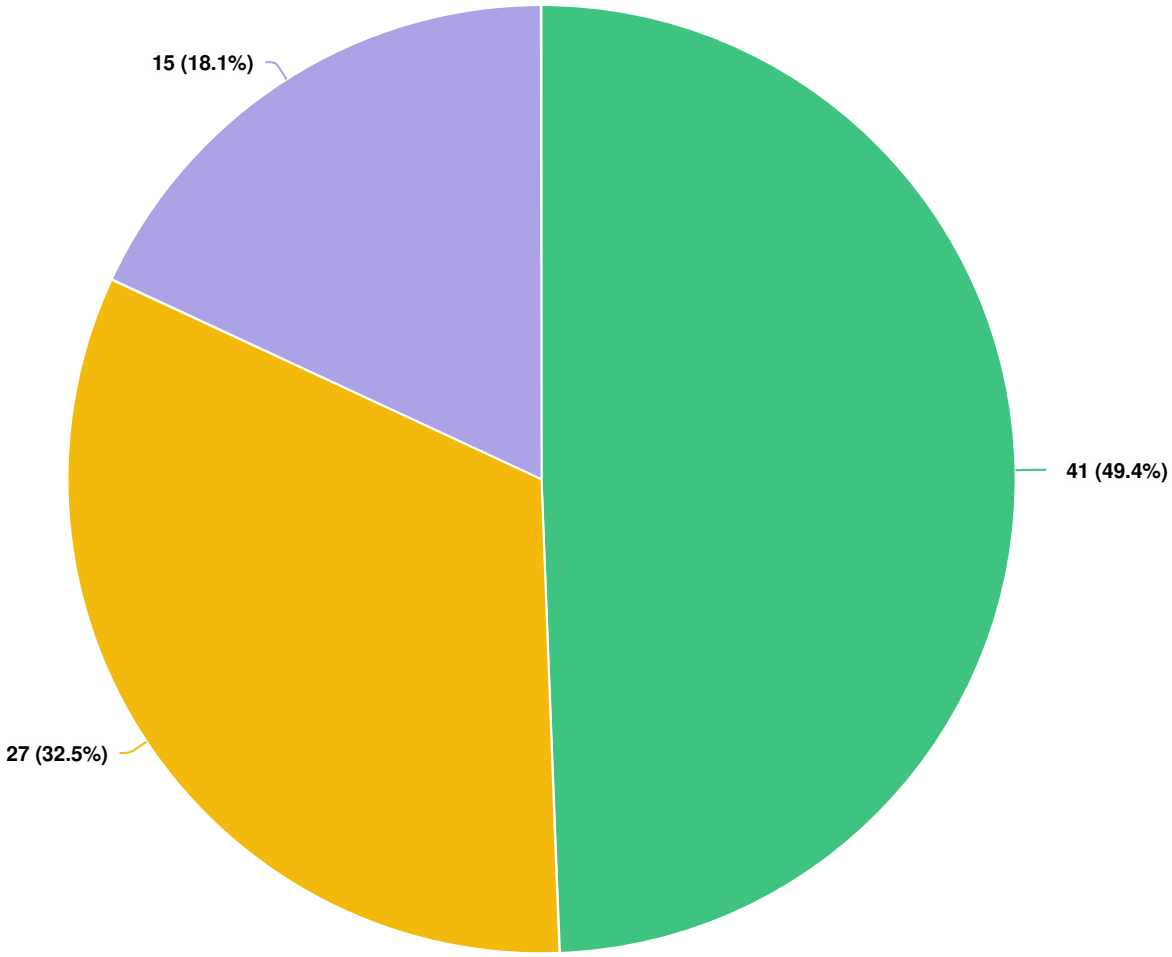



**Question options**

Rent Own

*Optional question (83 response(s), 4 skipped)*
*Question type: Dropdown Question*

## Q6 Do you maintain your landscaping or hire someone?

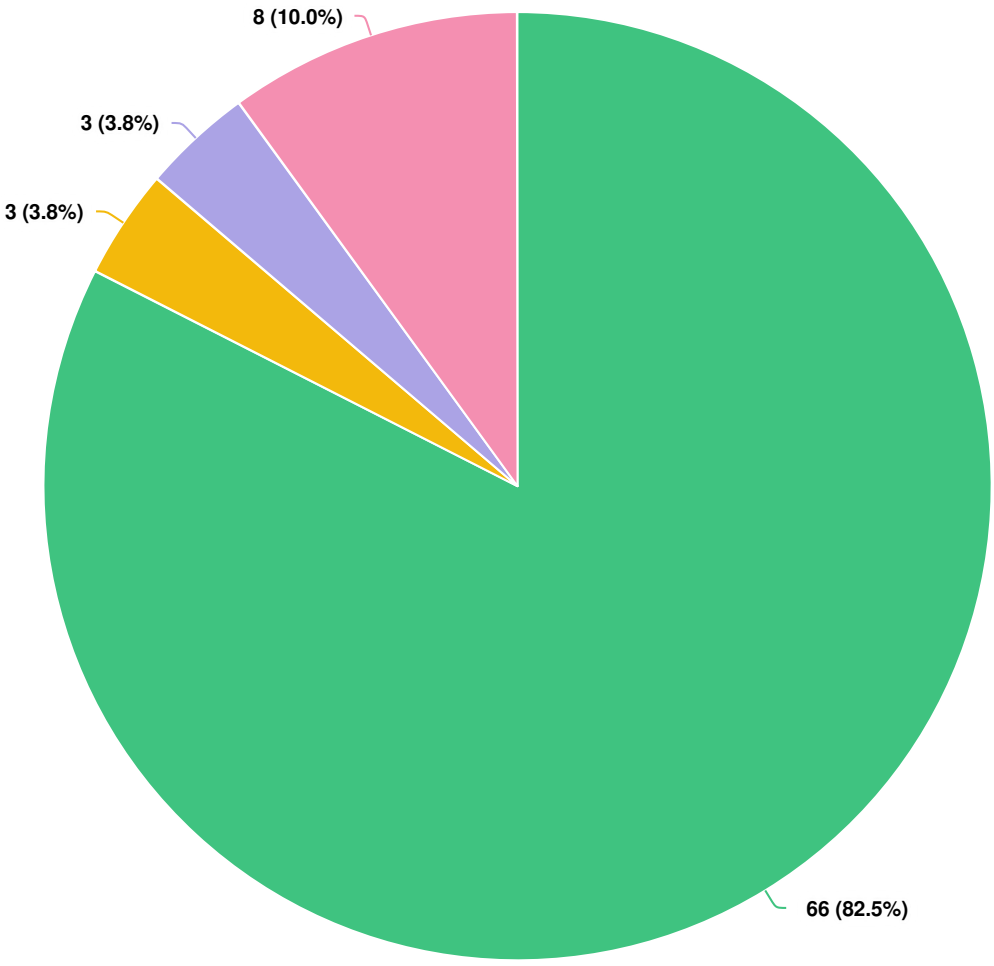



**Question options**

Other (please specify) Hire someone Maintain landscaping

*Optional question (83 response(s), 4 skipped)*
*Question type: Dropdown Question*

## Q7 Do you change your outdoor irrigation habits during times of drought?

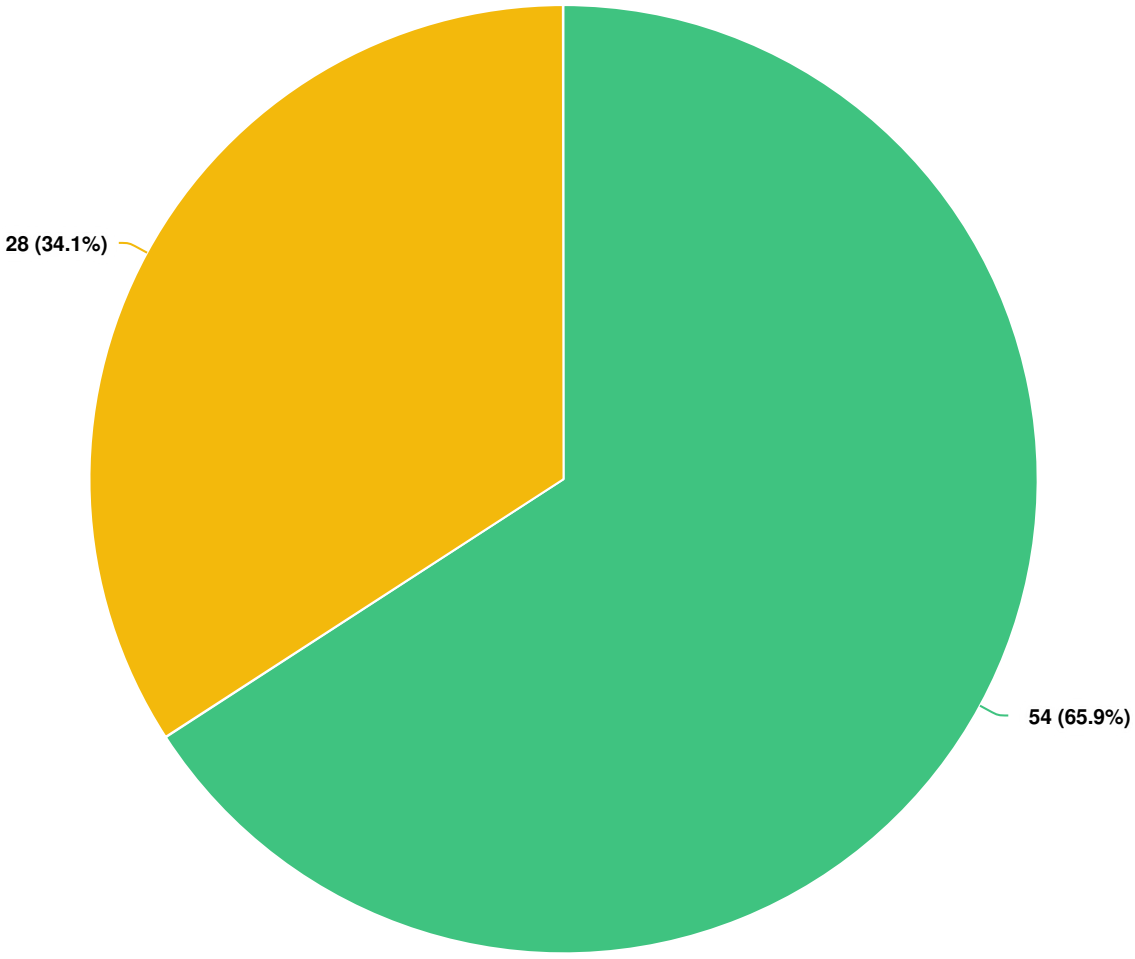



**Question options**

Other (please specify) I would, but am unsure of what to do No Yes

*Optional question (80 response(s), 7 skipped)*
*Question type: Dropdown Question*

## Q8 Is your property part of a homeowner association?

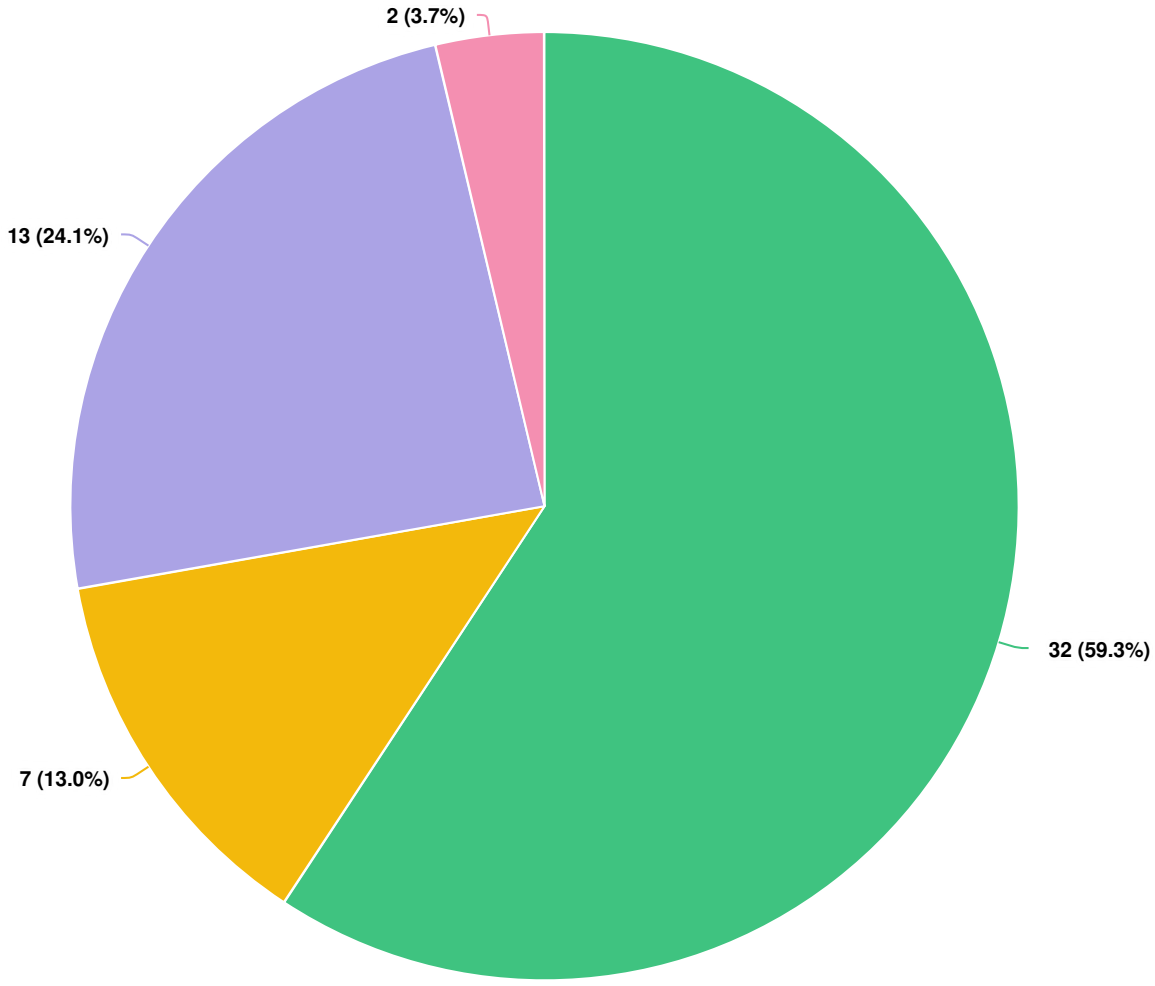



**Question options**

No Yes

*Optional question (82 response(s), 5 skipped)*
*Question type: Dropdown Question*

## Q9 Do your CCandRs regulate landscaping?

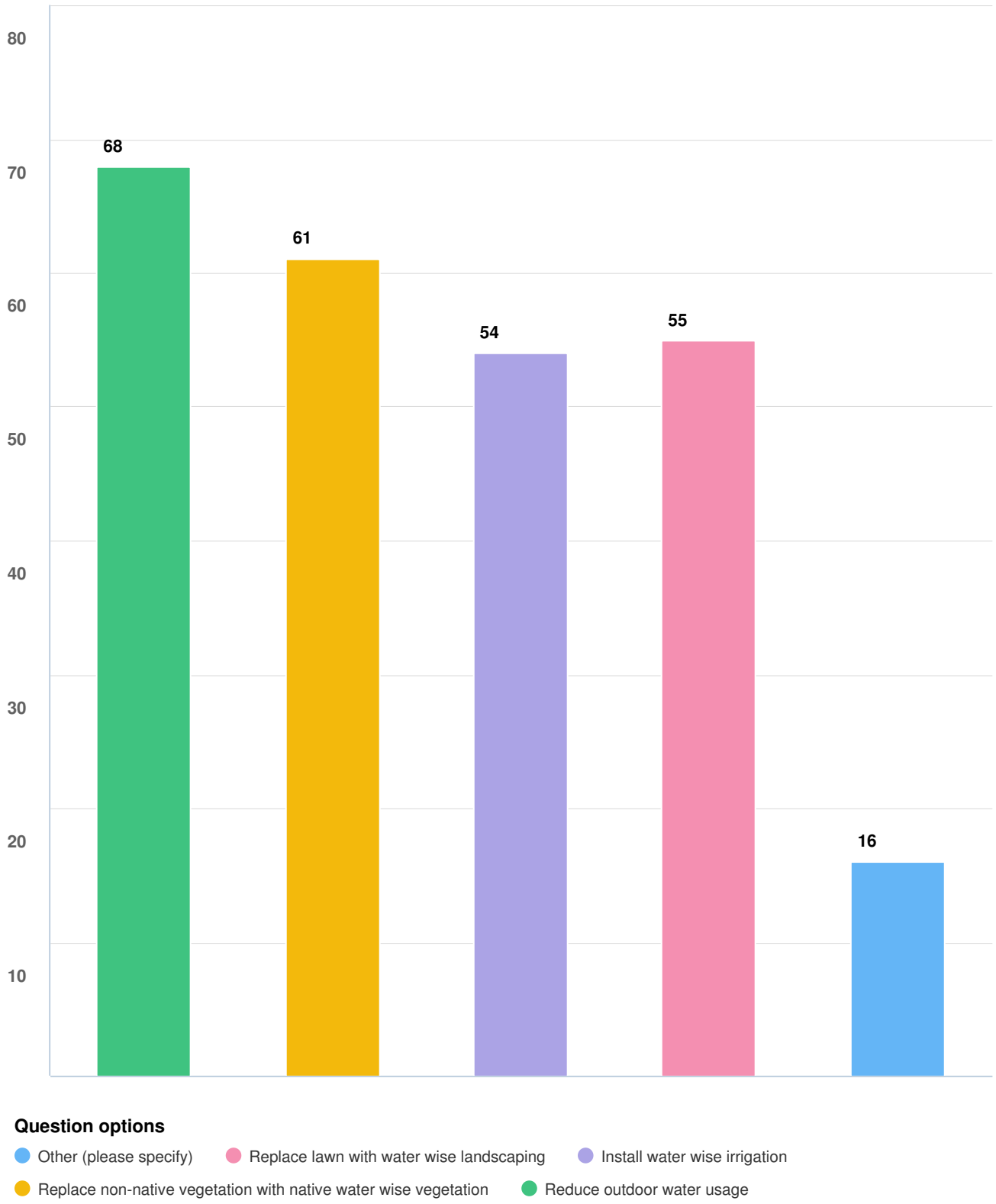



**Question options**

Other (please specify) Unsure No Yes

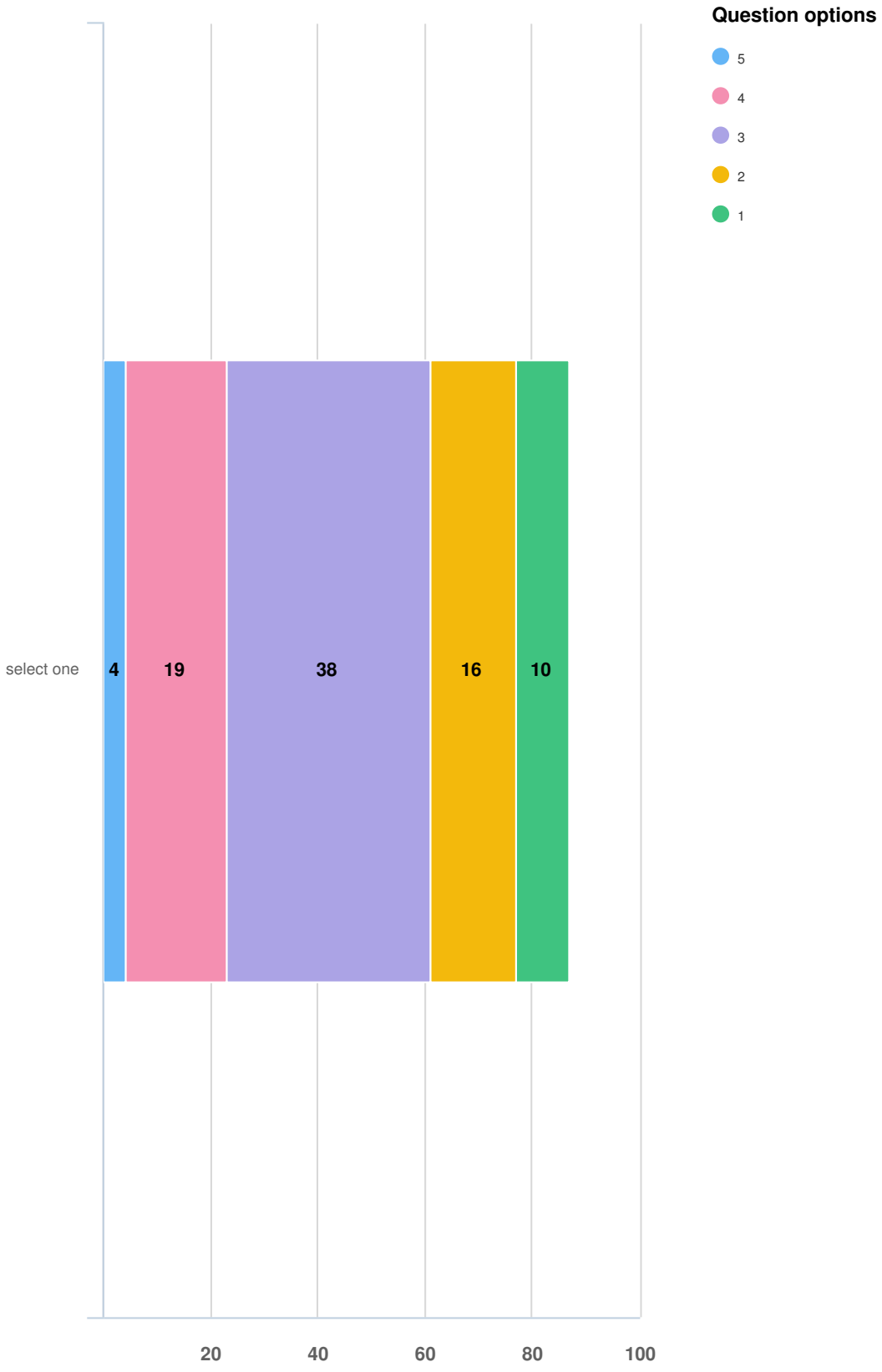
*Optional question (54 response(s), 33 skipped)*
*Question type: Dropdown Question*

## Q10 Would you be willing to make any of the following changes to your landscaping? (select all that apply)



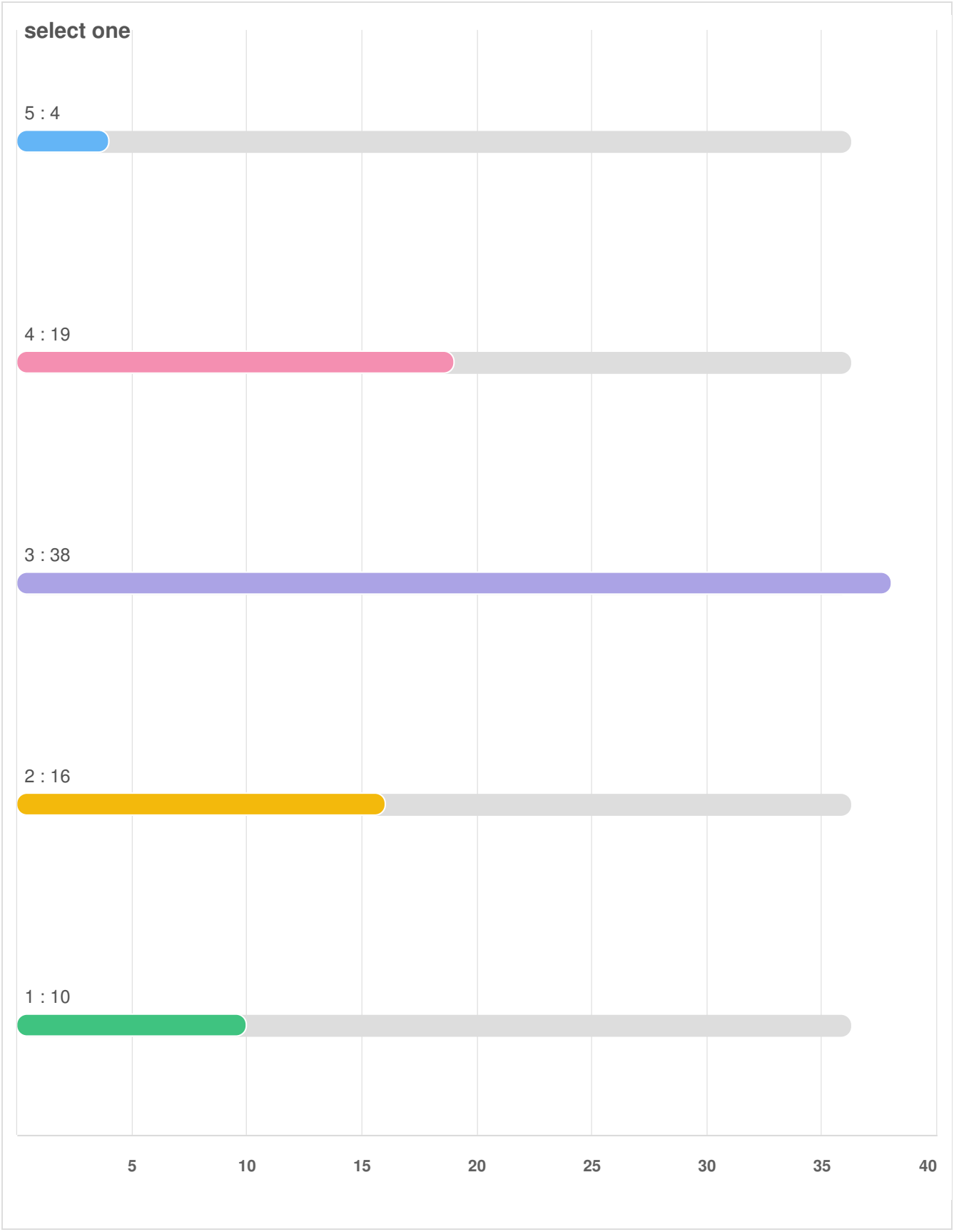

*Optional question (83 response(s), 4 skipped)*
*Question type: Checkbox Question*

## Q13 Which of the following landscapes do you most prefer:

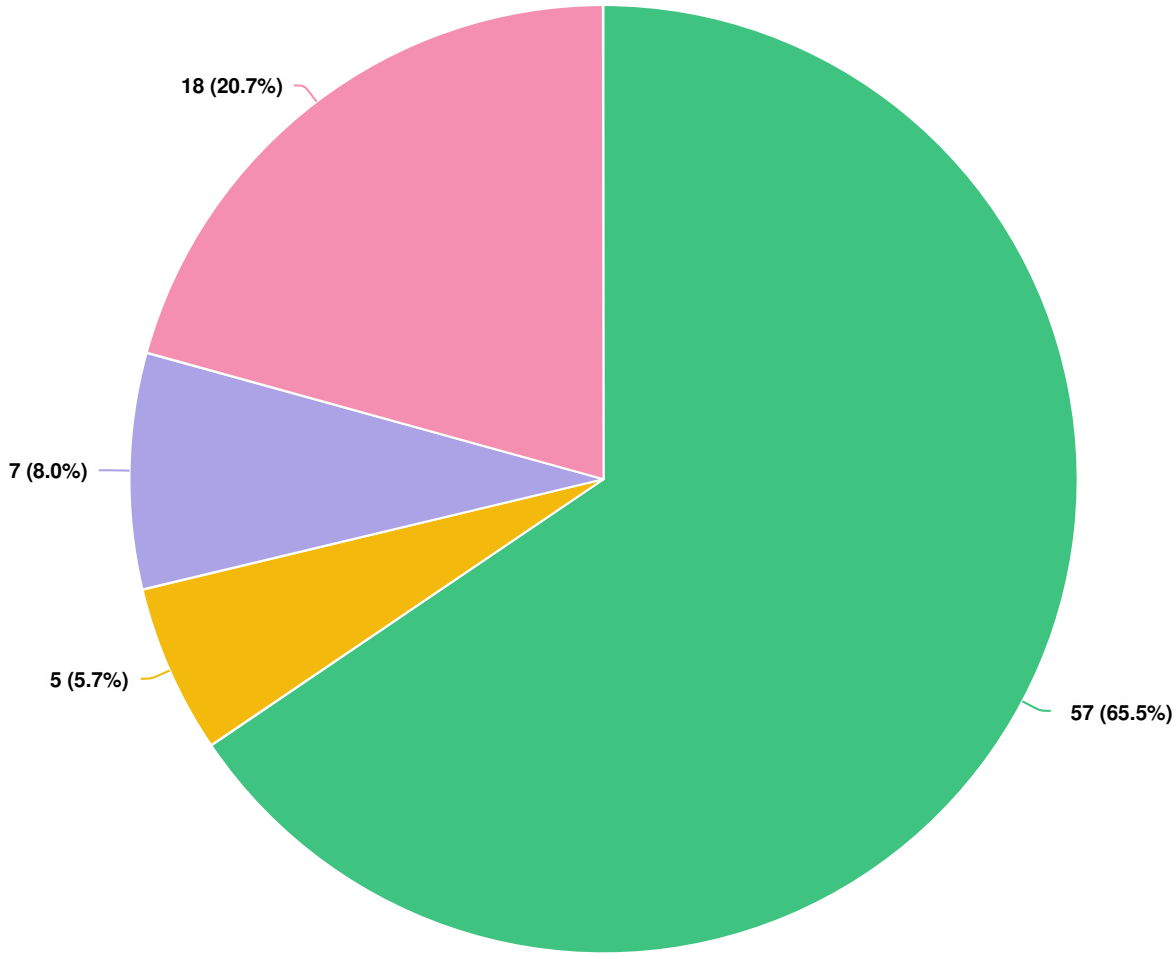



*Optional question (87 response(s), 0 skipped)*
*Question type: Likert Question*

## Q13 Which of the following landscapes do you most prefer:



## Q14 Are you willing to replace lawn with water wise landscaping?

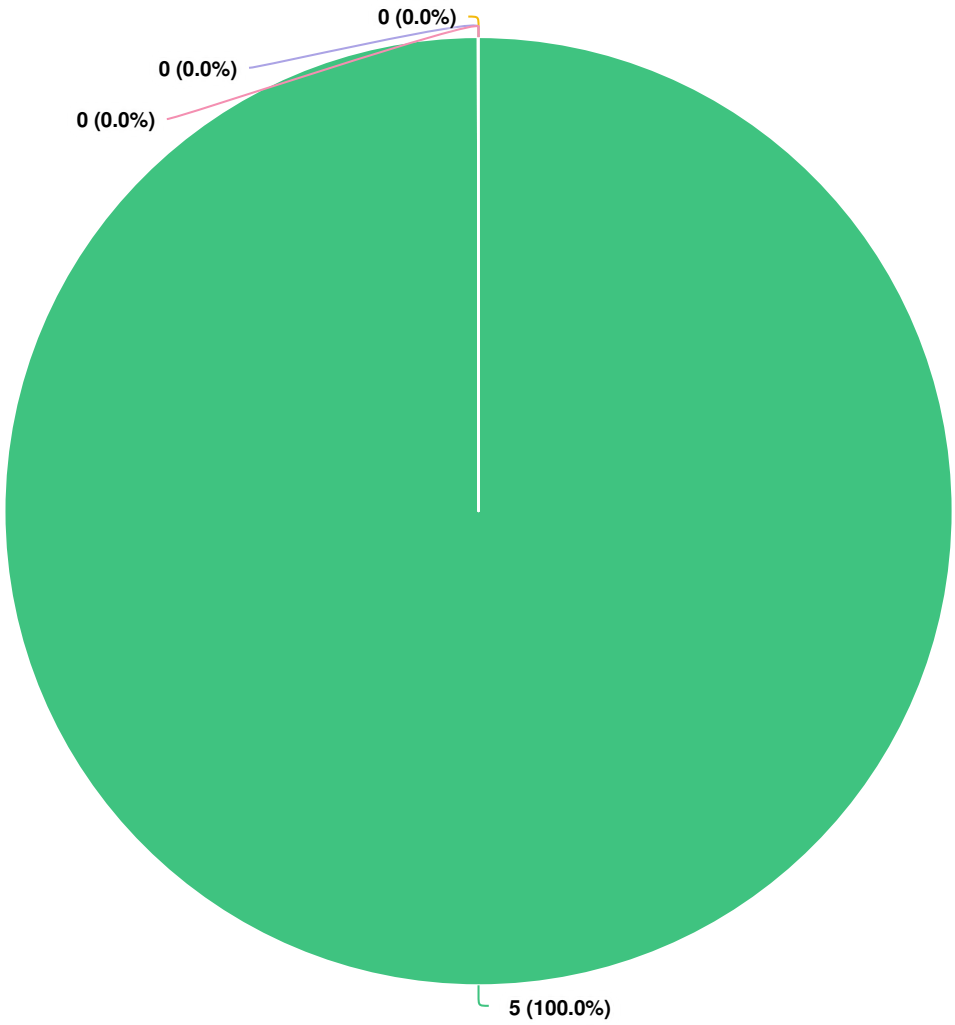



**Question options**

Other (please specify) Unsure No Yes

*Optional question (87 response(s), 0 skipped)*
*Question type: Dropdown Question*

## Q15 Are you willing to replace lawn with water wise landscaping for a rebate?




**Question options**

Other (please specify) Unsure Yes No

*Optional question (5 response(s), 82 skipped)*
*Question type: Dropdown Question*

## EXHIBIT D: Public Comment

October 15, 2022 – 8:00 PM

Hi. Just wanted to suggest that in addition to encouraging water wise plants the information include asking homeowners/businesses plant native species (which will also be water wise) that benefit various wildlife - especially pollinators! Utah is home to about 1100 native bee species!

Also, I don't think the information should be too preachy. It does not take too many Google searches to conclude that residential water use in Utah pales in comparison percentage wise to the amount used to grow alfalfa - a huge water hog.

Thanks!

Sybil Burrus
Park Meadows

October 20, 2022 – 10:54 AM

It would be important for the City to demand the farm on 224 curtail their watering, which is excessive and way too frequent. You can't ask homeowners to cut back when we see the farm watering so much. Similarly, you need to insist the golf courses cut back. I'm willing to do my part, but unless these major players change, you'll get limited buy in from individuals.
Thanks for listening

Mark Goldfarb
full time Park Meadows

| **Coniferous Trees** | **Deciduous Trees** |
|---|---|
| Austrian Pine<br>Blue Spruce<br>Bosnian Red Cone Pine<br>Bristlecone Pine<br>Douglas Fir<br>Engelmann Spruce<br>Limber Pine<br>Norway Spruce<br>Pinyon Pine<br>Ponderosa Pine<br>Rocky Mountain Juniper Scotch Pine<br>Single-needled Pine<br>Sub Alpine Fir<br>Utah Juniper<br>Vanderwolf Pine<br>Western White Pine<br>White Fir | Amur Maple*<br>Autumn Blaze Maple<br>Bigtooth Maple*<br>Bolleana Poplar<br>Burr Oak*<br>Canada Red Chokecherry*<br>Columnar Swedish Aspen*<br>Common Hackberry*<br>Common Pear Tree<br>Crabapple*<br>Downy Serviceberry*<br>Emerald Queen Norway Maple<br>Gambel Oak; Scrub Oak<br>Japanese Tree Lilac<br>Kentucky Coffeetree*<br>Lindon Trees*<br>Manchurian Ash<br>Marshall Seedless Ash<br>May Day Tree*<br>Narrowleaf Cottonwood*<br>Patmore Green Ash<br>Quaking Aspen*<br>Rocky Mountain Maple*<br>Saskatoon Serviceberry or Juneberry*<br>Sensation Boxelder*<br>Sycamore Maple*<br>Tatarian Maple*<br>Thornless Hawthorn*<br>Turkish Filbert*<br>Western Catalpa* |
| **Shrubs** | |
| Adam's Needle*<br>Alpine Current*<br>Antelope Bitterbrush*<br>Apache Plume<br>Ash Leaf False Spirea*<br>Austrian Copper Rose<br>Beauty Bush*<br>Big Basin Sage<br>Bigelow's Sage<br>Black Chokeberry*<br>Black Sage | Leatherleaf Viburnum*<br>Lewis' Mockorange*<br>Littleleaf Mockorange*<br>Meideland Rose<br>Mentor Barberry, Red Leaf Barberry, Rose<br>Glow Barberry*<br>Mountain Lover*<br>Mountain Mahogany*<br>Mountain Snowberry*<br>New Mexico Locust*<br>Ninebark* |

| | |
|---|---|
| Blue Mist Spirea*<br>Boulder Thimbleberry*<br>Bridal Wreath Spirea*<br>Bumald Spirea*<br>Butterfly Bush<br>Chenault Coralberry*<br>Chokecherry*<br>Cliff Jamesia*<br>Cliff Rose*<br>Clove Currant*<br>Common Lilac (many cultivars) *<br>Common Snowberry*<br>Compact Oregon Grape*<br>Cranberry Cotoneaster*<br>Crimson Pygmy Barberry*<br>Curl-leaf Mountain Mahogany*<br>Yew*<br>Diabolo Ninebark*<br>Dwarf Korean Lilac*<br>Dwarf Mountain Mahogany*<br>Dwarf Mugo Pine<br>Dwarf Smooth Sumac<br>Dwarf Winged Euonymous*<br>Elderberry*<br>Fernbush<br>Flowering Almond*<br>Forsythia*<br>Fringed Sage<br>Golden Currant<br>Greenleaf Manzanita*<br>Harison's Yellow Rose<br>Harriman's Yucca*<br>Honeysuckle Species*<br>Indian Currant Coralberry* | Oakbrush Sumac, Skunkbrush<br>Oregon Grape*<br>Peking Cotoneaster*<br>Purple Sand Cherry*<br>Pygmy Pea Shrub<br>Red Chokeberry*<br>Redleaf Rose<br>Rock Spray Spiraea*<br>Rose Daphne<br>Rubber Rabbitbrush<br>Rugosa Rose<br>Sand Sage<br>Saskatoon Serviceberry*<br>Sea Buckthorn*<br>Shrubby Cinquefoil*<br>Siberian Pea Shrub*<br>Silver Buffaloberry*<br>Silver Sage*<br>Smoke Tree<br>Smooth Sumac<br>Spreading Cotoneaster*<br>Squaw Currant<br>Staghorn Sumac<br>Tallhedge Buckthorn*<br>Thinleaf Alder*<br>Utah Serviceberry*<br>Wayfaring Tree*<br>Western Sand Cherry*<br>Winged Euonymous*<br>Winterfat<br>Wolfberry<br>Woods Rose* |
| **Perennials** | |
| Barrenwort<br>Bearded Iris; German Iris*<br>Bergenia, Saxifrage*<br>Black Eyed Susan*<br>Blanket Flower*<br>Bloody Cranesbill*<br>Blue Flax; Lewis' Flax*<br>Blue Mint Bush<br>Bluebells-of-Scotland | Orange Coneflower*<br>Oriental Poppy<br>Ozark Coneflower*<br>Pale Evening Primrose*<br>Palmer Penstemon*<br>Partridge Feather<br>Pasque Flower*<br>Pearly Everlasting<br>Persian Rockcress |

| | |
|---|---|
| Bronze Evening Primrose* | Pine-leaf Penstemon* |
| Butterfly Milkweed* | Pine-leafed Garden Pink |
| Candytuft* | Plume-flowered Salvia* |
| Catmint Chocolate flower* | Poppy Mallow; Prairie Winecup* |
| Common Thrift | Prairie Coneflower, Mexican Hat* |
| Coral Bells* | Prairie Purple Coneflower* |
| Creeping Germander | Prairie Skullcap |
| Creeping Phlox* | Pussytoes |
| Dalmatian Bellflower | Pink Pussytoes; Rosy Red Hot Poker* |
| Daylily* | Rock Soapwort |
| Desert Four O'Clock | Rockrose |
| Desert Penstemon* | Rocky Mountain Columbine* |
| Dotted Gayfeather | Rocky Mountain Penstemon* |
| Eaton's Beardtongue | Rose Campion |
| Endress Cranesbill* | Russian Sage |
| English Lavender (many cultivars available including Munstead, Hidcote,Nana, and Jean Davis) | Sand Penstemon* |
| | Scarlet Bugler |
| | Serbian Yarrow |
| False Indigo | Showy Goldeneye |
| Fernleaf Yarrow | Showy Milkweed |
| French Lavender | Showy Stonecrop* |
| Garden Pinks | Shrubby Sandwort |
| Garden Salvia | Siberian Iris* |
| Gaura, Whirling Butterflies | Siskiyou Pink Mexican Primrose* |
| Gayfeather | Sticky Geranium* |
| Germander Sage | Sulfur Flower |
| Globemallow* | Sweet Iris* |
| Golden Columbine* | Texas Mist Flower |
| Greek Yarrow | Threadleaf Coreopsis |
| Green Santolina* | Tufted Beardtongue |
| Hens And Chicks* | Tufted Evening Primrose |
| Hollyhocks | Utah Lady finger; Utah Milkvetch Valerian* |
| Hummingbird Flower | Wall Germander |
| Hummingbird Trumpet | Wasatch Beardtongue |
| Keys Of Heaven, Jupiter's Beard, Red* | Western Columbine* |
| Kitchen Sage | Western Coneflower* |
| Lady's Mantle* | Whipple's Penstemon* |
| Lavender Cotton | Wild Hyssop |
| Leadplant* | Wormwood |
| Leather Leaf Powder Puff | Yarrow |
| Licorice Hyssop* | Yellow Corydalis |
| Lilyleaf Ladybells | Yellow Stork's bill |
| Mat Penstemon* | |
| Missouri Evening Primrose* | |
| Mount Atlas Daisy* | |
| Mountain Gold Alyssum | |

| **Annuals** | |
|---|---|
| Ageratum; Flossflower<br>Annual Chrysanthemums; Marguerites<br>Annual Coreopsis*<br>Bachelor's Buttons*<br>Bells-of-Ireland<br>Blue Marguerite<br>Calendula; Pot Marigold<br>California Poppy*<br>Canterbury Bells<br>Carnation; China Pinks<br>China Aster<br>Cleome; Spiderflower<br>Coleus*<br>Cosmos*<br>Creeping Zinnia*<br>Dusty Miller*<br>Flanders Poppy*<br>Flowering Kale and Cabbage*<br>Flowering Tobacco<br>Forget-me-not*<br>Garden Petunia*<br>Garden Verbena* | Garden Zinnia Geranium<br>Globe Amaranth<br>Gloriosa Daisy*<br>Icelandic Poppy*<br>Klondike Cosmos<br>Larkspur; Annual Delphinium Lobelia*<br>Love-in-a-mist<br>Love-lies-bleeding Marigolds*<br>Nasturtium*<br>Painted Tongue; Velvet flower Pansy; Viola*<br>Salvia; Flowering Sage*<br>Snapdragon*<br>Statice<br>Strawflower<br>Sunflower<br>Sweet Alyssum*<br>Sweet Pea*<br>Sweet William* |
| **Turfgrasses and Ornamental Grasses** | |
| Alkali Sacaton<br>Arizona Fescue<br>Blue Avena Grass; Blue Oat Grass<br>Blue Fescue<br>Blue Grama*<br>Deergrass<br>Feather Reed Grass<br>Foerster Reedgrass<br>Fountain Grass<br>Galleta Grass; Curly Grass; James' Grass<br>Great Basin Rye*<br>Indian Rice Grass*<br>Indiangrass<br>Little Bluestem* | Maidenhair Grass<br>Mountain Muhly<br>Muhly Grass<br>Muttongrass<br>Needlegrass<br>Overdam Reedgrass<br>Pine Dropseed; Hairy Dropseed<br>Prairie Junegrass<br>Sideoats Grama*<br>Spike Dropseed<br>Spike Muhly<br>Switch Grass<br>Tall Wheatgrass |
| **Groundcovers** | |
| Ajuga, Bugleweed<br>Autumn Amber Sumac<br>Blue Woolly Speedwell<br>Chenault Coralberry | Lily-Of-The-Valley*<br>Mount Atlas Daisy<br>Mountain Gold Alyssum<br>Purple-leaf Winter Creeper |

| | |
|---|---|
| Clematis* | Pussy Toes; Pink Pussy Toes |
| Common Juniper | Rockspray Cotoneaster* |
| Creeping Juniper | Snow In Summer* |
| Creeping Oregon Grape* | Stonecrop* |
| Creeping Thyme | Sweet Woodruff* |
| Dead Nettle | Thyme-leaf Speedwell |
| Gray Creeping Germander | Trumpet Vine |
| Gro-low Sumac | Turkish Speedwell |
| Halls Honeysuckle | Virginia Creeper, Boston Ivy |
| Japanese Honeysuckle* | Wild Strawberry |
| Kinnikinnick | Woolly Thyme |
| Lamb's Ear | |

*Classified as Firewise plants. All plant locations, quantities, and maintenance must abide with Chapter 11-21, Utah Wildland-Urban Interface Code.

Identified as Water Wise plants.

# Planning Commission
# Staff Report

| | |
|---|---|
| **Subject:** | **1875 Homestake Road** |
| **Applications:** | **PL-22-05288 \| PL-22-05300** |
| **Authors:** | **Spencer Cawley**<br>**Rebecca Ward** |
| **Date:** | **October 26, 2022** |
| **Type of Item:** | **Affordable Master Planned Development**<br>**Multi-Unit Dwelling Conditional Use Permit** |

## Disclosure

*Park City Municipal owns 1875 Homestake Road and proposes an affordable housing development through a public-private partnership with J Fisher Companies.*

## Recommendation

Review the Homestake Affordable Master Planned Development (AMPD) and Conditional Use Permit (CUP) applications, conduct a public hearing, and consider approving the Homestake AMPD and CUP according to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Final Action Letter (Exhibit A).

## Description

| | |
|---|---|
| Applicant: | Park City Municipal Corporation, represented by Peter Tomai<br>J Fisher Companies, represented by Rory Murphy |
| Location: | 1875 Homestake Road |
| Zoning District: | General Commercial |
| Adjacent Land Uses: | The Blind Dog, The Boneyard, The Kimball Art Center (1251 Kearns Boulevard), Homestake Condos (1900 Homestake Road), Claimjumper Condos (1800 Homestake Road), Ironhorse Park Commercial Subdivision (1020 Iron Horse Drive), Rocky Mountain Power Substation (Parcel S-22), Recycle Utah (Parcel SA-224-X) |
| Reason for Review: | The Planning Commission reviews AMPDs and CUPs, conducts a public hearing, and takes Final Action[1] |

| | |
|---|---|
| AMPD | Affordable Master Planned Development |
| CUP | Conditional Use Permit |
| LMC | Land Management Code |

*Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § 15-15-1.*

[1] LMC § 15-1-8(G)

## Summary

The Applicant proposes a 123-unit Affordable Master Planned Development (AMPD) at 1875 Homestake Road on a 1.86-acre Lot in the General Commercial Zoning District and Bonanza Park Neighborhood (Exhibit B). 80% of the units are proposed to be deed restricted for affordable housing and 20% of the units are proposed to be market rate.

## Background

1875 Homestake Road is the triangular-shaped Lot B of The Yard Subdivision – First Amended, a 1.86-acre Lot (Exhibit C). Homestake Condos and Claimjumper Condos are to the west, The Boneyard, The Blind Dog, The Kimball Art Center, and Recycle Utah are to the north, the Rocky Mountain Power Substation ("Substation") is to the east, and the Ironhorse Park Commercial Subdivision is to the south.

The image below prepared by Horrocks Engineers illustrates planned connectivity improvements to be implemented in the next few years to expand Homestake Road with a 12-foot multi-use path, to extend Munchkin Road westward (across the area that is now the Recycle Utah site), and to convert Woodbine Avenue to a one-way street with traffic directed southward from Kearns Boulevard. Staff superimposed surrounding uses and highlighted 1875 Homestake Road in green:

1875 Homestake Road is in the Bonanza Park neighborhood, which the General Plan identifies as a mixed-use neighborhood where locals live and work. According to the General Plan, "[t]he overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units." The General Plan also encourages Multi-Unit Dwellings to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing.[2]

The Applicant proposes a 123-unit Multi-Unit Dwelling with 80% deed-restricted affordable units and 20% market-rate units as follows:

| Unit Type | Affordable | Market Rate | Total |
|---|---|---|---|
| One Bedroom | 23 | 5 | 28 |
| Two Bedroom | 71 | 17 | 88 |
| Three Bedroom | 5 | 2 | 7 |
| **TOTAL** | **99** | **24** | **123** |

[2] General Plan, Neighborhoods 1, p. 30

On July 27, 2022, the Planning Commission held a work session for an initial, high-level review of the Applicant's project (Staff Report; Minutes, p. 3). During this work session the Applicant introduced the AMPD and CUP and sought input from the Planning Commission regarding the following:

- Use of proposed Amenity space
- Whether the Commission desired expert testimony on Electromagnetic Fields (EMFs) associated with the Substation adjacent to the site, and
- Whether a decorative screening wall is appropriate to separate the Multi-Unit Dwelling from the Substation

The Planning Commission provided feedback, including:

- Support for 80% affordable units when the LMC only requires 50%
- Support for the proposed Open Space
- Support for possible Commercial Uses (e.g., coffee shop, daycare, small business) in a future phase
- Request for a parking management plan
- Request for a holistic review of future improvements to Homestake and Munchkin Roads as it relates to the AMPD
- Support for resident quality of life by going beyond the LMC requirements
- Request for an EMF report showing radiation risks from the proposed height of each floor
- Request for additional details on the proposed wall for screening the substation
- Request for clarification of maximum occupancy for each unit type

On August 24, 2022, the Planning Commission visited 1875 Homestake Road to visualize the Homestake AMPD Building Footprint and Building Height, and to review future road improvements in the vicinity.

On September 28, 2022, the Planning Commission reviewed the project, conducted a public hearing, and provided the following input to the Applicant:

- Consideration for a cap on total occupancy per unit type
- Request for a clear timeline of all the projects around the Homestake AMPD Site
- Support for affordable housing in this location
- Support that the Applicant has not requested variances or exceptions
- Request for more required bike parking that is covered and secured
- Request a reduction in mechanical equipment to keep the overall height as close to 45 feet as possible
- Request to see if it is possible for a unit occupant to sell back an unused parking space
- Request for updated pedestrian circulation as well as connectivity of existing nearby trails
- Request for more information for mitigation of the humming of the nearby power substation
- Request update to snow storage exhibit to show possibility of storing along the

Rear Setbacks
- Request for someone to speak in more detail regarding the EMF report (e.g., distances from each measured point, distance from property line, and how this will affect the health, safety, and welfare of those who live there)
- Request for general information regarding the ground lease

In response, the Applicant submitted the following:
- Updated roof over topography exhibit
- Updated snow storage exhibit
- Updated pedestrian circulation exhibit
- Updated architectural drawings
- Updated occupancy counts based on unit type
- A timeline of projects in the area as it relates to the development of the 1875 Homestake AMPD

## Analysis

### Affordable Master Planned Developments

On February 25, 2021, the City Council adopted Ordinance No. 2021-10, enacting a new Land Management Code (LMC) Chapter to establish Affordable Master Planned Developments (AMPDs) to incentivize the development of affordable housing through increased height, and reduced setbacks, height, and parking (Staff Report; Minutes, p. 19).

The purpose of AMPDs is to:

1. Incentivize public, private, and public-private development of Affordable Units for the workforce of Park City;
2. Create developments that include market-rate and Affordable Units and increase housing opportunities that are affordable to a wide range of incomes;
3. Increase Building Height and Density and decrease parking requirements for Affordable Units if impacts to the community are mitigated;
4. Ensure neighborhood Compatibility; and
5. 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.[3]

To approve an AMPD, the Planning Commission must make 15 findings in LMC § 15-6.1-12. To approve a CUP, the Planning Commission reviews 16 criteria in LMC § 15-1-10(E). Please review the September 28, 2022 Staff Report for additional AMPD and CUP analysis.[4] This report focuses on:

[3] LMC § 15-6.1-1
[4] Please note the following change to the Applicant's plan: the September 28 report states the open

I. Building Height
II. Occupancy
III. Bike Facilities
IV. Planned and Budgeted Road and Pathway Improvements in Bonanza Park Neighborhood
V. Internal Pedestrian, Bicyclist, and Vehicle Circulation
VI. Parking
VII. Traffic
VIII. Snow Storage
IX. EMF Study
X. Soils
XI. Project Phasing
XII. Development Agreement
XIII. Affordable Deed Restrictions

## I. Building Height

AMPD Building Height must comply with the underlying Zoning District for the perimeter Building Façade planes. The Building Height for the General Commercial Zoning District is 35 feet from Existing Grade.[5]

LMC § 15-6.18(A) establishes a Building Height increase to 45 feet from Existing Grade for AMPDs when the following criteria are met:

1. **Stepback –** The Building includes a ten-foot stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the 45-foot Building Height;
2. **Infrastructure –** Infrastructure is in place or can be updated to meet the increased demand; and
3. **Façade Variation –** The Building complies with the Building Façade variation requirements.

**Stepback**

The Applicant achieves the 10-foot stepback and proposes roof overhangs into this stepback. LMC § 15-6.1-8(C) allows for roof overhangs to encroach into the 10-foot stepback up to two feet.

> **Condition of Approval 10:** The Applicant shall submit roof overhang details showing compliance with the two-foot roof overhang within the 10-foot stepback for the project.

space totals 32.64% of the site. The Applicant's updated plans reduce this number to 29.6% open space, which still exceeds the required 20%.

[5] LMC § 15-2.18-4

## Infrastructure

**Water –** The Park City Water Department verified infrastructure is planned to be updated to accommodate the 45-foot Building Height. The Water Department will be replacing and upsizing the line in Homestake Road to connect it to a higher-pressure zone near Kearns Boulevard, with construction beginning in 2023.

**Wastewater –** On September 1, 2022, the Snyderville Basin Water Reclamation District (SBWRD) submitted a letter stating SBWRD can provide wastewater service to the project. The SBWRD requires Conditions of Approval:

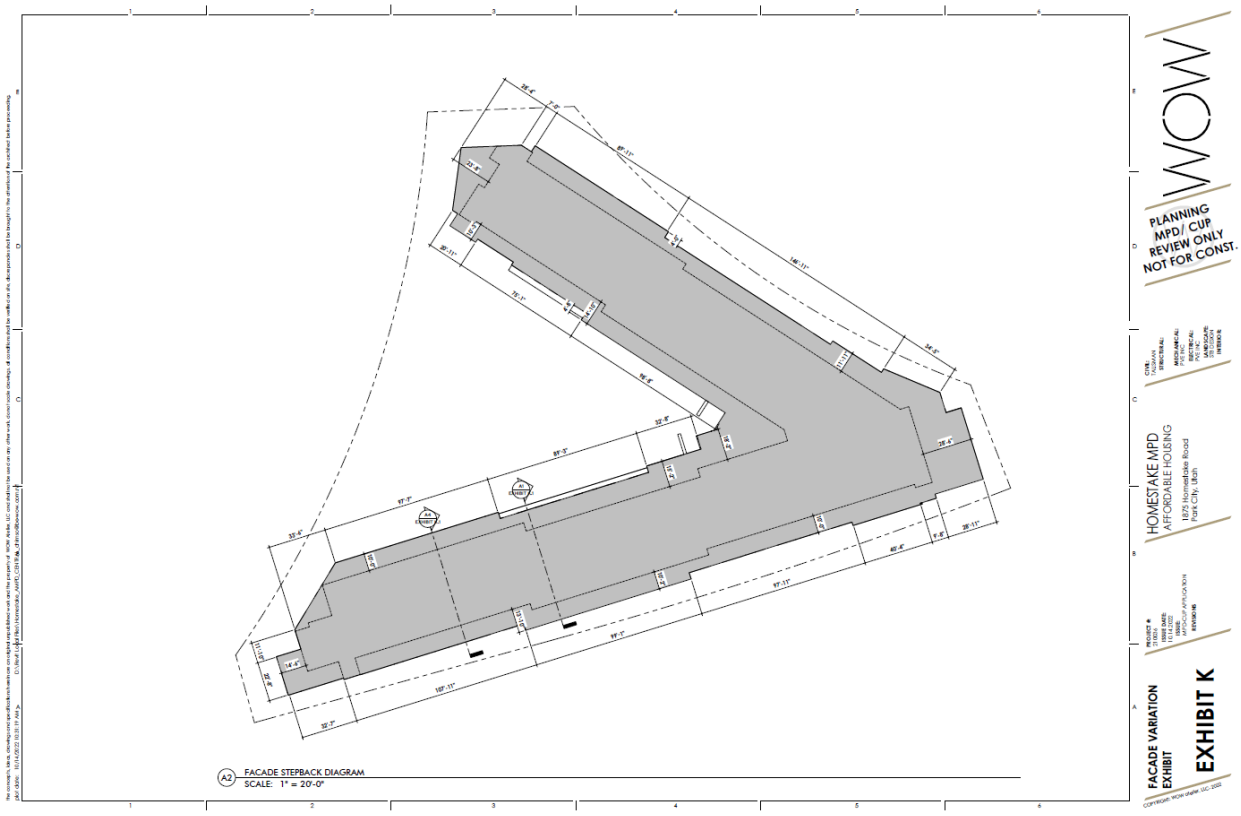
> **Condition of Approval 11:** The applicant must submit a Line Extension Agreement (LEA) for the on-site and off-site sewer main line construction. All items required under the LEA must be completed prior to submitting a building permit. These include the following:
>
> - SBWRD approval of the LEA
> - Payment of required engineering services fees
> - Granting of required easements
> - SBWRD approval of on-site and off-site sewer main line construction drawings

## Façade Variation

LMC § 15-15-1 defines Building Façade as, "[t]he exterior of a Building located above ground and generally visible from public points-of-view." AMPDs that exceed 120 feet in length on any Façade must provide a prominent shift in the mass of the Building at least for each 120-foot interval, resulting in a change in function or scale reflected through façade alignment of Building Height variation for at least 15 horizontal feet.[6]

The proposed Building Façades exceeds 120 feet in length and achieves variation in façade for at least 15 horizontal feet. The following image is taken from the Applicant's architectural plans, showing variation in the Façade:

[6] LMC § 15-6.1-8(D)(2)

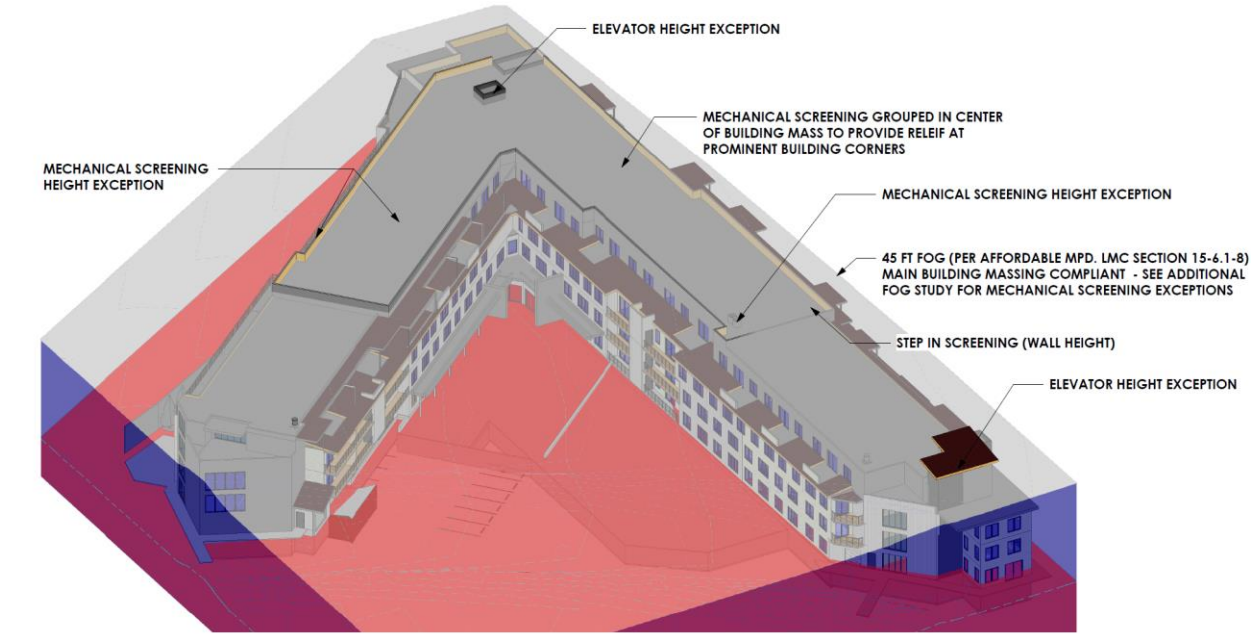



**Condition of Approval 12:** Building Façade Variation may not exceed 35 feet in Building Height and may not include architectural features or façade changes that encroach into the 10-foot stepback.

**Mechanical Equipment and Elevator Penthouses –** LMC § 15-6.1-8(B) outlines when AMPD Building Height may exceed 45 feet:

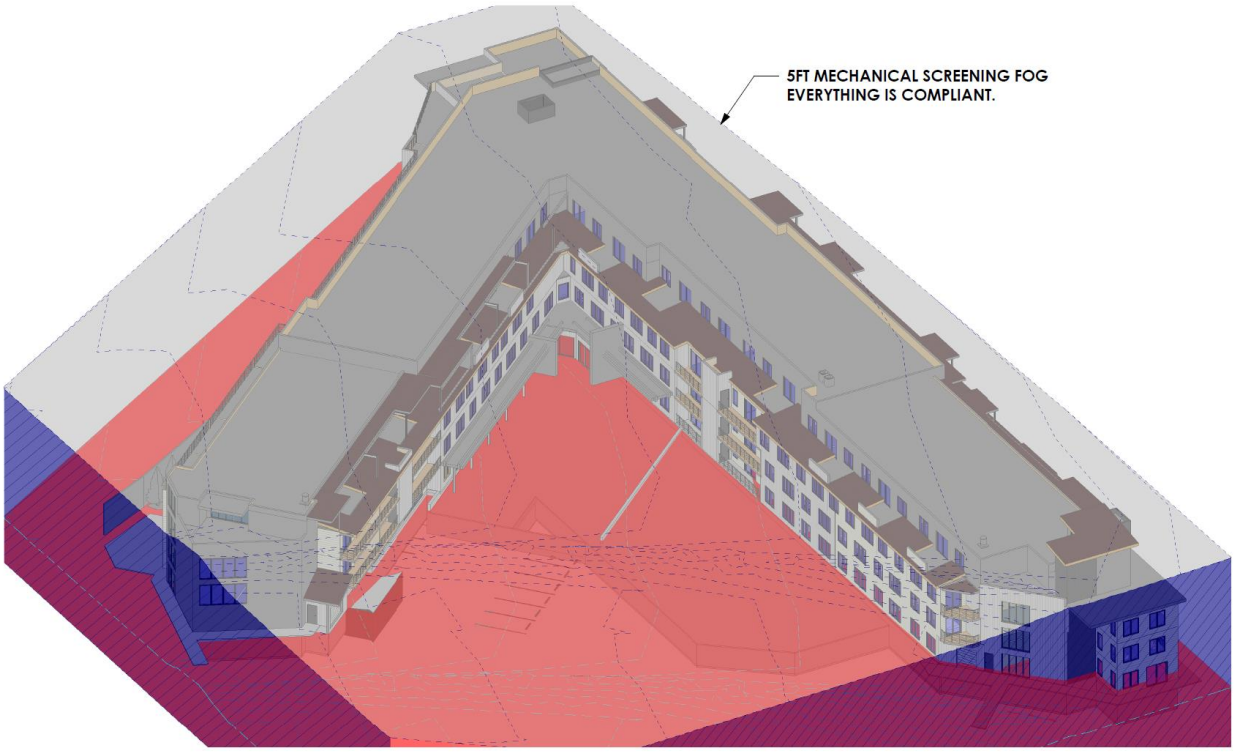
1. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements;
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet above the 45-foot Building Height; and
3. Elevator Penthouses may extend up to eight feet above the 45-foot Building Height.

The Applicant submitted a fog study showing the 45-foot Building Height requirement and mechanical screening and elevator height exceptions from Existing Grade (Exhibit E):



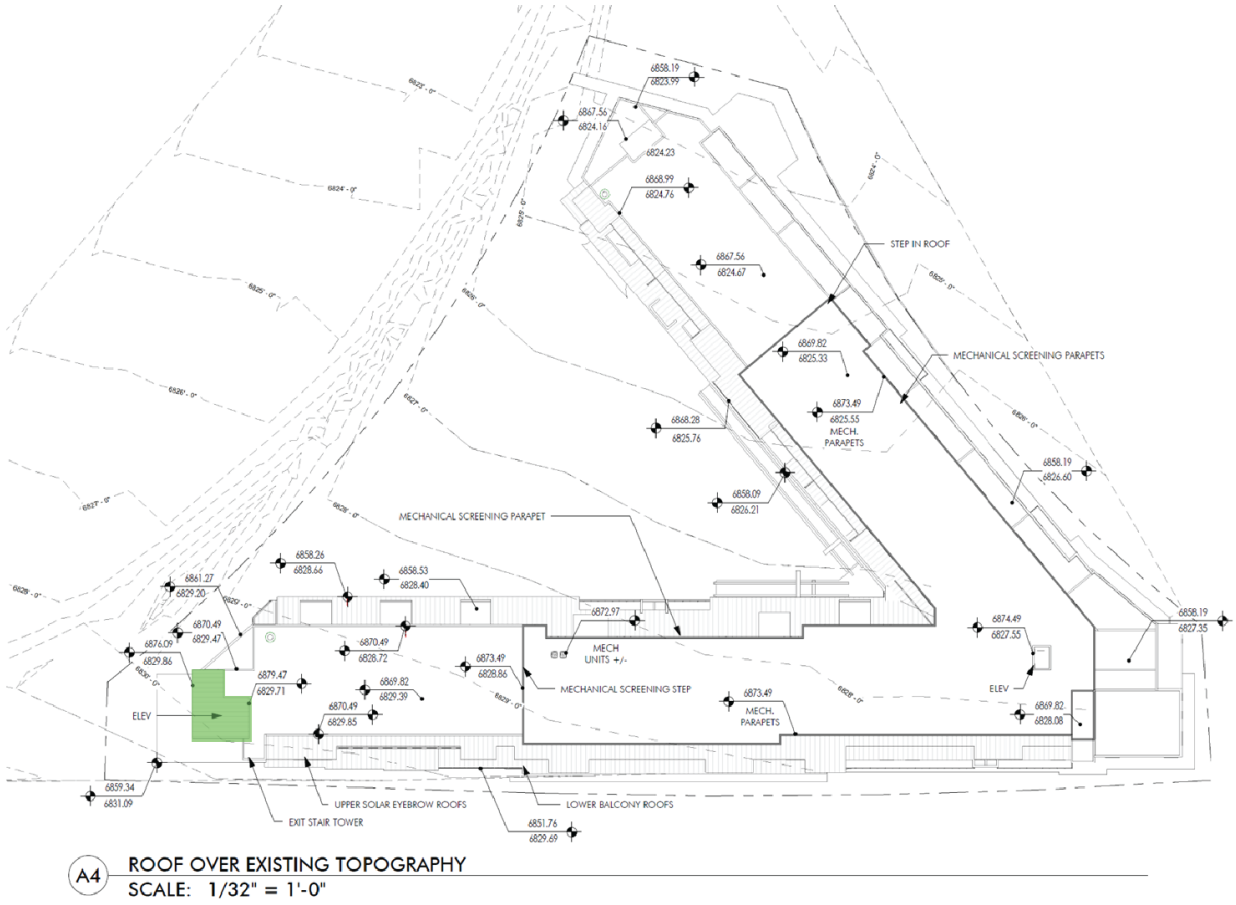

FOG STUDY

The Applicant submitted a fog study illustrating that no mechanical equipment exceeds 50 feet above Existing Grade (Exhibit E):




FOG STUDY - EXCEPTION

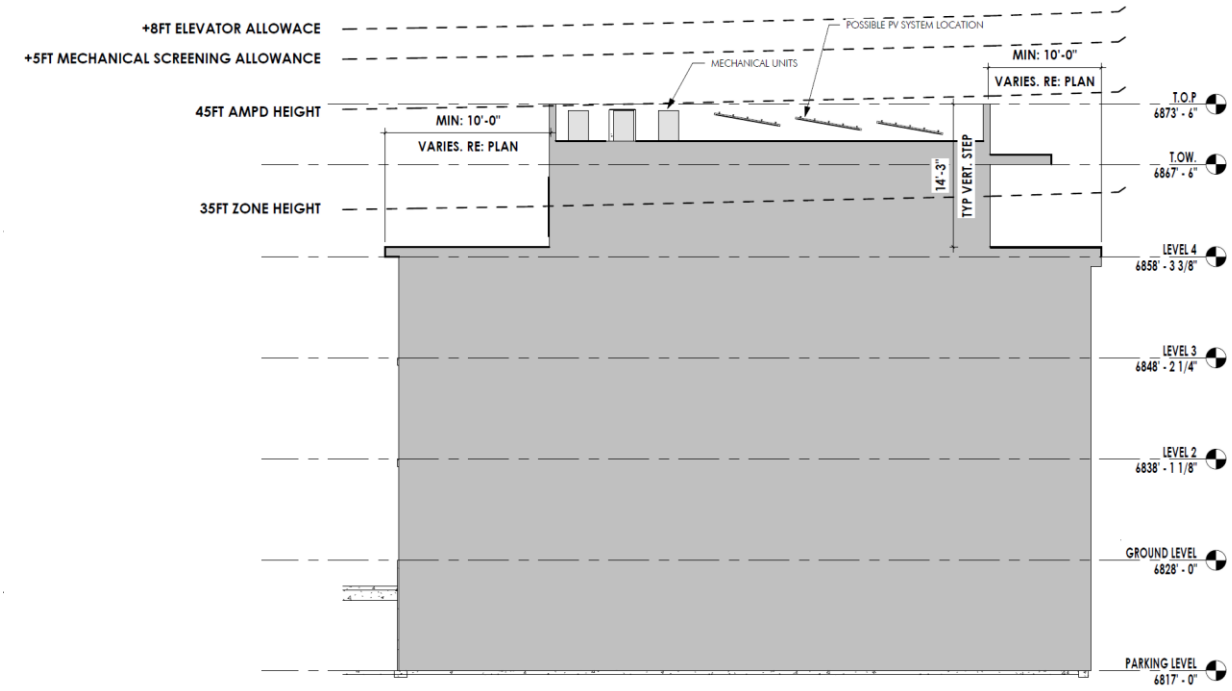
The Applicant's Roof Over Existing Topography submittal indicates the Elevator Penthouse, highlighted by staff in green, is the tallest point at 49.76 feet (Exhibit E):




Building Height is measured from Existing Grade, as shown above on the Applicant's Roof Over Existing Topography submittal. When measured from Final Grade, the Applicant's submittal shows that the first three levels above ground level reach approximately 33 feet in Building Height, with the fourth level reaching approximately 39.5 feet. The table below breaks down the proposed Building Height from Final Grade to illustrate the height when viewed from the ground-level:

| Building Section | Proposed Height | Allowed Height |
|---|---|---|
| Ground level to required façade stepback | 30.28 feet | 35 feet |
| Ground level to top-of-wall plane (roof) | 39.5 feet | 45 feet |
| Ground level to mechanical equipment and equipment screening | 45.5 feet | Up to 50 feet |
| Ground level to roof of Elevator Penthouse | 51.5 feet | Up to 53 feet |

The mechanical equipment and screening reach a maximum Building Height of 45 feet and six inches from Final Grade:



## II. Occupancy

The Planning Commission asked the Applicant to clarify the occupancy rate for each unit type within the AMPD. The Applicant provided the following table and indicated that the "average occupancy" is the most likely scenario. According to the Utah Housing Corporation, when determining occupancy (or family size), all persons living in the unit must be counted toward occupancy. However, units are permitted exceptions for a live-in aide or foster adults or children.[7] The Applicant shows the occupancy for these permitted exceptions under the column titled "If All Household Meeting 2 per bedroom and permitted exceptions":

| Homestake | SF | Unit Count | Bedroom Count | If Avg Occupancy in JF Portfolio (1.4 per bedroom) | If All Households Meet 2 per bedroom | If All Household Meeting 2 per bedroom and permitted exceptions | Occupants Allowable Per Building Code |
|---|---|---|---|---|---|---|---|
| 1 bedroom | 650 | 48 | 48 | 67 | 96 | 144 | 192 |
| 2 bedroom | 940 | 72 | 144 | 202 | 288 | 360 | 360 |
| 3 bedroom | 1,200 | 3 | 9 | 13 | 18 | 21 | 18 |
| **Total** | **833** | **123** | **201** | **281** | **402** | **525** | **570** |

The General Plan indicates this location is most appropriate for increased density because of connectivity to surrounding amenities, such as trails, public transit stops, grocery stores, and restaurants. Please see Section IV for the analysis of pedestrian and bicycle circulation. Please see Section VI to review the Applicant's Parking Management Plan and limitations on resident parking.

## III. Bike Facilities

**Internal Bike Storage for Residents –** The Applicant proposes 800 square feet for internal and secure bike storage for approximately 50 bikes on site in the underground parking area and a bike repair amenity space for residents. The Applicant's Traffic Impact Study, discussed below in detail, recommends the Applicant provide charging for e-bikes in the bike storage area as a Transportation Demand Management Strategy (Exhibit I).

**External Bike Storage for Residents and Guests –** LMC § 15-3-9(A) requires the Applicant to install outdoor bike racks for 13 bikes (10% of the required parking spaces) for those visiting the site. The Applicant's Traffic Impact Study recommends the Applicant provide outdoor bike racks for 15 bikes as a Transportation Demand Management Strategy (Exhibit I). Staff recommends a Condition of Approval:

> **Condition of Approval 13:** The Applicant shall provide a minimum of 800 square feet for internal and secure bike storage for approximately 50 bikes on site in the underground parking area. The internal and secure bike storage area shall provide charging available for e-bikes. The Applicant shall also provide a

[7] CITE

bike repair amenity space for residents. The Applicant shall install 15 outdoor bike racks for residents and guests. The bike racks must be medium security racks in which both the bike frame and wheels may be locked by the user. The spaces must be designed to prevent damage to the bike and to facilitate easy and secure storage without interference from or to adjacent bikes. Bike racks or lockers must be anchored and of solid construction, resistant to rust, corrosion, hammers, and saws. Bike racks must be compatible in design and function with the surrounding building and street furniture. Bike facilities must be located in convenient, highly-visible, active, well-lit areas and shall not interfere with pedestrian movements and snow storage.

Additionally, the Applicant is open to a potential Summit County Bike Share location on site and will coordinate with the Transportation Department, the Engineering Department, and Summit County.

**Condition of Approval 14:** The Applicant agrees to allow a Summit County Bike Share location on the site, subject to Park City Transportation Department and Engineering Department and Summit County approval.

## IV. Planned and Budgeted Road and Pathway Improvements in Bonanza Park Neighborhood

The General Plan identifies the lack of connectivity in the Bonanza Park area and recommends new rights-of-way, sidewalks, an extension of the rail trail, trail connections, and complete streets, allowing for alternative modes of transportation.[8] Long planned safety, connectivity, and infrastructure improvements to the Bonanza Park neighborhood are budgeted to be constructed as outlined below:

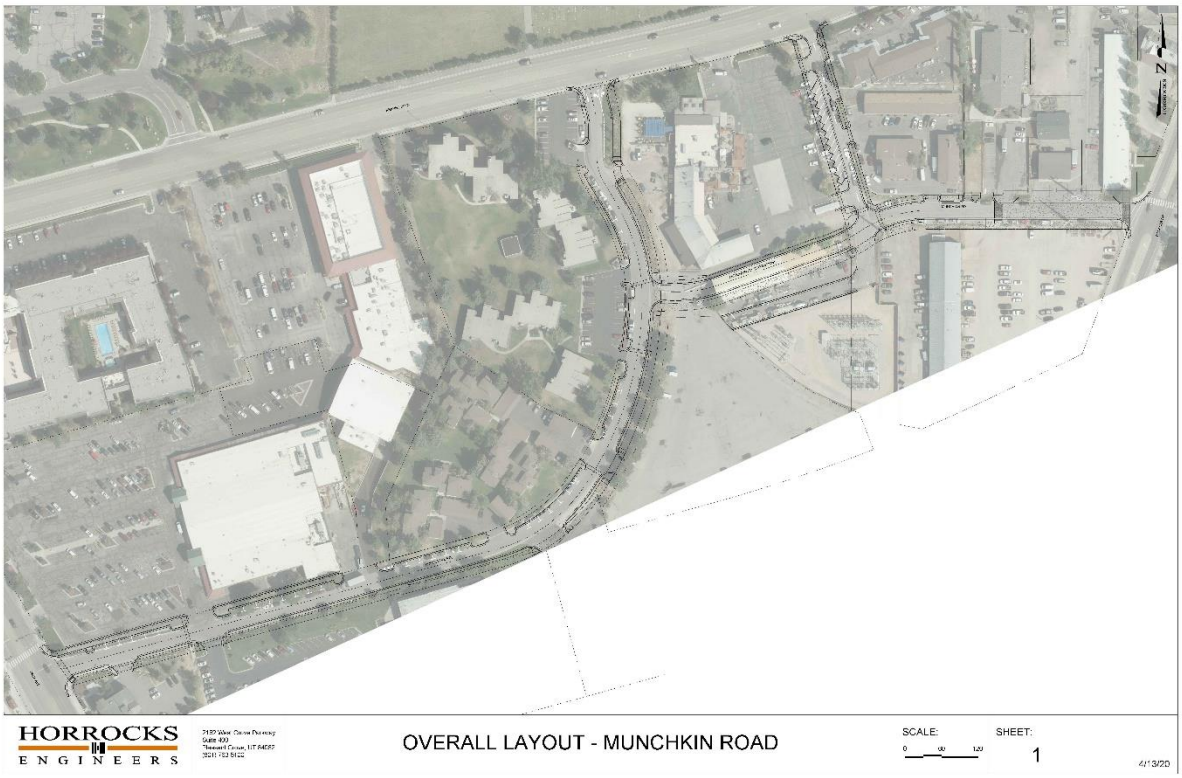
**Homestake Road –** Improvements to Homestake Road, including the addition of a 12-foot multi-use pedestrian and bike pathway, are budgeted and approved. Construction is planned to begin in the spring of 2024.

**Woodbine Way –** Improvements to Woodbine Way include converting it to a one-way southbound road and constructing sidewalks and on-street parking. Construction is budgeted and approved and is scheduled to begin in the spring of 2025.

**Munchkin Road –** The expansion of Munchkin Road across what is now the Recycle Utah Center is budgeted and approved and is scheduled to being in the spring of 2025.

Road improvements in the area are illustrated in the below site plan prepared by Horrocks Engineering (please see Exhibit F to zoom in for more detail).

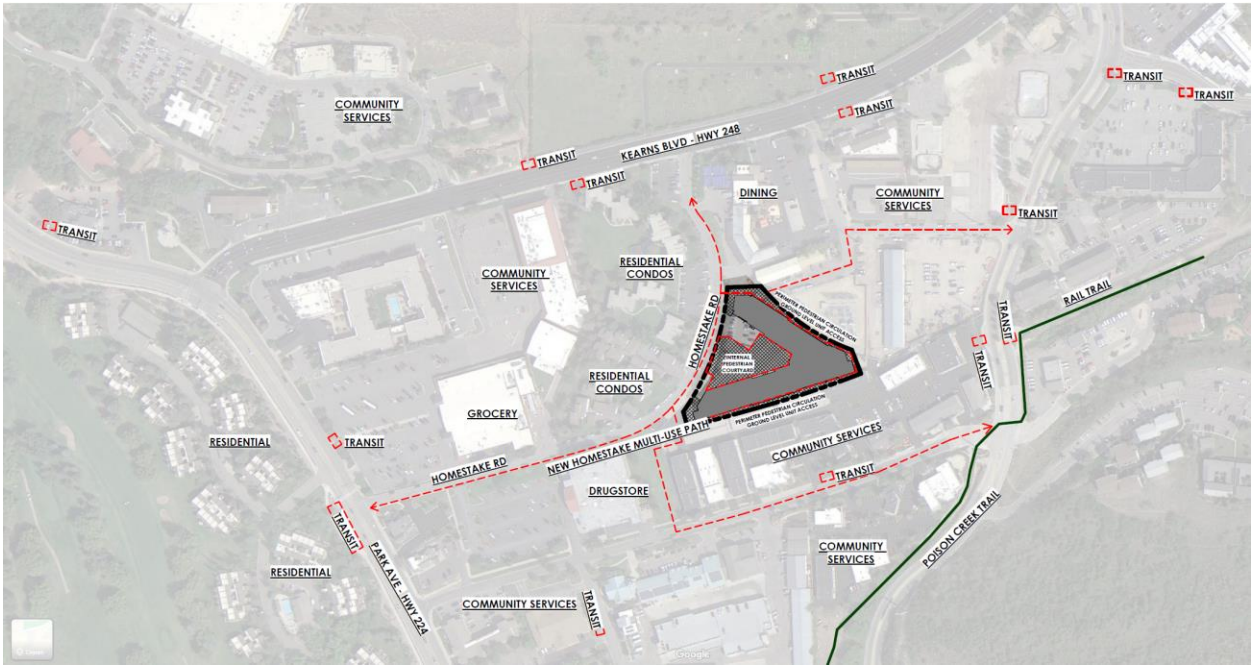
[8] General Plan, Neighborhoods 1, p. 32




**Snow Creek Tunnel –** The Walking and Biking Liaison Committee (WALC) recommended a grade-separated active transportation facility to accommodate pedestrian and bicyclist north-south crossing from the Snow Creek neighborhood across Kearns Boulevard into the Bonanza Park neighborhood. In 2021, the City Council directed staff to conduct a feasibility study of a potential project. On May 12, 2022, the City Council reviewed options that include an underpass or overpass (Staff Report; Minutes) and favored an underpass. Funds for the project were allocated in FY23 and the project is slated to being in the spring of 2025.

## V. Internal Pedestrian, Bicyclist, and Vehicle Circulation

In addition to pedestrian, bicyclist, and vehicle circulation improvements outlined above for the Bonanza Park neighborhood, the Homestake AMPD is centrally located in the Bonanza Park neighborhood and the project proposes enhanced pedestrian and bicyclist connectivity in an area with many transit options. The Applicant's submittal below illustrates pedestrian and bike connections with red dashed lines, transit stops in red rectangles, and paved trails separated from vehicles in green (Exhibit G):




Vehicles will access the site from Homestake Road to connect to the underground parking garage.

## VI. Parking

LMC § 15-6.1-9 requires an AMPD to comply with LMC Chapter 15-3, *Off-Street Parking*, unless the Planning Commission grants reduced parking based on a parking and traffic study and parking demand mitigation. The Applicant proposes satisfying parking demands on site and does not request reduced parking.

LMC § 15-3-6(A) requires parking for Multi-Unit Dwellings based on unit square footage as follows:

| Unit Size | Required Parking | Proposed Project | Project Requirement |
|---|---|---|---|
| Less than 1,000 SF | 1 per Unit | 116 | 116 |
| 1,000 SF – 2,000 SF | 1.5 per Unit | 7 | 11 |
| 2,000 SF or greater | 2 per Unit | 0 | 0 |
| | | | **TOTAL 127** |

The project proposes 140 parking spaces with 128 underground and 12 at grade. LMC § 15-3-11 requires conduit for future installation of 20 Electric Vehicle Charging Stations, and two Electric Vehicle Charging Station installations with the first being a

dual-port that meets ADA standards.

The Applicant submitted a Parking Management Plan for the Homestake AMPD and proposes the following (Exhibit H):

1. A high-speed remote-controlled gate at the entrance to the parking structure
2. Camera installations in the parking structure for remote monitoring 24/7 by the management company
3. Security patrol service to patrol the property and parking structure
4. Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense
5. Numbered parking stalls – residents will be granted at least one parking space in the parking structure
6. Two parking spaces will be reserved for property management
7. The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis

Staff recommends this Parking Management Plan be outlined in the Conditions of Approval, modifying the language in number five as follows: numbered parking stalls – residents will be granted "no more than one parking space for those units 1,000 square feet or less."

> **Condition of Approval 15:** The Applicant shall install high-speed remote-controlled gate at the entrance to the parking structure prior to any unit Certificate of Occupancy issuance.
>
> **Condition of Approval 16:** Prior to any unit Certificate of Occupancy issuance, the Applicant shall install sufficient cameras in the underground parking structure for remote monitoring 24/7 by the management company.
>
> **Condition of Approval 17:** The Applicant shall ensure daily security patrol service to patrol the property and parking structure.
>
> **Condition of Approval 18:** The Applicant shall ensure use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense.
>
> **Condition of Approval 19:** The Applicant shall number parking stalls. Units 1,000 square feet or less shall be restricted to one parking space. Residents without a vehicle may lease their parking space to another tenant, but in no circumstance shall the total vehicles in granted a parking permit/sticker authorization to park in the parking structure exceed 128. Upon termination of a rental lease, tenants must turn in their parking permit/remove their parking sticker authorization.

**Condition of Approval 20:** Two parking spaces shall be reserved for property management.

**Condition of Approval 21:** The annual operating budget for the project shall include an allowance to sweep and clean the parking area on a semi-annual basis.

**Condition of Approval 22:** Conduit for future installation of 20 Electric Vehicle Charging Stations that meets the requirements of LMC § 15-3-11 shall be completed prior to Certificate of Occupancy issuance. Two Electric Vehicle Charging Station installations with the first being a dual-port that meets ADA standards shall be provided in the underground parking area for use by tenants prior to Certificate of Occupancy issuance.

## VII. Traffic

On August 16, 2022, the Applicant submitted a Traffic Impact Study (TIS) prepared by Hales Engineering ("Hales Study"). The City hired Wall Consultant Group (WCG) to review and provide input to Hales on the study. Hales Engineering worked to update the TIS to address WCG and City input and submitted an updated TIS (Exhibit I). WCG submitted a Technical Memorandum stating the updated TIS addressed WCG's comments ("WCG Memo") (Exhibit J).

The table below is taken from the Hales Study and describes each Level of Service (LOS):

**Table 1: Level of Service Description**

| LOS | | Description of Traffic Conditions | Average Delay (seconds/vehicle) | |
|---|---|---|---|---|
| | | | Signalized Intersections | Unsignalized Intersections |
| A | | Free Flow / Insignificant Delay | ≤ 10 | ≤ 10 |
| B | | Stable Operations / Minimum Delays | > 10 to 20 | > 10 to 15 |
| C | | Stable Operations / Acceptable Delays | > 20 to 35 | > 15 to 25 |
| D | | Approaching Unstable Flows / Tolerable Delays | > 35 to 55 | > 25 to 35 |
| E | | Unstable Operations / Significant Delays | > 55 to 80 | > 35 to 50 |
| F | | Forced Flows / Unpredictable Flows / Excessive Delays | > 80 | > 50 |

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

The Hales Study table below indicates existing peak hour LOS:

**Table 2: Existing (2022) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (23.4) | B (19.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (7.9) / NBL | b (10.5) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | B (17.1) |
| Homestake Road / Park Avenue | WB Stop | b (14.3) / SBL | f (>50) / WBL |
| Deer Valley Drive / Park Avenue | Signal | C (21.9) | D (46.0) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

The total trip generation for the development is as follows:

- Daily Trips: 505
- Morning Peak Hour Trips: 40
- Evening Peak Hour Trips: 45

**Table 4: Trip Generation**

| Trip Generation<br>Park City - Homestake Avengers | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use[1] | # of Units | Unit Type | Trip Generation | | | | | Reductions | | New Trips | | |
| | | | Total | % In | % Out | In | Out | Internal Capture | Transit | In | Out | Total |
| **Weekday Daily** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 560 | 50% | 50% | 280 | 280 | 5% | 5% | 252 | 253 | 505 |
| TOTAL | | | 560 | | | 280 | 280 | | | 252 | 253 | 505 |
| **AM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 44 | 23% | 77% | 10 | 34 | 5% | 5% | 9 | 31 | 40 |
| TOTAL | | | 44 | | | 10 | 34 | | | 9 | 31 | 40 |
| **PM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 50 | 61% | 39% | 31 | 19 | 5% | 5% | 28 | 17 | 45 |
| TOTAL | | | 50 | | | 31 | 19 | | | 28 | 17 | 45 |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.

SOURCE: Hales Engineering, June 2022

The Hales Study recommends the following mitigations:

- **Munchkin Road Expansion** – extending Munchkin to connect Bonanza Drive and Homestake Road is budgeted and planned. This extension will mitigate significant queuing and delays.

- **Homestake Road/Park Avenue** – restrict to right-in right-out only and reroute traffic to new Munchkin Road connection between Homestake Road and Bonanza Drive.

With mitigations, the LOS is as follows:

**Table 6: Existing (2022) Plus Project Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (27.8) | C (24.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (9.1) / NBL | b (10.2) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.4) | B (18.4) |
| Homestake Road / Park Avenue | WB Stop | a (4.4) / NBR | e (38.9) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (24.0) | D (47.2) |
| Project Access / Homestake Road | WB Stop | a (4.8) / WBL | a (7.0) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

The Hales Study also recommends the following Transportation Management Strategies:

- Car-sharing program with two dedicated car-share parking spaces
- Fifteen visitor bicycle stalls
- An additional 30 covered and secured parking for bikes beyond what is otherwise required
- Charging for e-bikes
- Bike maintenance room
- On-site e-bike station

Staff added **Condition of Approval 13** to require 15 visitor bicycle stalls, 800 square feet of secure internal bike storage in the underground parking area for 50 bikes with e-bike charging, a bike repair amenity space for resident, and **Condition of Approval 14** outlining Applicant agreement to allow a Summit County Bike Share location on the site (see above in Section III – Bike Facilities).

Staff also recommends:

> **Condition of Approval 29:** The Applicant will make two surface parking spaces available as part of a Transportation Demand Management strategy for a car-

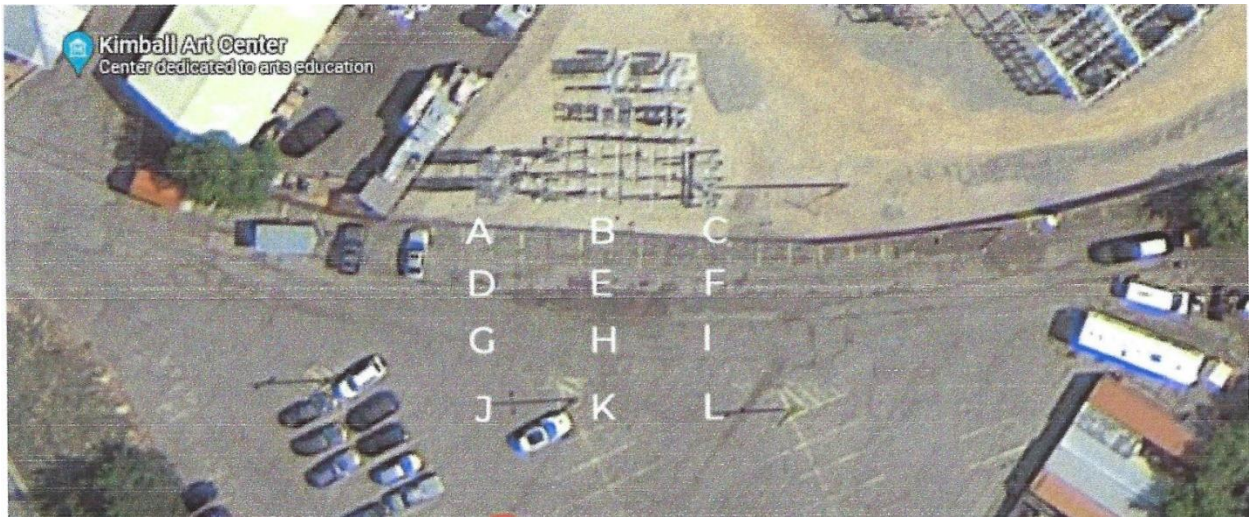
sharing service should such service become available in the area or for limited timed use for ride-sharing service parking.

**Snow Storage**

As requested by the Planning Commission, the Applicant updated their snow storage plan to include snow storage around the north and south perimeters (Exhibit K).

## VIII. EMF Study

On August 23, 2022, EMF Utah, LLC, completed a Magnetic Field Survey completed by Brent Rotondi, EMF Specialist (Exhibit L). EMF Utah, LLC took ground-level measurements for the locations indicated as A, B, and C, and then took ground-level measurements and measurements at ten, twenty, and thirty feet above ground for locations D, E, F, G, H, I, J, K, and L:




The survey provides measurements in milligauss per location ranging from 13.1 to less than one, as well as readings in volts per meter, ranging from 6 to 449. The survey description notes that the survey readings are a snapshot in time and are not predictive of what the readings will be at any point in the future or indicative of what the readings were in the past, and also that they make no claims regarding the health and safety of a survey site based on EMF levels measured. They advise clients to read health and safety documentation provided by federal, state, county, and city environmental safety divisions, along with third-party environmental and technical organizations before making a determination regarding the health and safety risk of the survey site.

In addition to the survey, the Applicant submitted a document from and the National Cancer Institute *Electromagnetic Fields and Cancer* (Exhibit L, p. 47) and an Iowa State University *Electromagnetic Fields Factsheet* (Exhibit L, p. 58).

The Applicant will address the following points as requested by the Planning

Commission in the October 26 meeting:

- Clarify the distance between each point of measure in the study and compare to the Setbacks
- Provide a summary of milligauss readings from the report and compared to correlated uses (e.g., household appliances)
- Provide a summary of volts per meter readings and any relevant comparison
- Give further clarification of the overall data found in the report

## IX. Soils

A final report outlining the soils testing was provided by the Applicant and included in the packet for the Planning Commission meeting On September 28, 2022. The soils testing report is attached as Exhibit M. As is standard practice, a soils mitigation plan is developed alongside the development of the project. This mitigation plan will also solidify the cost of excavation and relocation of contaminated soils from the site. The developer paid for the cost of the soil testing plan. However, the City will pay for the disposal of the contaminated soils from the site and the soil mitigation plan. Any removal of clean soils as part of the development are the responsibility of the developer.

> **Condition of Approval 22:** The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping And Maintenance Of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to building permit issuance.

## X. Project Phasing

LMC § 15-6.1-5(C) states the AMPD approval expires if Construction, as defined by the International Building Code, does not commence within two years of Development Agreement execution. **Condition of Approval 23**.

At the last meeting, the Planning Commission asked for a timeline showing the proposed Homestake AMPD construction timeline and the various upgrades scheduled for the project. The Homestake AMPD is proposed to be constructed in the spring of 2023, to be completed in the fall of 2024.

Infrastructure improvement schedules are provided below:

> **Water –** The water line upgrades are budgeted and will begin in 2023.
>
> **Sewer –** The upgrades will occur prior to construction of the Multi-Unit Dwelling, subject to SBWRD review and approval.
>
> **Homestake Road Improvement –** The upgrades budgeted and are scheduled to begin in 2024.

**Munchkin Road and Woodbine Improvements** – The upgrades are budgeted and slated to begin in the spring of 2025.

## XI. Development Agreement

LMC § 15-6.1-5(A) requires Applicants of an approved AMPD to submit a draft Development Agreement to the City within six months of project approval. The Development Agreement must include the following:

1. A legal description of the land;
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions;
3. An express reservation of the future legislative power and zoning authority of the City;
4. A provision to allow for minor, administrative modifications without revision of the Agreement;
5. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plan, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval;
6. A description of all Developer exactions or agreed upon public dedications;
7. Developer agreement to pay all specified impact fees;
8. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application;
9. The form of ownership anticipated for the project;
10. A specific project phasing plan;
11. A list and map of all known Physical Mine Hazards on the Property, as determined through the exercise of reasonable due diligence by the Owner, as well as a description and GPS coordinates of those Physical Mine Hazards;
12. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.

**Condition of Approval 24:** The Applicant shall submit a draft Development Agreement to the Planning Department by April 26, 2023. The Development Agreement shall meet the requirements of LMC § 15-6.1-5, be reviewed and ratified by the Planning Commission, and be recorded with the county prior to building permit issuance.

## XII. Affordable Deed Restrictions

LMC § 15-6.1-13 requires recordation of deed restrictions protecting the affordability of affordable units within an AMPD in a form approved by the City Attorney.

**Condition of Approval 25:** The deed restrictions shall conform with the deed restriction requirements outlined in the Park City Affordable Housing Resolution in effect at the time of a complete Affordable Master Planned Development Application submission, or as otherwise determined by the Park City Housing

Authority.

**Condition of Approval 26:** The deed restriction shall continue in full force and effect for a period not less than forty (40) years. Upon expiration of the initial forty (40) year term, or any subsequent term, the City shall have six (6) months in which to determine, based on an independent market study, that the Affordable Units within the Affordable Master Planned Development are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional consecutive ten (10) year terms.

Municipal Code of Park City § 8-3-6 establishes that it is a crime to commit affordable housing fraud and violation is subject to criminal prosecution. LMC § 15-6.1-14(A) requires each property owner of an affordable unit within an AMPD to submit to the City an annual compliance report verifying deed restriction compliance.

**Condition of Approval 27:** The property owner of an affordable unit within the Homestake AMPD shall submit to the City an annual compliance report verifying deed restriction compliance.

**Development Review Committee**[9]

On July 5, 2022, and October 4, 2022, the Development Review Committee (DRC) reviewed the Homestake AMPD. The Applicant has continued to work with DRC entities to update their proposal and to bring their project into compliance with required standards. The DRC input is incorporated into this staff report and Final Action Letter with required Conditions of Approval.

## Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report.

## Notice

Pursuant to LMC § 15-6.1-4(C), it is recommended that the Applicant conduct outreach and that the Applicant host neighborhood meetings prior to submitting an Application for an Affordable Master Planned Development. Between February 2022 and June 2022, the Applicant held outreach meetings with public (Exhibit O).

[9] 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).

On August 8, 2022, staff mailed courtesy notices to property owners within 300 feet of the Site. On August 10, 2022, staff posted physical notice to the site. The *Park Record* published notice on August 10, 2022. Staff published notice to the City Website and the Utah Public Notice website on August 19, 2022.[10]

Staff mailed additional courtesy notices to surrounding property owners on October 10, 2022 and posted updated notices to the property on October 11, 2022.

## Public Input

Public input is attached as Exhibit P.

## Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Applicant's Narrative
Exhibit C: The Yard Subdivision – First Amended
Exhibit D: Snyderville Basin Water Reclamation District Letter
Exhibit E: Building Height
Exhibit F: Bonanza Park Road and Pathway Improvements
Exhibit G: Internal Site Circulation
Exhibit H: Parking Management Plan
Exhibit I: Traffic Impact Study
Exhibit J: WCG Traffic Impact Study Evaluation
Exhibit K: Snow Storage Plan
Exhibit L: Magnetic Field Survey
Exhibit M: Limited Soil Sampling Investigation Summary Report
Exhibit N: Updated Project Plans
Exhibit O: Applicant Public Outreach
Exhibit P: Public Input

*Please see the September 28, 2022 Planning Commission packet to review all Applicant Exhibits.*

[10] LMC § 15-1-21

**Planning Department**

October 26, 2022

Park City Municipal Corporation
J Fisher Companies
1875 Homestake Drive

CC: Peter Tomai and Rory Murphy

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 1875 Homestake Road |
| Zoning District: | General Commercial |
| Application: | Affordable Master Planned Development (AMPD)<br>Multi-Unit Dwelling Conditional Use Permit (CUP) |
| Project Number: | PL-22-05288 and PL-22-05300 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 26, 2022 |
| Project Summary: | The Applicant proposes a 123-unit Affordable Master Planned Development (AMPD) and Multi-Unit Dwelling Conditional Use Permit (CUP) at 1875 Homestake Road on a 1.86-acre Lot in the General Commercial Zoning District and Bonanza Park Neighborhood on a 1.86-acre lot. 80% of the units are proposed to be deed restricted for affordable housing and 20% of the units are proposed to be market rate. |

**Action Taken**

On October 26, 2022, the Planning Commission conducted a public hearing and approved the Homestake AMPD and CUP according to the following findings of fact, conclusions of law, and conditions of approval:

**Findings of Fact**

1. 1875 Homestake Road is the triangular-shaped Lot B of The Yard Subdivision – First Amended, a 1.86-acre Lot in the General Commercial Zoning District.

2. 1875 Homestake Road is in the Bonanza Park neighborhood, which the General Plan identifies as a mixed-use neighborhood where locals live and work. According to the General Plan, "[t]he overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units." The General Plan also encourages Multi-Unit Dwellings to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing.
3. The Applicant proposes a 123-unit Multi-Unit Dwelling with 80% deed-restricted affordable units and 20% market-rate units as follows:

| Unit Type | Affordable | Market Rate | Total |
|---|---|---|---|
| One Bedroom | 23 | 5 | 28 |
| Two Bedroom | 71 | 17 | 88 |
| Three Bedroom | 5 | 2 | 7 |
| **TOTAL** | **99** | **24** | **123** |

**Affordable Master Planned Development**

4. On February 25, 2021, the City Council adopted Ordinance No. 2021-10, enacting a new Land Management Code (LMC) Chapter to establish Affordable Master Planned Developments (AMPDs) to incentivize the development of affordable housing through increased height, and reduced setbacks, height, and parking.
5. The purpose of AMPDs is to:

    a. Incentivize public, private, and public-private development of Affordable Units for the workforce of Park City;
    b. Create developments that include market-rate and Affordable Units and increase housing opportunities that are affordable to a wide range of incomes;
    c. Increase Building Height and Density and decrease parking requirements for Affordable Units if impacts to the community are mitigated;
    d. Ensure neighborhood Compatibility; and
    e. 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.

6. **Affordability –** AMPDs must contain at least ten Residential Unit Equivalents (RUEs) (20,000 square feet). AMPDs must contain at least 50% of the RUEs as deed-restricted affordable units. The Applicant proposes 80% affordable units and 20% market-rate units with 82,270 square feet (41.1 RUEs) for affordable units and 20,210 square feet (10.1 RUEs) for market rate.
7. **Interior Amenities –** Affordable units may differ from market-rate units with regard to interior amenities and Gross Floor Area provided that:
    a. These differences, excluding differences related to size, are not apparent in the general exterior appearances of the market-rate units within the AMPD.
    b. These differences do not include insulation, windows, heating systems, and other features related to the energy efficiency of the AMPD.
8. **Setbacks –** The LMC defines Setback as "[a] line parallel to a Property Line (or a Right-of-Way, platted Street, existing curb or edge of a Street, whichever line may extend furthest into the lot) at a distance established by the Zoning District. Between this line and the corresponding Property Line, no Structure or portion thereof shall be permitted, erected, constructed, or placed unless specifically allowed by the Zoning District". For properties two acres or less, the minimum Setback around the exterior of an AMPD is the zone-required Setback. The Setback requirements for the General Commercial Zoning District are outlined in LMC § 15-2.18-3 as follows:
    - Front Setback: 20 feet minimum for all Buildings and Uses, Setback may be reduced to 10 feet, provided all on-Site parking is at the rear of the property or underground
    - Rear Setback: 10 feet minimum
    - Side Setback: 10 feet minimum
9. Because of the Lot's unusual configuration, the Planning Director issued a determination for the Lot's Setbacks on March 16, 2022, pursuant to LMC § 15-4-17 *Setback Requirements for Unusual Lot Configurations*. The determination letter states:
    a. *The six unique property lines that make up Lot B of The Yard Subdivision – First Amended fronts both Homestake Road on the west and the platted Munchkin Road Right-of-Way dedication on the north creating an unusual triangular-shaped Lot configuration… "[d]evelopment on Corner Lots shall have two (2) front Setbacks, unless otherwise an exception by this Code. The Rear Yard will be the side of the Property opposite the driveway*

*Access from the Street. If it is not clear which boundary should border the Rear Yard, the Planning Director may specify which is the Rear Yard."*

10. The Applicant is not requesting a reduction to the required Setbacks.
11. **Building Height –** AMPD Building Height must comply with the underlying Zoning District for the perimeter Building Façade planes. The Building Height for the General Commercial Zoning District is 35 feet from Existing Grade. LMC § 15-6.18(A) establishes a Building Height increase to 45 feet from Existing Grade for AMPDs when the following criteria are met:
    a. **Stepback –** The Building includes a ten-foot stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the 45-foot Building Height. The Applicant achieves the 10-foot stepback and proposes roof overhangs into this stepback.
    b. **Infrastructure –** Infrastructure is in place or can be updated to meet the increased demand. The Park City Water Department verified infrastructure is planned to be updated to accommodate the 45-foot Building Height. The Water Department will be replacing and upsizing the line in Homestake Road to connect it to a higher-pressure zone near Kearns Boulevard, with construction beginning in 2023. On September 1, 2022, the Snyderville Basin Water Reclamation District (SBWRD) submitted a letter stating SBWRD can provide wastewater service to the project.
    c. **Façade Variation –** The Building complies with the Building Façade variation requirements. LMC § 15-15-1 defines Building Façade as, "[t]he exterior of a Building located above ground and generally visible from public points-of-view." AMPDs that exceed 120 feet in length on any Façade must provide a prominent shift in the mass of the Building at least for each 120-foot interval, resulting in a change in function or scale reflected through façade alignment of Building Height variation for at least 15 horizontal feet. The proposed Building Façades exceeds 120 feet in length and achieves variation in façade for at least 15 horizontal feet.
12. **Building Height Exceptions –** LMC § 15-6.1-8(B) outlines when AMPD Building Height may exceed 45 feet:
    a. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements.
    b. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet above the 45-foot Building Height. The Applicant's mechanical equipment is 45.5 feet above Final Grade.
    c. Elevator Penthouses may extend up to eight feet above the 45-foot Building Height. The Elevator Penthouse is 51.5 feet above Final Grade.

13. The Applicant's fog analysis and Roof Over Existing Topography exhibits demonstrate compliance with Building Height regulations from Existing Grade.
14. **Site Planning –** The Homestake AMPD clusters the Multi-Unit Dwelling in a V shape that opens to Homestake Road. The Multi-Unit Dwelling is clustered along the Substation property line and the Ironhorse Commercial Park Subdivision. The current use is a paved parking lot. There is Significant Vegetation along Homestake Road, which is in the public right-of-way and will be removed with Homestake Road is extended with a 12-foot multi-use path for pedestrians and cyclists. The Applicant proposes new landscaping for the public plaza area.
15. **Grading –** The existing use is a paved parking area on a relatively flat lot. The proposed parking is in an underground parking area, which will require large retaining structures. However, the final project will achieve a similar Final Grade to Existing Grade.
16. **Open Space –** LMC § 15-6.1-10(A) requires 20% Open Space and "On-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, and significant landscaping are encouraged. Open Space may not be used for Streets, roads, or Parking Areas." LMC § 15-15-1 defines *Open Space, Landscaped* as "Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plazas, and public pedestrian amenities, but excluding Buildings or Structures."
    The Homestake AMPD is on a 1.86-acre lot, totaling 80,846 square feet. The landscaped Open Space area includes maple, Colorado spruce, and spring snow crabapple trees with shrubs and a grass/play area. The Homestake AMPD also proposes a public hardscaped plaza area with raised planters, achieving 29.5% open space for the site.
17. **Trails and Multi-Modal Pathways –** Road, pathway, and sidewalk improvements and connectivity are budgeted and planned for the Bonanza Park area, including:
    a. **Homestake Road –** Improvements to Homestake Road, including the addition of a 12-foot multi-use pedestrian and bike pathway, are budgeted and approved. Construction is planned to begin in the spring of 2024.
    b. **Woodbine Way –** Improvements to Woodbine Way include converting it to a one-way southbound road and constructing sidewalks and on-street parking. Construction is budgeted and approved and is scheduled to begin in the spring of 2025.

c. **Munchkin Road –** The expansion of Munchkin Road across what is now the Recycle Utah Center is budgeted and approved and is scheduled to being in the spring of 2025, improving pedestrian and bicyclist east-west connectivity.
d. **Snow Creek Tunnel –** The Walking and Biking Liaison Committee (WALC) recommended a grade-separated active transportation facility to accommodate pedestrian and bicyclist north-south crossing from the Snow Creek neighborhood across Kearns Boulevard into the Bonanza Park neighborhood. In 2021, the City Council directed staff to conduct a feasibility study of a potential project. On May 12, 2022, the City Council reviewed options that include an underpass or and favored an underpass. Funds for the project were allocated in FY23 and the project is slated to being in the spring of 2025.

These improvements will enhance local access to the Rail Trail, Poison Creek Trail, and pathways and trails that run north of S.R. 248 alongside the east and west of S.R. 224.

18. **Internal Circulation –** In addition to pedestrian, bicyclist, and vehicle circulation improvements outlined above for the Bonanza Park neighborhood, the Homestake AMPD is centrally located in the Bonanza Park neighborhood and the project proposes enhanced pedestrian and bicyclist connectivity in an area with many transit options.
19. **Landscaping –** Because of the existing conditions of the property, there is very little Significant Vegetation. The LMC defines Significant Vegetation as “large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an Area 50 square feet or more measured at the drip line.” Currently, mature trees line the public Right-of-Way along Homestake Road. These trees will be removed when the City expands Homestake Road with a 12-foot multi-use pathway. The Applicant proposes to introduce new vegetation onto the site and provides open space beyond what is required in the code, achieving 29.6% open space.
20. **Lighting –** Outdoor lighting must be fully shielded with bulbs that are 3,000 degrees Kelvin or less.
21. **Sensitive Land Compliance –** 1875 Homestake Road is not in the Sensitive Land Overlay. The site is not on a steep slope, near a Ridge Line Area, near wetlands or streams, or within a wildlife protection area.

22. **Child Care –** The Homestake AMPD is in the General Commercial Zoning District and Child Care Centers, defined in LMC § 15-15-1 as a structure or building, including outside play areas, used for the provision of childcare for more than four children for less than 24 hours per day, meeting all State requirements for childcare that is not also the primary residence of the care provider, is an allowed use.
23. **Incorporates Best Planning Practices for Sustainable Development –** The City's adopted ambitious climate and energy targets are to be net-zero carbon and running on 100% renewable electricity by 2022 for municipal operations and by 2030 community-wide. As a result, the Applicant worked with the Sustainability Department regarding net-zero development standards. The Applicant proposes the strategies outlined in their September 6, 2022, Sustainability Report, including:
    a. Walkability and multi-modal connectivity to basic life amenities supported through bike storage, electric bicycle stations
    b. Electric Vehicle Charging Stations for residents
    c. Building orientation to maximize passive solar strategies with the majority of units and building facades oriented primarily in the north-south direction with passive heating in the cooler months and shade in the warmer months
    d. Building design that meets the International Energy Conservation Code (IECC) 2021 standards, which exceed adopted energy codes in Utah.
24. **Addresses and Mitigates Physical Mine Hazards –** LMC § 15-6.1-11(L) requires AMPD Applicants to submit a map and list of all known Physical Mine Hazards on the property and a Physical Mine Hazard mitigation plan. Municipal Code of Park City Section 11-20-2(G) defines Physical Mine Hazards as "any open mine shaft, mine tunnel, horizontal opening, adit, or other mine related opening that extends more than five feet into the ground. The following are not Physical Mine Hazards:
    a. above ground structures;
    b. vertical opening where the Chief Building Official has made a written determination that due to the physical characteristics of an opening it does not present a potential health or safety concern; or
    c. sites previously the object of mitigation so long as mitigation has not failed."

    On June 8, 2022, Blue Ledge Consulting, LLC completed the *Mine Hazards on Homestake Affordable Housing Site* report. The report concludes "there are no features which meet the definition of a mine hazard as per Section 11-20-2.

However, the abundance of mill tailings in the Prospector subdivision do warrant further study of the Homestake parcel and mitigation if proven to be required. Lead and other metals can prove to be hazardous if exposures occur under the right circumstances."

25. **Addresses and Mitigates Historic Mine Waste –** LMC § 15-6.1-11(M) requires AMPD Applicants with projects in the Park City Soils Ordinance Boundary to submit a soil remediation mitigation plan, indicating areas of hazardous soils and proposed methods of remediation and/or removal subject to the requirements and regulations of Municipal Code of Park City Chapter 11-15. Municipal Code of Park City Section 11-15-1 identifies the Soils Ordinance Boundary for Park City that establishes additional requirements for landscaping and topsoil. 1875 Homestake Drive is in the Soils Ordinance Boundary and the project includes construction of an underground parking garage. Municipal Code of Park City Chapter 11-15 outlines requirements regarding disposal or removal of area soil, dust control, topsoil coverage, and landscaping.
On September 13, 2022, Stantec completed a *Limited Soil Sampling Investigation Summary Report for Homestake Parcel*. The report found lead concentrations in excess of the City's Soil Ordinance in seven of 17 testing sites, which will require management and disposal by a facility permitted by the Utah Department of Environmental Quality.
26. **Addresses Historic Structures and Sites on the Property –** During Park City's mining era, 1875 Homestake Road was an old railroad yard and stockyard. On July 5, 2022, Commonwealth Heritage Group completed the *Above-Ground Historic Structures Review for the Property at 1875 Homestake Road in Park City, Summit County, Utah* report (Exhibit J). The report provides research and assessment within the project area regarding buildings, structures, objects, or sites designated or eligible for designation on the National Register of Historic Places, including review of literature at the Utah State Historic Preservation Office. The report concludes that historic aerial imagery indicates above-ground resources were constructed after 1975 and "[n]o effects on historic above-ground properties are anticipated as a result of the proposed Project activities."
27. **Addresses and Mitigates Traffic –** On August 16, 2022, the Applicant submitted a Traffic Impact Study (TIS) prepared by Hales Engineering ("Hales Study"). The City hired Wall Consultant Group (WCG) to review and provide input to Hales on the study. Hales Engineering worked to update the TIS to address WCG and City input and submitted an updated TIS. WCG submitted a Technical

Memorandum stating the updated TIS addressed WCG's comments ("WCG Memo"). The Hales Study recommends the following mitigations:

- **Munchkin Road Expansion** – extending Munchkin to connect Bonanza Drive and Homestake Road is budgeted and planned. This extension will mitigate significant queuing and delays.
- **Homestake Road/Park Avenue** – restrict to right-in right-out only and reroute traffic to new Munchkin Road connection between Homestake Road and Bonanza Drive.

28. The Hales Study recommends the following Transportation Management Strategies:
    a. Car-sharing program with two dedicated car share parking spaces
    b. 15 visitor bicycle stalls
    c. An additional 30 covered and secured parking for bikes beyond what is otherwise required
    d. Charging for e-bikes
    e. Bike maintenance room
    f. On-site e-bike station
29. **General Plan Review –** 1875 Homestake Road is in the Bonanza Park neighborhood, which the General Plan identifies as a mixed-use neighborhood where locals live and work. According to the General Plan, "[t]he overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units." The General Plan also encourages multifamily residential uses to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing.
    The location of the mixed-income Multi-Unit Dwelling will provide long-term rental units in the Bonanza Park neighborhood with many amenities within walking and biking distance, including a grocery store, a pharmacy, and restaurants, cafes, and bars. The project is within ¼ mile of several transit stops that provide service to Old Town and the resort areas. Additionally, the Poison Creek Trail provides a paved pathway separated from vehicle traffic that connects the Bonanza Park neighborhood to Old Town.

**Conditional Use Permit**

30. **Size and location of the Site –** The Homestake AMPD is proposed to be located on a 1.86-acre site. This lot size is smaller than adjacent properties. The property to the north, 1251 Kearns Boulevard, is 2.31 acres. The Homestake Condos to the west are on a 3.2-acre lot. The Claimjumper Condos to the west

are on a 3.2-acre lot. The Ironhorse Park Commercial Subdivision is 2.2 acres. The Substation parcel is 0.84 acres.
The General Plan encourages multifamily residential uses to the Bonanza Park neighborhood to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing. The location of the Homestake AMPD is within ¼ mile of several transit stops, and within walking distance to a grocery store, pharmacy, and restaurants and services. Additionally, the site provides access to the nearby Rail Trail and Poison Creek Trail. Improvements to Homestake and Munchkin Roads will establish better connectivity in the area

31. **Location and amount of off-Street parking –** LMC § 15-6.1-9 requires an AMPD to comply with LMC Chapter 15-3, *Off-Street Parking*, unless the Planning Commission grants reduced parking based on a parking and traffic study and parking demand mitigation. The Applicant proposes satisfying parking demands on site and does not request reduced parking. LMC § 15-3-6(A) requires parking for Multi-Unit Dwellings based on unit square footage as follows:

| Unit Size | Required Parking | Proposed Project | Project Requirement |
|---|---|---|---|
| Less than 1,000 SF | 1 per Unit | 116 | 116 |
| 1,000 SF – 2,000 SF | 1.5 per Unit | 7 | 11 |
| 2,000 SF or greater | 2 per Unit | 0 | 0 |
| | | | **TOTAL 127** |

32. The project proposes 140 parking spaces with 128 underground and 12 at grade. LMC § 15-3-11 requires conduit for future installation of 20 Electric Vehicle Charging Stations, and two Electric Vehicle Charging Station installations with the first being a dual-port that meets ADA standards.
33. The Applicant submitted a Parking Management Plan for the Homestake AMPD and proposes the following:
    a. A high-speed remote-controlled gate at the entrance to the parking structure

b. Camera installations in the parking structure for remote monitoring 24/7 by the management company
c. Security patrol service to patrol the property and parking structure
d. Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense
e. Numbered parking stalls – residents will be granted at least one parking space in the parking structure
f. Two parking spaces will be reserved for property management
g. The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis

34. **Fencing, Screening, and landscaping to separate the Use from adjoining Uses –** The Applicant proposes installing an 8- to 10-foot-high wall and art installation to separate the AMPD and the Substation. No fencing is proposed on the southern property line or along Homestake Road. Screening is proposed for rooftop mechanical equipment.
35. **Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots –** AMPDs exceed the building mass and bulk of other properties to incentivize the development of affordable housing. The AMPD code requires a 10-foot stepback on all building perimeters to decrease the impact of height on adjacent properties.
36. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing –** Bonanza Park area is in the General Commercial Zoning District, which allows for Building Height up to 35 feet from Existing Grade. To incentivize development of affordable units, the AMPD code allows Applicants to achieve a 45-foot Building Height if certain criteria are met. The adjacent properties are not built to the 35-foot allowance in the General Commercial Zoning District and most properties contain one to two-story developments. However, as the area is redeveloped and density and Building Height is maximized on adjacent properties, the Homestake AMPD, while achieving a total of 45 feet, will be more aligned with future developments that achieve the 35-foot height.
37. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site –** The plans as submitted do not indicate issues of vibration, odors, steam, or other mechanical factors that might affect people and Property Off-site. Most mechanical equipment will be located on the rooftop. This equipment is required to be screened to avoid noise or vibration.
38. **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 condominium plat for individual unit ownership is proposed for the AMPD and the units are planned to be long-term rentals. LMC § 15-6.1-2(D) prohibits Nightly Rentals and Timeshares for market-rate and affordable units within an AMPD.

**Additional Considerations**

39. **Substation –** On August 23, 2022, EMF Utah, LLC, completed a Magnetic Field Survey completed by Brent Rotondi, EMF Specialist. EMF Utah, LLC took ground-level measurements for the locations indicated as A, B, and C, and then took ground-level measurements and measurements at ten, twenty, and thirty feet above ground for locations D, E, F, G, H, I, J, K, and L. The survey provides measurements in milligauss per location ranging from 13.1 to less than one, as well as readings in volts per meter, ranging from 6 to 449. The survey description notes that the survey readings are a snapshot in time and are not predictive of what the readings will be at any point in the future or indicative of what the readings were in the past, and also that they make no claims regarding the health and safety of a survey site based on EMF levels measured. They advise clients to read health and safety documentation provided by federal, state, county, and city environmental safety divisions, along with third-party environmental and technical organizations before making a determination regarding the health and safety risk of the survey site. In addition to the survey, the Applicant submitted a document from and the National Cancer Institute *Electromagnetic Fields and Cancer* and an Iowa State University *Electromagnetic Fields Factsheet*.
    The Applicant proposes modifications to the wall along the Substation property with the possibility of an art installation to separate the uses. The Applicant proposes a board-form concrete wall approximately 8 – 10 feet in height with a mural that could include painted scenes ranging from one with mountains and forests, to abstract art, to an interpretive industrial look, to a historical train.

**Public Notice**

40. The Applicant conduct outreach and that the Applicant host neighborhood meetings prior to applying for an Affordable Master Planned Development. Between February 2022 and June 2022, the Applicant held outreach meetings with public.

41. On August 8, 2022, staff mailed courtesy notices to property owners within 300 feet of the Site. On August 10, 2022, staff posted physical notice to the site. The *Park Record* published notice on August 10, 2022. Staff published notice to the City Website and the Utah Public Notice website on August 19, 2022.
42. Staff mailed additional courtesy notices to surrounding property owners on October 10, 2022 and posted updated notices to the property on October 11, 2022.

**Public Meetings**

43. On July 27, 2022, the Planning Commission held a work session for an initial, high-level review of the Applicant's project.
44. On August 24, 2022, the Planning Commission visited 1875 Homestake Drive to visualize the Homestake AMPD Building Footprint and Building Height, and to review future road improvements in the vicinity.
45. On September 28, 2022, the Planning Commission reviewed the project and conducted a public hearing.
46. On October 26, 2022, the Planning Commission reviewed the project and conducted a public hearing.

**Conclusions of Law**

**Conditional Use Permit**

1. The Conditional Use Permit complies with the requirements of the Land Management Code, as conditioned.
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.

**Affordable Master Planned Development**

4. Provides at least 50% Affordable Units;
5. Complies with requirements of the Land Management Code;
6. Meets the minimum requirements of this Chapter;
7. Provides meaningful Open Space for residents and the public;
8. Strengthens and enhances the resort character of Park City;
9. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;

10. 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;
11. Promotes the Use of non-vehicular forms of transportation through design and by providing trail and pathway connections;
12. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
13. 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, and includes Energy Star qualified products for appliances;
14. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
15. Addresses and mitigates Historic Mine Waster and complies with the requirements of the Park City Soils Boundary Ordinance;
16. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
17. Addresses and mitigates traffic;
18. Addresses and mitigates parking reductions and parking management.

**Conditions of Approval**

1. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stockpiling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling, mud and dust control, construction signs, temporary road and/or trail closures, limits of disturbance, fencing, protection of existing vegetation, erosion control, storm-water management, and other items as may be required by the Building Department.
2. The immediate neighborhood and community at large shall be provided notice at least 24 hours in advance of construction work impacting private driveways, street closures, and interruption of utility service.

3. A storm-water run-off and drainage plan shall be submitted with the building plans and approved prior to issuance of any building permits. The plan shall follow Park City's Storm Water Management Plan and the project shall implement storm-water Best Management Practices. Post development drainage shall not exceed development drainage conditions and special consideration shall be made to protect any wetlands delineated on and adjacent to the site.
4. The project is over 1.0 acres and will be required to meet the requirements of Park City's municipal separate storm sewer system (MS4) storm-water program.
5. Final utility plans shall be submitted with the building permit.
6. Dry utility infrastructure must be located on the property and shown on the building plans prior to building permit issuance to ensure that utility companies verify the area provided for their facilities are viable and that exposed meters and boxes can be screened with landscaping.
7. Approval of this AMPD shall expire two years from the date of Development Agreement execution unless construction, as defined by the International Building Code, has commenced on the project.
8. The Park City Fire District requires the Applicant to install "no parking" signs for the fire line prior to issuance of any Certificate of Occupancy.
9. The final building plans shall comply with LMC § 15-5-5 *Architectural Design Guidelines*.
10. The Applicant shall submit roof overhang details showing compliance with the two-foot roof overhang within the 10-foot stepback for the project.
11. The applicant must submit a Line Extension Agreement (LEA) for the on-site and off-site sewer main line construction. All items required under the LEA must be completed prior to submitting a building permit. These include the following:
    a. SBWRD approval of the LEA
    b. Payment of required engineering services fees
    c. Granting of required easements
    d. SBWRD approval of on-site and off-site sewer main line construction drawings
12. Building Façade Variation may not exceed 35 feet in Building Height and may not include architectural features or façade changes that encroach into the 10-foot stepback.
13. The Applicant shall provide a minimum of 800 square feet for internal and secure bike storage for approximately 50 bikes on site in the underground parking area. The internal and secure bike storage area shall provide charging available for e-bikes. The Applicant shall also provide a bike repair amenity space for residents.

The Applicant shall install 15 outdoor bike racks for residents and guests. The bike racks must be medium security racks in which both the bike frame and wheels may be locked by the user. The spaces must be designed to prevent damage to the bike and to facilitate easy and secure storage without interference from or to adjacent bikes. Bike racks or lockers must be anchored and of solid construction, resistant to rust, corrosion, hammers, and saws. Bike racks must be compatible in design and function with the surrounding building and street furniture. Bike facilities must be located in convenient, highly-visible, active, well-lit areas and shall not interfere with pedestrian movements and snow storage.

14. The Applicant agrees to allow a Summit County Bike Share location on the site, subject to Park City Transportation Department and Engineering Department and Summit County approval.
15. The Applicant shall install high-speed remote-controlled gate at the entrance to the parking structure prior to any unit Certificate of Occupancy issuance.
16. Prior to any unit Certificate of Occupancy issuance, the Applicant shall install sufficient cameras in the underground parking structure for remote monitoring 24/7 by the management company.
17. The Applicant shall ensure daily security patrol service to patrol the property and parking structure.
18. The Applicant shall ensure use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense.
19. The Applicant shall number parking stalls. Units 1,000 square feet or less shall be restricted to one parking space. Residents without a vehicle may lease their parking space to another tenant, but in no circumstance shall the total vehicles granted a parking permit/sticker authorization to park in the parking structure exceed 128. Upon termination of a rental lease, tenants must turn in their parking permit/remove their parking sticker authorization.
20. Two parking spaces shall be reserved for property management.
21. The annual operating budget for the project shall include an allowance to sweep and clean the parking area on a semi-annual basis.
22. Conduit for future installation of 20 Electric Vehicle Charging Stations that meets the requirements of LMC § 15-3-11 shall be completed prior to Certificate of Occupancy issuance. Two Electric Vehicle Charging Station installations with the first being a dual-port that meets ADA standards shall be provided in the

underground parking area for use by tenants prior to Certificate of Occupancy issuance.

23. The Applicant shall comply with federal and state regulations, as well as with Municipal Code of Park City Chapter 11-15 *Park City Landscaping And Maintenance Of Soil Cover* and shall work with the City's Environmental Regulatory Program Manager to ensure compliance prior to building permit issuance.
24. If project Construction, as defined by the International Building Code, does not commence within two years of Development Agreement execution.
25. The Applicant shall submit a draft Development Agreement to the Planning Department by April 26, 2023. The Development Agreement shall meet the requirements of LMC § 15-6.1-5, be reviewed and ratified by the Planning Commission, and be recorded with the county prior to building permit issuance.
26. The deed restrictions shall conform with the deed restriction requirements outlined in the Park City Affordable Housing Resolution in effect at the time of a complete Affordable Master Planned Development Application submission, or as otherwise determined by the Park City Housing Authority.
27. The deed restriction shall continue in full force and effect for a period not less than forty (40) years. Upon expiration of the initial forty (40) year term, or any subsequent term, the City shall have six (6) months in which to determine, based on an independent market study, that the Affordable Units within the Affordable Master Planned Development are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional consecutive ten (10) year terms.
28. The property owner of an affordable unit within the Homestake AMPD shall submit to the City an annual compliance report verifying deed restriction compliance.
29. The Applicant will make two surface parking spaces available as part of a Transportation Demand Management strategy for a car-sharing service should such service become available in the area or for limited timed use for ride-sharing service parking.
30. The Applicant committed to the following:
    a. Walkability and multi-modal connectivity to basic life amenities supported through bike storage, electric bicycle stations
    b. Electric Vehicle Charging Stations for residents

c. Building orientation to maximize passive solar strategies with the majority of units and building facades oriented primarily in the north-south direction with passive heating in the cooler months and shade in the warmer months
d. Building design that meets the International Energy Conservation Code (IECC) 2021 standards, which exceed adopted energy codes in Utah.

31. Trash and recycling facilities shall be enclosed and fully shielded and shall comply with the requirements of LMC § 15-5-5 and 15-6.1-11. At the building permit stage, the Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Affordable Master Planned Development to the trash and recycling containers. No Site plan with a Commercial Development or Multi-Unit Dwelling shall be approved unless there is a mandatory recycling program, which may include Recycling Facilities for the Site. The Recycling Facilities shall be identified on the Site plan to accommodate for materials generated by the tenants, residents, users, operators, or owners of such Master Planned Development. Such Recycling Facilities shall include, but are not limited to, glass, paper, plastic, cans, cardboard or other household or commercially generated recyclable and scrap materials. Centralized trash and recycling containers shall be located in a completely enclosed Structure with a pedestrian door and a truck door or gate. The enclosed Structure shall be designed with materials that are compatible with the principal Structures in the Affordable Master Planned Development and shall be constructed of masonry, steel, or other substantial materials. The Structure shall be large enough to accommodate a trash container and at least two recycling containers to provide for the option of dual-stream recycling.
32. Service and delivery areas shall be kept separate from pedestrian areas.
33. The Applicant shall install an 8- to 10-foot wall along the Substation and an art mural. The project area between the building façade and the wall shall include outdoor lighting that complies with the City's Dark Sky Code in LMC § 15-5-5(J).

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5060 or email planning@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Spencer Cawley and Rebecca Ward, project planners

May 24, 2022

Gretchen Milliken, Planning Director
Rebecca Ward, Assistant Planning Director
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, Utah 84060

**RE: Homestake Affordable Housing Project MPD/CUP Application**

Dear Gretchen and Rebecca,

The Homestake Affordable Housing Project is a proposed 123-Unit project located on a triangular-shaped 1.86-acre parcel of property owned by Park City Municipal Corporation. This Application is a joint application with PCMC and J. Fisher Company/Rory Murphy. The effort is a Public/Private partnership and the primary goal is to increase the City's affordable housing stock within City limits. The Applicant is submitting this proposal to the Planning Staff and Planning Commission under LMC Section 15-6.1 Affordable Housing Planned Developments. The subject property is zoned General Commercial (GC) which is an Allowed Zone to pursue Affordable Housing Planned Developments. There are no variances to the LMC requested by this proposal.

The property is currently a paved parking lot that is bordered to the north by the Recycling Center, to the east by the Utah Power sub-station, to the south by the Wintzer-Wolfe property assemblage and Homestake Drive to the west. There are two existing condominium projects, Homestake Condominiums and Claimjumper Condominiums that are located on the opposite side of Homestake Drive to the west (please see Exhibit A). The subject property is centrally located to everything; grocery stores, schools, transit, resorts, commercial areas, restaurants, etc. It has easy and ready pedestrian access to all of those adjacent uses and is an ideal spot to place affordable housing.

Central to this application is the need and desire for affordable housing. The subject creates considerable debate within the community. While most citizens appear to desire more affordable housing opportunities in the City, many do not want any such solution as part of their neighborhood fabric. No matter where affordable housing goes, it will generate controversy. It is a difficult challenge for the Staff and the Planning Commission to find solutions that are as beneficial as possible while being as sensitive as possible regarding placement and impacts.

**Proposed number and type of units**

The total number of units proposed is 123. The total square footage of the building is 200,432 square feet. The building is a podium parking structure with a parking level underground and four stories aboveground. The Applicant is currently proposing to build forty-six (46) 650-square foot one-bedroom units, seventy-four (74) 940 square foot two-bedroom units and three (3) 1,200 square foot three-bedroom units (please see Exhibit B). In addition, the Applicant is proposing 6,461 square feet of amenity space and the proposed uses include child play rooms, storage, bike storage, bike maintenance and music rooms. The Applicant would like to discuss the uses with the Planning Commission and Staff and mutually determine what uses are appropriate.

**Current Use of the Property**

The current use of the property is parking and storage. There are numerous items and containers that are scattered throughout the property, mostly to the south and east. There is even a small boat and it has become a popular place to store construction trailers as well, notably concrete trailers. The parking lot consistently has 30-40 vehicles located there and that number can double on a busy night due to overflow pressure from the Boneyard, Wine Dive and Blind Dog to the north. What has become apparent is that most of the vehicles parked on the lot, as well as those currently parked on Homestake Drive, do not belong to the residents at Claimjumper and Homestake. It is one of the few "safe" parking lots and streets to park overnight, long-term vehicles in the City limits. It is indicative of a macro-trend in Park City that has been gradually forcing residences to find a place for their vehicles that will not be towed and ticketed. As development pressure has ramped up, previously safe places to park in Park City have been eliminated and Homestake is feeling the effect of that pressure.

Of the two adjacent housing projects, Homestake Condominiums appears to be adequately parked. The project is located on a much larger property than Claimjumper and there are consistently open spaces in their parking lots. Claimjumper Condominiums conversely has covered, assigned parking and it appears that at least some of the parking on the street and the Homestake lot are attributable to Claimjumper. This is particularly true of larger work trucks, especially those with trailers. However, it is clear that many, if not most, of the vehicles parked on Homestake Drive and the Homestake parking lot are owned by parties located a distance away from the immediate neighborhood. We do not know with certainty what the Claimjumper impact is on the existing parking lot, only that cursory observation has proven that the lot is used by those residents.

**Parking**

Parking is one of the crucible issues facing the Homestake project and it is a subject that requires direction from the Planning Staff and Planning Commission. The Homestake lot is central to a parking lease the City currently has with the Kimball Arts Center, located directly to the north of the Recycling Center. The City is required to provide 40 spaces until September 30, 2024 (with an 18-month extension) for the benefit of the Kimball Arts Center. While the City has the right to relocate those spaces to an area that is reasonably close to the KAC, the obligation nonetheless exists and is currently being satisfied by the

subject property. Three other less-tangible parking obligations are overflow parking from Claimjumper Condominiums, overflow parking from the restaurants and bars located to the north and alternative employee parking for Main Street businesses. The central question is what existing use(s) does the Planning Commission wish to retain or accommodate, if any.

By virtue of the Land Management Code, 15-6.1 Affordable Master Planned Developments, Section 15-6.1-9 Parking, subsection (b), "The Applicant may request that the **Planning Commission** reduce the parking required by Section 15-3-6, Parking Ratio Requirements for Specific Land Use Categories." The project, as proposed, without any parking reduction considerations contemplated by 15-6.1-9(b), would require 125 parking spaces. The Homestake project, as proposed, has 131 stalls, 125 underground and 6 surface stalls. The project has in excess of the parking requirements that are mandated by the LMC *provided* the project is not required to accommodate the public parking described above. This is a very important consideration for the Planning Commission. The LMC gives unilateral authority to the Planning Commission to determine the parking required by a project submitted under the Affordable Master Planned Developments guidelines.

The Planning Commission may reduce the parking requirements for the project by up to 50% of the required spaces. There are a myriad of practical transit, pedestrian and other non-motorized alternatives inherent to this project by virtue of its location. The Applicant recognizes that the concept of reducing a parking requirement, particularly in an area that is already seeing considerable parking pressures, is a significant request of the Planning Commission. If the Planning Commission determines that there will be no consideration regarding reducing the standard parking ratios vis-a-vis 15-6.1-9(b) and also determines that there must be an active accommodation of public parking on the site to mitigate the impacts of the development of the project, there are a total of 6 spaces available (131 total minus 125 required). Any reduction of the parking requirement would allow for additional public parking in the project.

It must be noted at this point that the project is an affordable housing project and it cannot absorb the cost of additional underground parking. If, for example, the Planning Commission determines that the project must satisfy its own parking as per the LMC Parking requirements with no reduction and also decides that an additional 50 spaces are required for public use, then the project would not be able to absorb this cost and would not be financially feasible. This would require an additional level of underground parking and the cost is prohibitive to affordability. That being the case, if the Staff, Planning Commission and Council collectively desire to add an additional public parking component to the project, then the Applicant is open to discussing that concept. However, it should be stated that it would require a financial contribution to obtain the additional public parking if that is the desired outcome.

**Variances**

The Applicant is not seeking any variances to the Land Management Code.

**Traffic**

A traffic study has been commissioned with Hale Traffic Engineering. It is not yet completed but should be available by the end of June, 2022.

**Environmental (Phase 1 and Phase 2)**

The Applicant has engaged Blue Ledge Consulting and Stantec Engineering to analyze, test and make recommendations for the environmental concerns that are found on the Homestake site. The site was an old railroad yard and stockyard. The railroad was used extensively to transport materials in and out of Park City during the mining era. While fortunately the site was by-passed by the general tailings effluent that flowed along Silver Creek, there was nonetheless likely contamination simply by virtue of the transport of ore and tailings by the railroad. The Phase 1 report indicates that the top 12"-18" may be contaminated due to the impact of transport (i.e., tailings and ore could have fallen off the rail cars or been carried on the hooves of pack animals). The Applicant is moving forward with a Phase 2 Environmental study which will actually sample the site and determine the extent and depth of any contamination. The Phase 2 report will also determine what efforts and protocols need to be followed for the site to remove contamination. The Phase 2 Report is based off of conversations and direction from Mr. Ryan Blair, PCMC's Environmental Regulatory Program Manager (Phase 1 Report and Phase 2 Work Order attached as Exhibit C).

**Affordable Housing LIHTC Program/Affordability**

The project will include 80% of all units as deed-restricted affordable housing using low-income housing tax credits ("LIHTC") under Section 42 of the Internal Revenue Code. The affordability of the deed-restricted units is expected to average between 58-60% of the Summit County area median income ("AMI"). The current programming includes units at 40%, 60% and 80% AMI across floorplans of one-, two-, and three-bedroom units. The deed-restrictions will be a minimum of 50-years or the length of the ground lease with PCMC. The remaining 20% of the units will be market-rate units. Mixed-income projects must have substantially the same equipment and amenities as other units in the Project, must be substantially the same size as other units in the project and cannot be geographically segregated from other units in the Project.

**Homestake Road**

As it currently exists, Homestake Drive is very challenging for pedestrians or cyclists to traverse. The road is narrow which is further exacerbated by parking on the western side of the road. There are blind curves and it would be difficult to walk with children or pets down the road, especially at night. Park City has long been aware of the limitations of Homestake Road and PCMC is planning to improve both Homestake Drive and the adjacent Munchkin Road. The improvements will include a 12' wide multi-purpose path on the east side and a 6'-8' sidewalk on the west side. Lighting will be installed where there is inadequate lighting currently. These improvements will dramatically improve the safety and viability of Homestake Road (please see Exhibit D).

**Commercial Uses**

The project originally desired to pursue several commercial uses, such as a neighborhood market that catered to our Hispanic community as well as a coffee shop open to the public and perhaps some other

low-impact accompanying uses. The Applicant has recently discovered that those uses are problematic for the constructability of the project. A recent discussion with the Park City Building Department unveiled the need to upgrade the entire construction of the Building from a Type 5A Assembly to a Type 3B Assembly due to Fire and Building Code requirements. This change would increase the cost of the construction by about 7%. In the very tight margin situation of affordable housing, this cost becomes prohibitive. While the Applicant has certainly not closed the door on the commercial concept, it does seriously impact the project. For the above reason we are not currently proposing commercial use.

**Mixed Income**

The Homestake project is proposed to be a mix of 80% affordable units with AMI's ranging from 40% AMI to 80% AMI. The project is also planning for 20% market rate units. The market rate units may not be rented by the night and may not be time-shared, divided in ownership or any other such mechanism that may encourage high turnover rates of these units. The project is designed to be a permanent residents-only project. By including a wide variety of mixed incomes within the same project it is hoped that it will foster and nurture a sense of community and encourage interaction across socio-economic groups. Market rate units may not differ visually from the outside of the unit, so it will not be readily apparent top an observer what units are market and what units are affordable.

**Wintzer-Wolfe Property**

To the south of the subject property is the Wintzer-Wolfe property assemblage. The Wintzer-Wolfe's own approximately 6.5 acres that host a myriad of commercial business, buildings, storage, some residential and other office and non-profit use. The property is a vibrant and very active part of the overall Park City landscape and offers business opportunities that are otherwise not available in Park City. While the close association between the two properties should increase volume of business to the Wintzer-Wolfe properties, there are concerns regarding parking and overflow use of the open space and areas located on the Wintzer-Wolfe property. The landowners have requested a commercial component in the Homestake project so that it could minimize the impact on area businesses, cut down on traffic and create a sense of community. As stated above, the Applicant initially enthusiastically embraced the concept of on-site commercial but was not aware of the Building Code upgrade that would be required. The building is proposed to host significant amenity areas and child care and gathering spots, both inside and outside the structure, are planned to be incorporated.

**UP&L Substation and EMF's**

There is a UP&L substation located directly adjacent to the project on its eastern boundary. There have been concerns raised regarding that such proximity to a substation may bring to the health of the most vulnerable occupants of the proposed building in the form of Electromagnetic Fields (EMFs). EMFs are around us at virtually all times in different forms. The debate regarding the health impacts of EMFs is quite robust with most concerns being directed at very high frequency EMFs that are emitted from 5G cellphones and other devices. To be certain, the Applicants have no desire whatsoever to develop in an environmentally concerning situation.

After a huge amount of research that included dozens of government and academic sources, we have concluded that there is no risk of EMFs from the substation affecting the health of the nearby residents. This is for two primary reasons. The first is that, unlike power lines and other potentially EMF radiating sources, substations are wrapped in EMF insulators and thus produce only negligible EMF radiation which is quickly addressed by the second reason, which is the "rule of squares". The rule of squares is the proven theorem that EMF radiation falls off by a squared magnitude as it gets further from the source. (Please see Exhibit E. The City conducted an EMF site study and the findings showed a presence of EMF (likely from the overhead power lines) that diminished rapidly as it increased in distance from the site. Expert testimony can be arranged if it would help the Planning Commission's understanding of the situation.

The Applicant would also like to propose that the City allow a screening wall be built between the project and the adjacent substation. A 20-foot-high wall would screen most of the substation from the project. The Applicant would also propose that a mural be painted on the wall to enliven the space and add to the sense of community.

**Recycling Center**

The Recycling Center, located directly to the north of the property, is located on City-owned property and is usually accessed off of Munchkin Road. The Recycling Center has long been planned to be moved to a location towards the Quinn's Junction area. The planned-for improvements to Munchkin Road and Homestake Drive will require utilizing the property where the Recycling Center now sits. As it exists currently, the Recycling Center does not interfere with the proposed development of the Homestake property.

**Kimball Arts Center**

The Kimball Arts Center (KAC) is an iconic non-profit entity that has had a presence in Park City since 1969. Long located on Main Street, the KAC moved its operations to the Yard facility following the sale of their building on Heber Avenue. In addition to the parking lease mentioned above, the KAC uses the parcel for overflow parking for its major events. The KAC has long envisioned a move to the Arts and Culture District which is located nearby. Its current operations depend on an adequate parking solution and the Applicant is committed to assisting the KAC with an acceptable solution. Due to the proximity of the project to the KAC, it is important that all parties communicate on a consistent basis moving forward to minimize any negative affects the development of the project may have

**Affordable Master Plan Developments.**

The Affordable Master Planned Development section of the Code was implemented to encourage affordable housing projects within the Park City limits. The proposed Homestake project would add a significant number of affordable units to Park City's inventory. The new Code language was intended to increase affordable housing opportunities and modifying the Code in places where it can seriously impact the financial feasibility of an affordable project. The following Section is devoted to outlining the requirements in the Code and the Applicant's adherence to the particular requirement. It is presented in the order of the Code and procedural Sections are not included.

**Purpose**

The purpose of Affordable Master Planned Developments is to:

1. Incentivize public, private, and public-private development of Affordable Units for the workforce of Park City; ***The Homestake project is a public-private development that will, as proposed, add 123 units of deed-restricted affordable housing to the City's existing inventory.***
2. Create developments that include market-rate and Affordable Units and increase housing opportunities that are affordable to a wide range of incomes; ***The Homestake project is designed as a mixed-use project with up to 20% of the units, spread throughout the project, will be made available to the general public.***
3. Increase Building Height and Density and decrease parking requirements for Affordable Units if impacts to the community are mitigated; ***The proposed project height is within the Chapter guidelines and the parking requirements discussion has been outlined above.***
4. Ensure neighborhood Compatibility; and ***The two adjacent housing projects are, in effect, mixed income with a good variety of primary owners and renters that tend to be more service-oriented workers. That is exactly the same demographic that is being pursued at the Homestake project. The project will increase traffic on Homestake Dr.; however, it is expected that the improvements that are planned for Homestake Dr. will significantly mitigate the increase.***
5. 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. ***The proposed project is incorporating all available energy conservation measures and working closely with the Planning, Building and Engineering Departments to achieve as efficient and sustainable design as the financial constraints allow. The project proposes a bike corral parking station exclusively dedicated to bikes, will have electric charging stations, will have easy access to transit and services and a bike exchange transfer station. The Applicant would also like to explore rideshare vehicles, micro-transit and parking mitigation measures with the Planning Commission.***

**Requirements**

1. Affordable Master Planned Developments must contain at least ten (10) Residential Unit Equivalents (20,000 square feet). ***The project is proposed for 123 RUE's.***
2. At least fifty percent (50%) of Affordable Master Planned Development Residential Unit Equivalents shall be Affordable Units. ***80% of the units are proposed to be Affordable Units.***
3. Affordable Units may differ from market rate units with regard to interior amenities and Gross Floor Area provided that:
    0. These differences, excluding differences related to size, are not apparent in the general exterior appearances of the market-rate units within the Affordable Master Planned Development; ***There is no apparent difference from the exterior for Market-rate and Affordable units.***
    1. These differences do not include insulation, windows, heating systems, and other features related to the energy efficiency of the Affordable Master Planned Development. ***The proposed project does not have any variation in the exterior appearance of the Affordable and Market Rate units.***

4. Nightly Rentals and Timeshares are prohibited for market-rate and Affordable Units within an Affordable Master Planned Development. ***There are no Nightly Rental nor Timeshares proposed in the current project. Eighth-share and other multiple owner programs are also specifically not allowed or proposed.***

**Zoning Districts And Uses**

1. **ZONING DISTRICTS**. Affordable Master Planned Developments are Allowed in the following Zoning Districts:
    0. Residential Development
    1. Residential Development Medium
    2. Residential Medium
    3. Recreation Commercial
    4. General Commercial
    5. Light Industrial
    6. Community Transition
    7. Historic Commercial Business
    8. Historic Recreation Commercial, east of Park Avenue
2. **USES**. An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located. ***The proposed use is for a single Multi-Unit Dwelling. Multi-Unit Dwellings are a Conditional use in the GC Zone.***
3. **COMMERCIAL USES**. An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses. ***The Applicant is not requesting any Commercial Use.***

**Density**

1. Density for Affordable Master Planned Developments is not determined by the underlying Zoning District, except for the Historic Commercial Business Zoning District (see Subsection B). Rather, Density for Affordable Master Planned Developments is volume based and is determined by the requirements outlined in this Affordable Master Planned Development Chapter. Setbacks shall comply with Section 15-6.1-7, Building Height and Facades shall comply with Section 15-6.1-8, parking shall comply with Section 15-6.1-9, Open Space shall comply with Section 15-6.1-10, and Site planning shall comply with Section 15-6.1-11. ***The Applicant is not requesting any Density increase.***

**Setbacks**

1. The minimum Setback around the exterior boundary of an Affordable Master Planned Development is twenty-five feet (25') for Property greater than two (2) acres. ***The property is 1.86 acres so this is not applicable.***
    0. The Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for Affordable Master Planned Developments greater than two (2) acres to the zone-required Setback to provide architectural interest and variation.
2. For Property two (2) acres or less, the minimum Setback around the exterior boundary of an Affordable Master Planned Development shall be the zone-required Setback. ***The project complies with minimum setbacks required by the GC Zone within which this project is located.***

3. For perimeter Setbacks or Setbacks within the Affordable Master Planned Development, the Planning Commission may increase Setbacks to retain existing Significant Vegetation or natural features, to create an adequate buffer to adjacent Uses, or to meet Historic Compatibility requirements. ***Not applicable.***
4. The Planning Commission may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the Zoning District to match an abutting zone-required Setback, provided the project meets minimum International Building Code and Fire Code requirements, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures, and meets Open Space criteria. ***The Applicant is not requesting any setback variances.***
5. Final Setback approvals shall be specified as a Finding of Fact in the Affordable Master Planned Development approval, in the Development Agreement, and on each plat within the Affordable Master Planned Development.

***Relative to the following Section "15-6.1-8 Building Height And Facades" it should be noted that the Applicant is not requesting any variances to the LMC for Building Height. All of the criteria, exceptions, step-backs and façade requirements listed in the Section 15-6.1-8 are incorporated into the design and there are no variances requested.***

**Building Height And Facades**

1. **BUILDING HEIGHT**. With the exception of the Historic Commercial Business Zoning District, Affordable Master Planned Development Building Height shall comply with the underlying Zoning District Building Height for the perimeter Building Façade planes. Building Height is forty-five feet (45') from Existing Grade when the following criteria are met:
    0. The Building includes a ten-foot (10') stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the forty-five foot (45') Building Height;
    1. Infrastructure is in place or can be updated to meet the increased demand; and
    2. The Building complies with Building Façade variation requirements.
2. **EXCEPTIONS**. The following may exceed the Building Height:
    0. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements;
    1. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the forty-five foot (45') Building Height; and
    2. Elevator Penthouses may extend up to eight feet (8') above the forty-five foot (45') Building Height.
3. **STEPBACK EXCEPTIONS**.
    0. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the stepback.
    1. Roof overhangs or eaves projecting not more than two feet (2') into the stepback.
    2. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
    3. Rooftop Decks projecting not more than six feet (6') into the stepback.
    4. Solar Energy Systems.

5. Green Roofs.
6. Rooftop gardens projecting not more than six feet (6') into the stepback.
7. Screened mechanical equipment, hot tubs, or similar Structures projecting not more than six feet (6') into the stepback.

4. **FAÇADE VARIATION**.
    0. Buildings greater than sixty feet (60') but less than one-hundred-twenty feet (120') in length must exhibit a prominent shift in the Façade of the Building so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten-foot (10') change in Building Façade alignment or a ten-foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').
    1. Structures that exceed one-hundred-twenty feet (120') in length on any Façade shall provide a prominent shift in the mass of the Building at each one-hundred-twenty-foot (120') interval, or less, reflecting a change in function or scale. The shift shall be in the form of either a fifteen-foot (15') change in Building Façade alignment or a fifteen-foot (15') change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
    2. The Façade length and variation requirements apply to all sides of a Building.

**Chapter Code Parking**

**1.** Affordable Master Planned Developments shall comply with Chapter 15-3, Off-Street Parking. ***See "Parking" section above. The project is not requesting any parking reductions. This Section is shown in its entirety to outline the options the Planning Commission has relative to parking reductions in the entitlement process.***

2. The Applicant may request that the Planning Commission reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories. To request a parking reduction, the Applicant must:
    0. Demonstrate that parking reductions materially increase the feasibility of the proposed Affordable Master Planned Development;
    1. Fund and submit a parking and traffic study completed by a third party selected by the City; and
    2. Demonstrate that the proposed Affordable Master Planned Development sufficiently addresses the parking demand for the project.
3. If the Planning Commission approves a reduction in the parking requirements, the Applicant shall submit a parking management plan for Planning Commission review and approval prior to the issuance of a Certificate of Occupancy for any portion of the Affordable Master Planned Development.
    0. The Planning Commission may amend the parking management plan at any time to address changing circumstances.
4. The Planning Commission may reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories, for Affordable Master Planned Developments according to one or more of the criteria outlined below:
    0. On sites that are one acre or less by deducting 5,000 square feet per 15,000 square feet of Gross Floor Area for each floor from the sum of total floor area that is used to calculate parking requirements;

1. Parking in the Right-of-Way along the perimeter of the Affordable Master Planned Development Site is available;
2. A clear and irrevocable agreement authorizes Affordable Master Planned Development residents to park in an off-Site Parking Area or Parking Structure that is located within 1,000 feet of the Affordable Master Planned Development perimeter boundary;
3. The Affordable Master Planned Development is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards;
4. On-Site parking is provided for motorcycles and/or scooters;
5. Bicycle parking exceeds the requirements of Section 15-3-9;
6. The Affordable Master Planned Development provides dedicated parking spaces for resident carshare vehicles.

5. The Planning Commission may not reduce Affordable Master Planned Development parking requirements below the ratio outlined in Table 1:

Table 1

| Unit Size | Market-Rate Units | Affordable Units |
|---|---|---|
| <600 SF | 0.5 spaces per unit | None |
| 600-1,000 SF | 1 space per unit | 0.5 spaces per unit |
| 1,000-2,000 SF | 1.5 spaces per unit | 1 space per unit |
| >2,000 SF | 2 spaces per unit | 1.5 spaces per unit |

6. In mixed-use Affordable Master Planned Developments, the Commercial, Retail, Office, Public, and/or Quasi-public Uses shall meet the parking requirements outlined in Chapter 15-3.

**Open Space**

**1.** Affordable Master Planned Developments shall contain a minimum of twenty percent (20%) Open Space. On-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, and significant landscaping are encouraged. Open Space may not be used for Streets, roads, or Parking Areas. ***The project, as proposed, is 35% Open Space if emergency hardscape (not driven on under normal circumstances) is considered and 25% open space if emergency hardscape is not allowed as an Open Space definition. In either event, the proposed open space exceeds the minimum required Open Space (please see Exhibit F).***

**2.** The Planning Commission may decrease the required Open Space for projects located within 300 feet (300') of a Public Use, including but not limited to a public park, Recreation Open Space, public trail, public school, or Public Recreation Facility. ***Not applicable.***

**Site Planning**

An Affordable Master Planned Development shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The Development should be designed to fit the Site, not the Site modified to fit the project. The Applicant shall address the following in the Site planning:

1. **CLUSTERED DEVELOPMENT**. Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters. The Open Space should be designed so that existing Significant Vegetation is maintained on the Site. ***The proposed plan is a classic clustered development and properly utilizes the minimum amount of property and maximizes the open space in its appearance and functionality.***
2. **GRADING**. Projects shall be designed to minimize Grading and the need for large retaining Structures. Roads, utility lines, and Structures should be designed to work with Existing Grade. Cuts and fills shall be minimized. ***There are no retaining walls associated with the proposed plan.***
3. **TRAILS**. Existing trails shall be incorporated into the Open Space elements of the project and shall be maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails. Construction of new trails shall be consistent with the Park City Trails Master Plan. ***The property is almost perfectly situated for pedestrian access due to its central location within the urban area of the City. The ease of pedestrian access allows for ready access to the local trail network.***
4. **INTERNAL CIRCULATION**. Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the Affordable Master Planned Development and safe travel to adjoining public sidewalks, trails, and Rights-of-Way. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements. ***Please see Exhibit G.***
5. **SNOW REMOVAL**. The Site plan shall include adequate Areas for snow removal and snow storage. The Landscaping plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. Snow shall be stored on-Site, unless otherwise approved by the Planning Commission. ***Snow removal has been incorporated into the site plans as shown on Exhibit H.***
6. **TRASH AND RECYCLING**. The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Affordable Master Planned Development to the trash and recycling containers. No Site plan with a Commercial Development or Multi-Unit Dwelling shall be approved unless there is a mandatory recycling program, which may include Recycling Facilities for the Site. Single Family Dwellings shall include a mandatory recycling program with curb side recycling, and may also include Recycling Facilities. The Recycling Facilities shall be identified on the Site plan to accommodate for materials generated by the tenants, residents, users, operators, or owners of such Master Planned Development. Such Recycling Facilities shall include, but are not limited to, glass, paper, plastic, cans, cardboard or other household or commercially generated recyclable and scrap materials. Centralized trash and recycling containers shall be located in a completely enclosed Structure with a pedestrian door and a truck door or gate. The enclosed Structure shall be designed with materials that are compatible with the principal Structures in the Affordable Master Planned Development and shall be constructed of masonry, steel, or other substantial materials. The Structure shall be large enough to accommodate a trash container and at least two recycling containers to provide for

the option of dual-stream recycling. ***The proposed project will fulfill the obligations regarding trash removal and recycling as stated in the preceding paragraph. Please see Exhibit G for locations of trash and recycling.***

7. **TRANSPORTATION AMENITIES**. The Site plan shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable. ***Please see Exhibit G for transportation amenities.***
8. **SERVICE AND DELIVERY**. Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas. ***Please see Exhibit G for Service and Delivery areas.***
9. **LANDSCAPE AND LIGHTING**. A preliminary Landscaping plan must be submitted with the Affordable Master Planned Development Application. The Landscaping plan shall comply with all criteria and requirements of Section 15-5-5(N). All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificates of Occupancy. Lighting must meet the requirements of Section 15-5-5(J). ***(Please see Exhibit I).***
10. **SENSITIVE LANDS COMPLIANCE**. Applicants for an Affordable Master Planned Development that contains any Area within the Sensitive Land Overlay Zone shall conduct a Sensitive Lands Analysis and shall conform to Chapter 15-2.21. ***Not Applicable.***
11. **CHILD CARE**. A Site designated and planned for a Child Care Center may be required for an Affordable Master Planned Development if the Planning Commission determines that the project will create additional demands for Child Care. ***The project is planning for an internal child activity area which can be monitored and managed by the HOA.***
12. **MINE HAZARDS**. Applications shall include a map and list of all known Physical Mine Hazards on the Property and a Physical Mine Hazard mitigation plan. ***There are no known mine hazards associated with the property (Please see Exhibit J).***
13. **HISTORIC MINE WASTE MITIGATION**. An Applicant for an Affordable Master Planned Development with Property that is located within the Park City Soils Ordinance Boundary shall submit a soil remediation mitigation plan and shall indicate areas of hazardous soils and proposed methods of remediation and/or removal subject to the requirements and regulations of the Municipal Code of Park City Chapter 11-15. ***An Environmental Phase 2 Plan is being developed by Stantec Engineering and should be available by the end of June 2022.***
14. **GENERAL PLAN REVIEW**. The Planning Commission shall review Affordable Master Planned Developments for consistency with the goals and objectives of the General Plan; however, such review for consistency shall not alone be binding.
15. **HISTORIC SITES**. Applicants shall submit a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report prepared by a Qualified Historic Preservation Professional. ***There are no identifiable historic sites on the property. A Cultural/Historic inventory plan will be submitted shortly.***

***Please note the following Deed Restrictions and Compliance Ordinances that are required for any project approved under the Affordable Master Planned Development guidelines.***

**Deed Restrictions**

1. Prior to a Certificate of Occupancy for any market rate or Affordable Unit within the Affordable Master Planned Development, provisions to ensure continued affordability of Affordable Units shall be embodied in legally binding deed restrictions, approved by the City Attorney, and recorded with the County.

2. The deed restrictions shall conform with the deed restriction requirements outlined in the Park City Affordable Housing Resolution in effect at the time of a complete Affordable Master Planned Development Application submission, or as otherwise determined by the Park City Housing Authority.
3. The deed restriction shall continue in full force and effect for a period not less than forty (40) years. Upon expiration of the initial forty (40) year term, or any subsequent term, the City shall have six (6) months in which to determine, based on an independent market study, that the Affordable Units within the Affordable Master Planned Development are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional consecutive ten (10) year terms.

**Compliance**

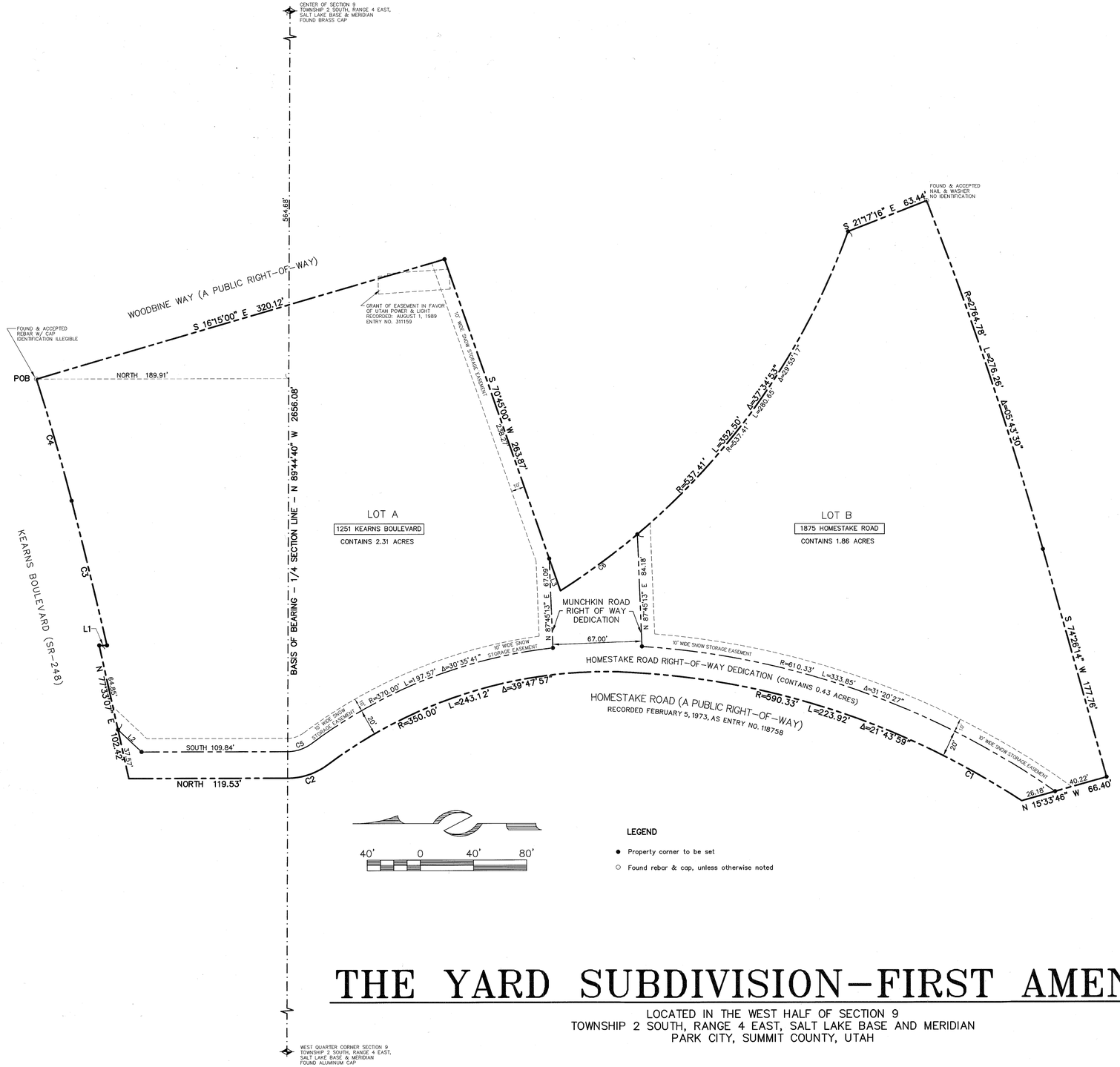
1. Each Property Owner of an Affordable Unit within the Affordable Master Planned Development shall submit to the City an annual compliance report, as amended from time to time by the City or its designee, verifying deed restriction compliance.
2. The Municipal Code of Park City Section 8-3-6 establishes that it is a crime to commit affordable housing fraud. Violation of Section 8-3-6 is subject to criminal prosecution.

**Conclusion**

The Homestake project is a rare opportunity for the City to work towards achieving its affordable housing goals. We believe that this is a strong plan and is one that is both financially feasible and fits well within the fabric of the neighborhood. That being said, the Applicant is open to receiving any input from any source to make the plan better and improve the overall compatibility of the plan with the surrounding neighborhood. We deeply appreciate the Commission and Staff's consideration of this proposal and we are available for any questions or concerns you may have.

Sincerely,

Rory Murphy
Ryan Davis (J. Fisher Company)
Jake Wood (J. Fisher Company)




# THE YARD SUBDIVISION-FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

| LINE TABLE | | |
|---|---|---|
| LINE | BEARING | DISTANCE |
| L1 | SOUTH | 5.86 |
| L2 | N 43°09'27" E | 24.40 |
| L3 | S 70°45'00" W | 25.60 |

| CURVE TABLE | | | |
|---|---|---|---|
| CURVE | RADIUS | LENGTH | DELTA |
| C1 | 590.33 | 89.79 | 08°24'54" |
| C2 | 50.56 | 32.47 | 36°48'00" |
| C3 | 4481.93 | 111.73 | 01°25'42" |
| C4 | 1677.02 | 95.24 | 03°15'13" |
| C5 | 30.56 | 19.63 | 36°48'00" |
| C6 | 537.41 | 71.85 | 07°39'36" |

## SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, this Subdivision Plat map of the THE YARD SUBDIVISION-FIRST AMENDED has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

PROFESSIONAL LAND SURVEYOR
No. 7248891
CHARLES GALATI
4/20/2017
State of Utah

## LEGAL DESCRIPTION

Lot 1, The Yard Subdivision, a parcel combination plat, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

## OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, L.L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as THE YARD SUBDIVISION-FIRST AMENDED, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this subdivision plat and public road right of way dedication as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this 20th day of April, 2017.

By: Mark J. Fischer
Mark J. Fischer, Manager
1251 Kearns, L.L.C., a Utah limited liability company

## ACKNOWLEDGMENT

State of Utah )
: ss.
County of Summit )

On the 20th day of April, 2017, Mark J. Fischer personally appeared before me, whose identity is personally know to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of 1251 Kearns, L.L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company, by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THE YARD SUBDIVISION-FIRST AMENDED.

A Notary Public commissioned in Utah
Teri Ann Holbrook
Printed Name
Residing in: Salt Lake City
My Commission Expires: April 5, 2020

TeriAnn Holbrook
Notary Public, State of Utah
Commission #688454
My Commission Expires
April 5, 2020

## NOTES

1. This plat is subject to the Conditions of Approval in Ordinance 2017-14.
2. A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118268 exists on Lot A. The location the easement is not disclosed.
3. A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot A. The location of the easement is not disclosed.
4. The Boundary Survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder is pertinent to this plat.
5. The Yard Subdivision plat recorded January 7, 2011, as Entry No. 914591 in the office of the Summit County Recorder is pertinent to this plat.
6. Access to Homestake Road and Munchkin Road shall be granted to Lot A. A driveway curb cut shall be provided to Lot A with any future road construction. Access to Woodbine Way for Lot A shall be maintained.
7. Wastewater service to The Yard Subdivision-First Amended, Lots A and B, shall be provided by the Snyderville Basin Water Reclamation District. At the time of recording this plat, a public wastewater line is not adjacent to Lot B. It shall be the responsibility of the owner of Lot B to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.
8. This development is over 1.0 acre and shall be required to meet the MS4 storm water permit requirements for common developments.
9. Modified 13D sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

SHEET 1 OF 1

4/19/17 JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\srv\plat2016\041016-yard.dwg

(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 21st DAY OF April, 2017
BY S.B.W.R.D.

**PLANNING COMMISSION**
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF MARCH, 2017
BY CHAIRMAN

**ENGINEER'S CERTIFICATE**
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24TH DAY OF April, 2017
BY PARK CITY ENGINEER

**APPROVAL AS TO FORM**
APPROVED AS TO FORM THIS 26th DAY OF April, 2017
BY PARK CITY ATTORNEY

**CERTIFICATE OF ATTEST**
I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY Michelle Kellogg
PARK CITY RECORDER

**COUNCIL APPROVAL AND ACCEPTANCE**
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY MAYOR

**RECORDED**
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title Agency
# 32.00 FEE
Maya Wright Dept. Recorder RECORDER
TIME 10:23:58 DATE 4-28-17 ENTRY NO. 01068309

YARD SUBDIVISION FIRST AMENDD

SNYDERVILLE BASIN
WATER RECLAMATION DISTRICT
2800 HOMESTEAD RD, PARK CITY, UT 84098 WWW.SBWRD.ORG T 435-649-7993 F 435-649-8040

September 1, 2022

Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060

Subject: Homestake Property – Parcel YARD-B-1AM-X
Service Provider Letter

Dear Mr. Murphy;

This is to respond to your request regarding wastewater service for the referenced project in Park City, Utah.

The proposed project is within the Snyderville Basin Water Reclamation District (SBWRD) service area. The SBWRD can provide wastewater service to the project provided the established procedures for obtaining said wastewater service are followed as outlined in SBWRD standards

Wastewater service is not committed by SBWRD until SBWRD receives full payment of all required fees including SBWRD impact fees.

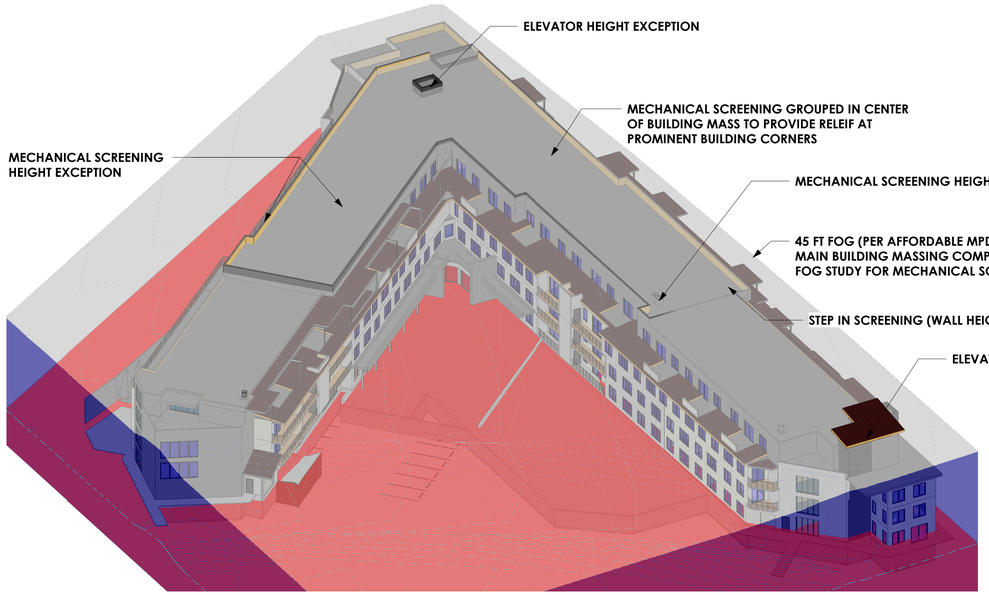
Also, please note that the parcel is not adjacent to any existing wastewater system facilities. A new mainline will need to be extended to the site and will likely need to be run from an existing manhole in Woodbine Way, about 70' south of the intersection of Woodbine Way and Kearns Blvd.

Please contact me with any questions.

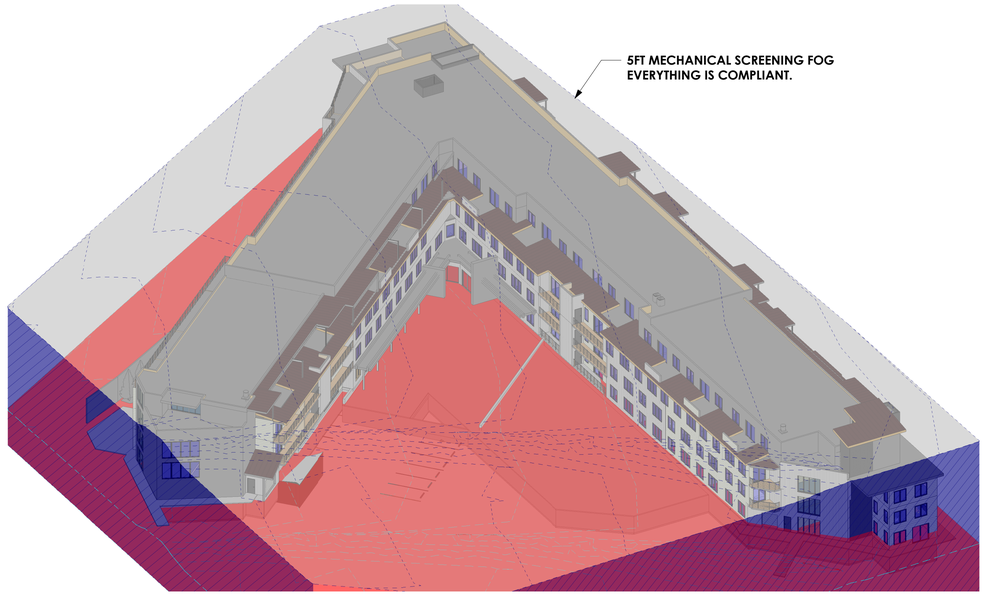
Sincerely,

Kevin Berkley, P.E.
District Engineer

Cc: Project File




C1 FOG STUDY
SCALE:




C4 FOG STUDY - EXCEPTION
SCALE:

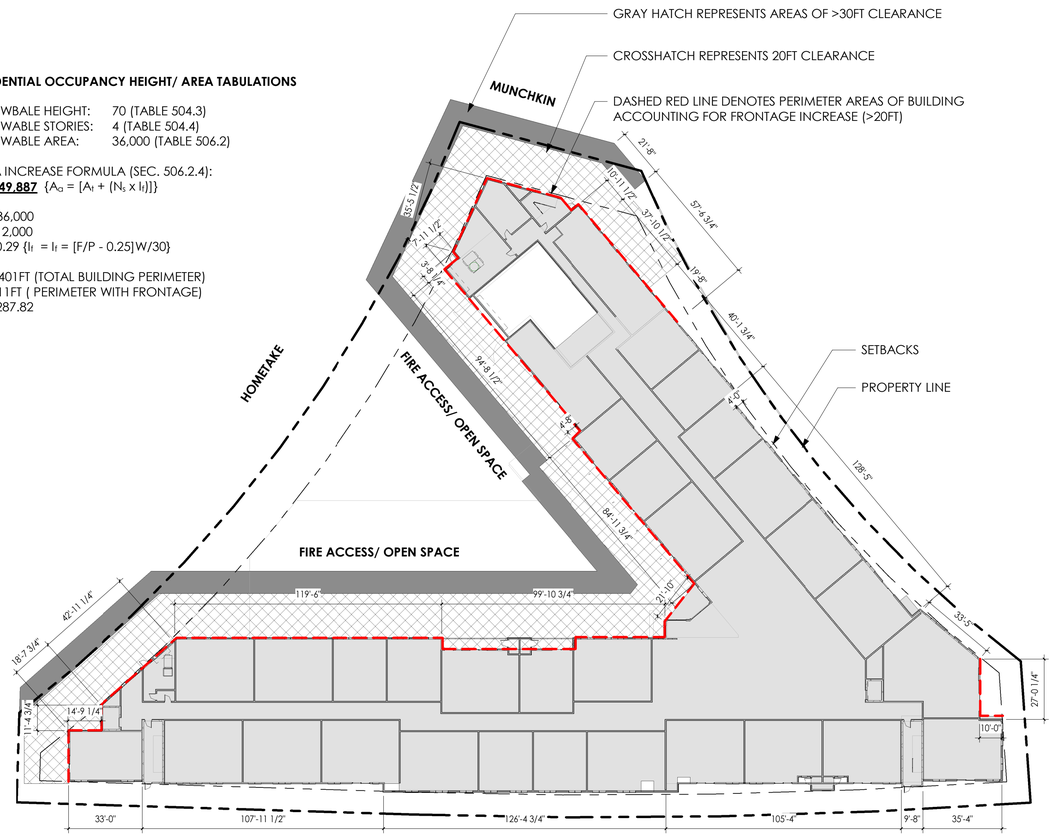
**RESIDENTIAL OCCUPANCY HEIGHT/ AREA TABULATIONS**

ALLOWBALE HEIGHT: 70 (TABLE 504.3)
ALLOWABLE STORIES: 4 (TABLE 504.4)
ALLOWABLE AREA: 36,000 (TABLE 506.2)

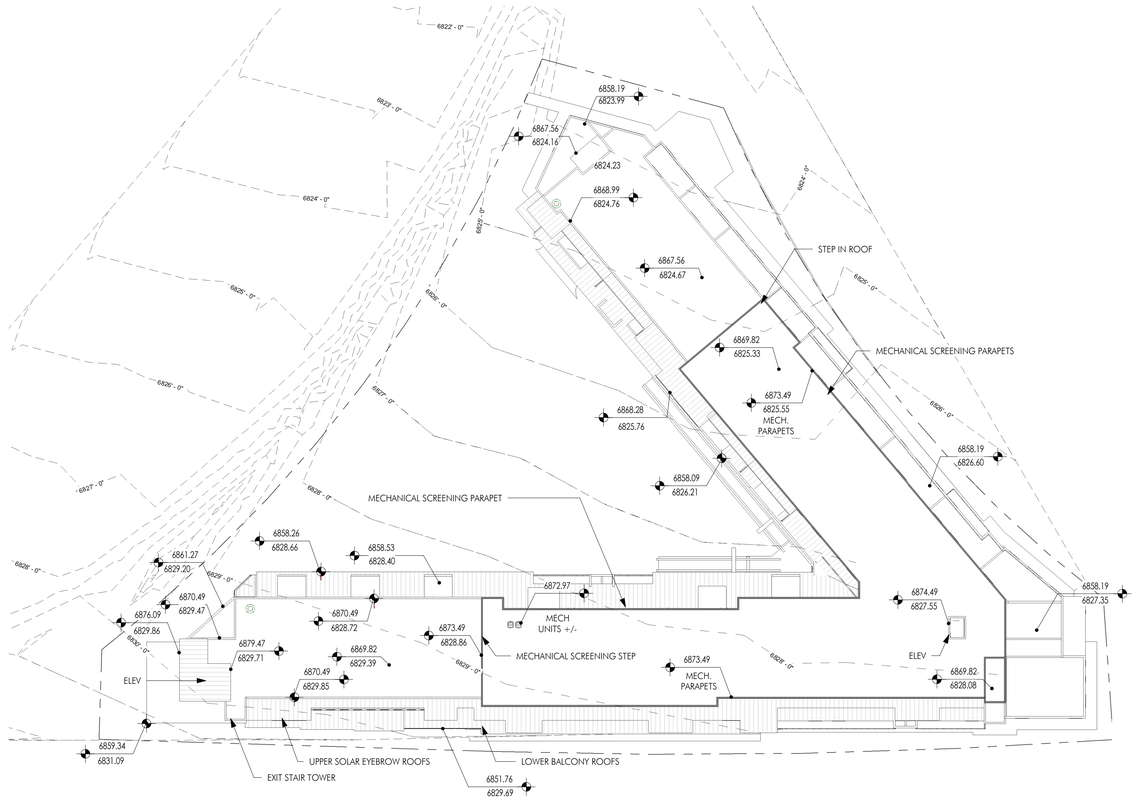
AREA INCREASE FORMULA (SEC. 506.2.4):
$A_a$ = 49,887 {$A_a = [A_t + (N_s \times I_f)]$}

$A_t$ = 36,000
$N_s$ = 12,000
$I_f$ = 0.29 {$I_f = I_f = \{F/P - 0.25\}W/30$}

P =1,401FT (TOTAL BUILDING PERIMETER)
F = 711FT ( PERIMETER WITH FRONTAGE)
W = 287.82




A1 GROUND LEVEL - FLOOR AREA CALCULATION
SCALE: 1/32" = 1'-0"




A4 ROOF OVER EXISTING TOPOGRAPHY
SCALE: 1/32" = 1'-0"

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/10/2022 4:08:40 PM D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

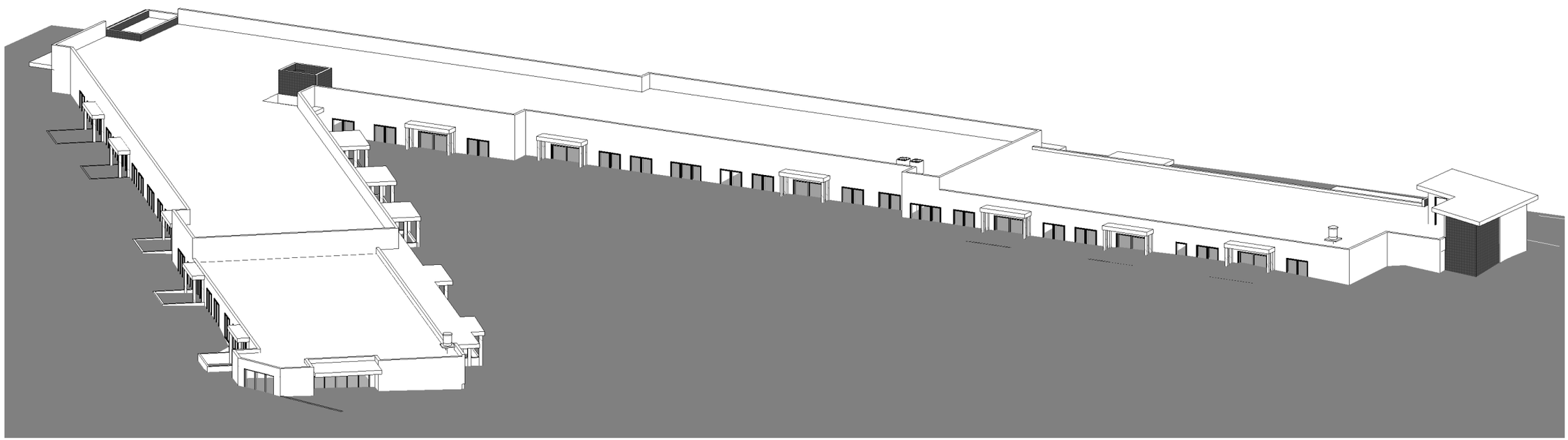
HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

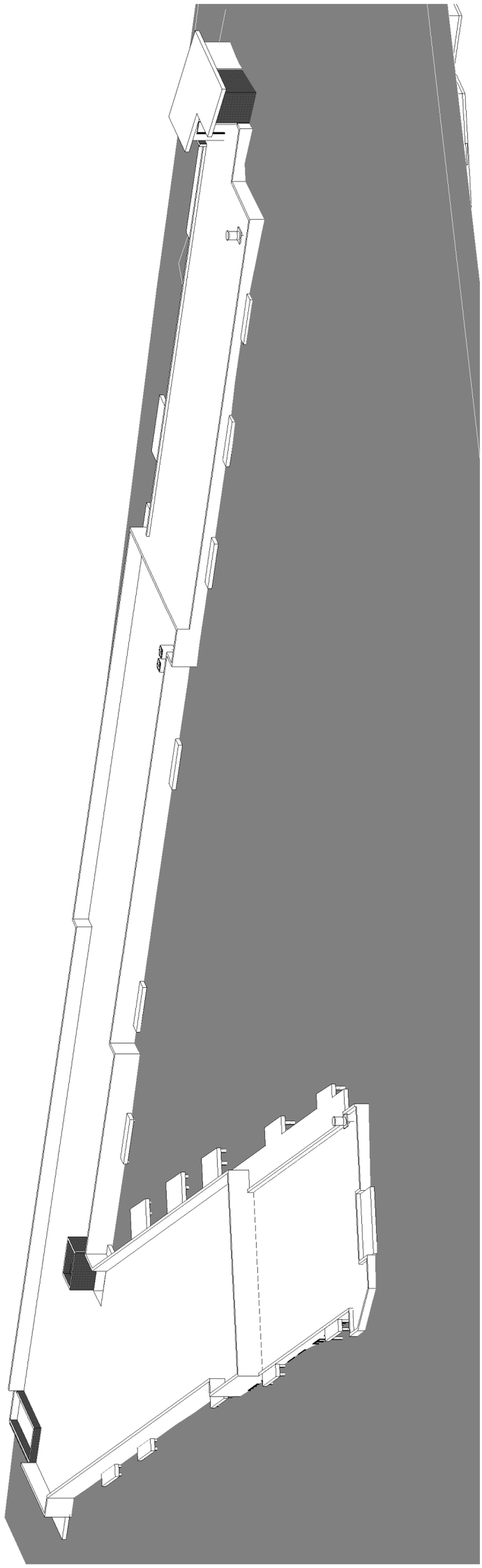
PROJECT #: 210036
ISSUE DATE: 09.02.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

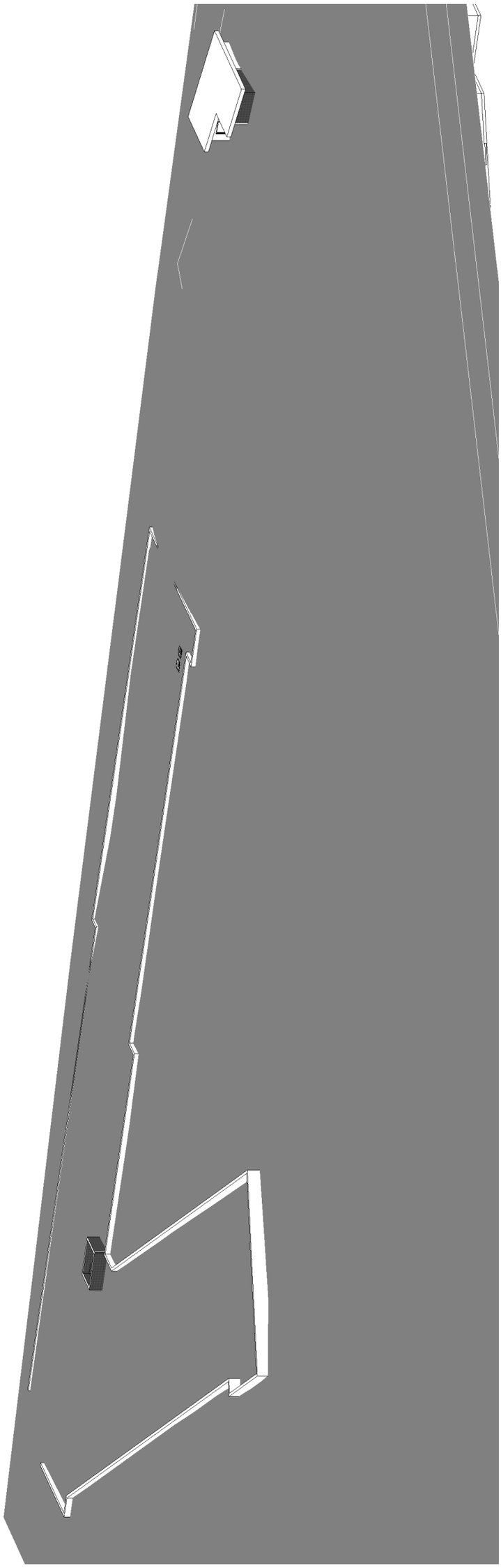
ALLOWABLE AREA - HEIGHT ANALYSIS

EXHIBIT D

COPYRIGHT: WOW atelier, LLC. 2022







HORROCKS ENGINEERS

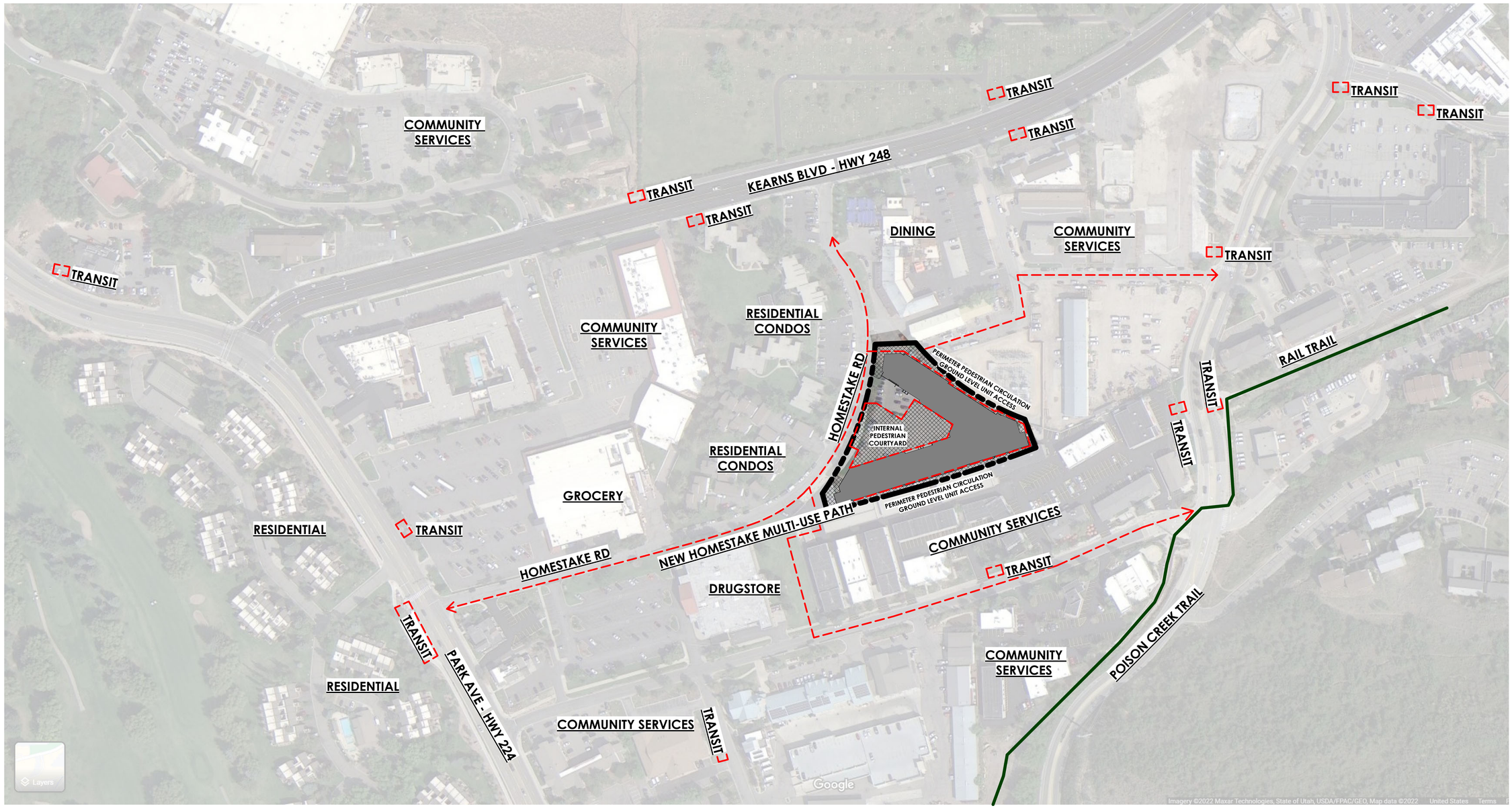
2162 West Grove Parkway
Suite 400
Pleasant Grove, UT 84062
(801) 763-5100

# OVERALL LAYOUT - MUNCHKIN ROAD

SCALE: 0 60 120

SHEET: 1

4/13/20




A1 ARCHITECTURAL SITE PLAN PEDESTRIAN/ COMMUNITY CONNECTIVITY
SCALE: 1" = 100'-0"

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 09.02.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

PEDESTRIAN CIRCULATION PLAN

EXHIBIT G

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the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings. all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/10/2022 12:30:56 PM > D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

OLIVE WEST

# PARKING MANAGEMENT PLAN
## HOMESTAKE – PARK CITY, UT

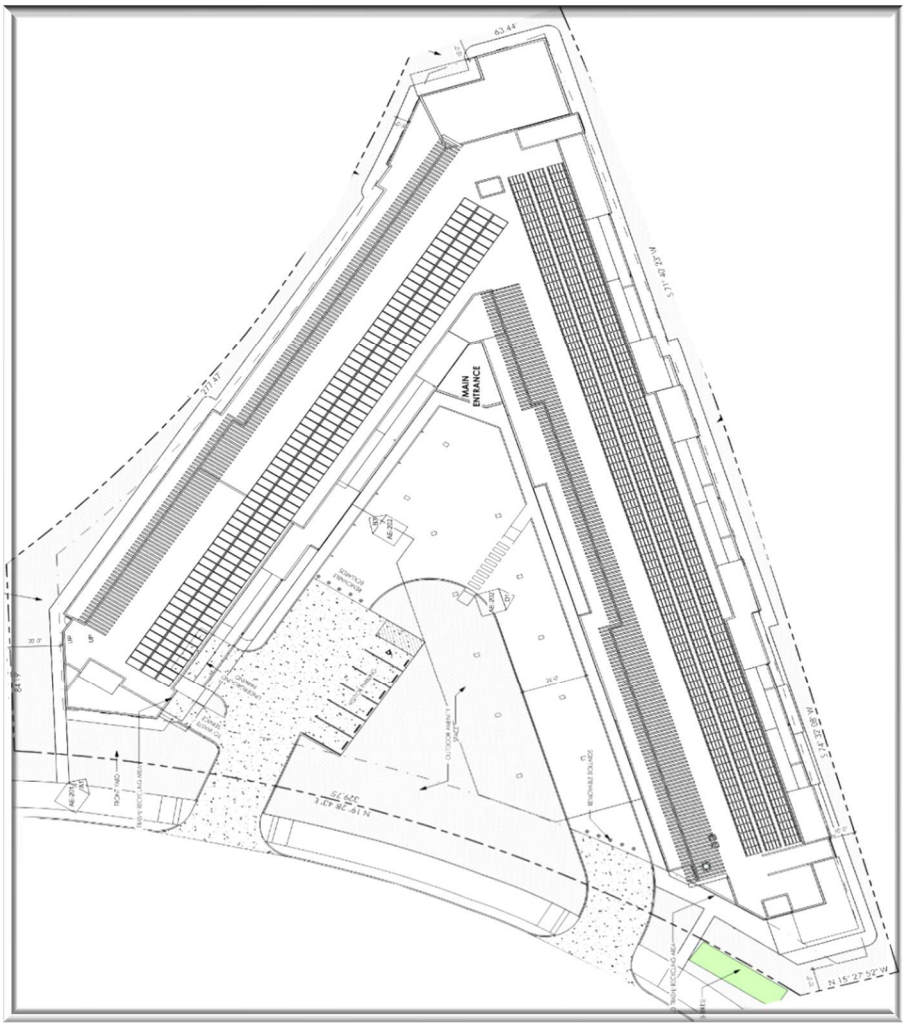
Based on the current concept plans for the Homestake property, we would propose implementing the following parking recommendations and management plan:

- Use of a high-speed remote-controlled gate at the entrance to the parking structure. This will control access to the parking garage and the property. This will also offer an additional level of security for residents and personal property.
    - We use a parking access control system that is Bluetooth enabled. This is allows the residents to use their phone to open the garage door. This also allows management to grant and revote parking privileges remotely.
- Use of strategically positioned cameras in the parking structure. This will allow for remote monitoring of the parking area 24/7 by the management company.
- Engagement of a courtesy / security patrol service to patrol the property and parking structure several times a night.
- Use of parking permits / stickers for all vehicles authorized to be parked in the parking structure. Cars without stickers will be towed at the owner's expense.
- All parking stalls will be numbered, and it is anticipated that all residents will be granted at least one parking space in the parking structure.
- It is also anticipated that the property management company will have two parking spaces dedicated for the property manager and staff.
- The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis.

HALES ENGINEERING
innovative transportation solutions

# Homestake

## Traffic Impact Study




## Park City, Utah

**October 20, 2022**

**UT22-2234**

LICENSED PROFESSIONAL ENGINEER
NO. 12335093
JOSHUA D. GIBBONS
10/20/2022
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

# EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Homestake development located in Park City, Utah. The Homestake development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224).

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022), future (2027), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. The peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

## Table ES-1: Peak Hour Level of Service Results

| | Intersection | Level of Service | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing (2022) | | | | | | Future (2027) | | | | Future (2040) | | | |
| | | Background | | | | Plus Project | | Background | | Plus Project | | Background | | Plus Project | |
| | | AM | AM MIT | PM | PM MIT | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| 1 | Bonanza Drive / Kearns Boulevard | C | C | B | C | C | C | C | D | D | D | E | F | E | F |
| 2 | Homestake Road / Kearns Boulevard | a | a | b | b | a | b | a | b | a | b | a | b | b | b |
| 3 | Kearns Boulevard / Park Avenue | B | B | B | B | B | B | B | C | B | B | B | C | B | C |
| 4 | Homestake Road / Park Avenue | b | a | f | e | a | e | a | e | a | e | a | f | a | e |
| 5 | Deer Valley Drive / Park Avenue | C | C | D | D | C | D | C | D | C | D | C | E | C | E |
| 6 | Project Access / Homestake Road | - | - | - | - | a | a | - | - | a | a | - | - | a | a |

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic), MIT = Mitigated Scenario

Source: Hales Engineering, October 2022

## Table ES-2: Recommended Storage Length

| | Intersection | Recommended Storage Lengths (feet) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | |
| | | LT | | RT | | LT | | RT | | LT | | RT | | LT | | RT | |
| | | E | P | E | P | E | P | E | P | E | P | E | P | E | P | E | P |
| 1 | Bonanza Drive / Kearns Boulevard | 125 | 200 | 125 | * | 125 | - | 100 | - | 250 | - | - | - | 250 | * | - | - |
| 3 | Kearns Boulevard / Park Avenue | - | - | 50 | 200 | 200 | 375 | - | - | - | - | - | - | 250 | - | - | - |
| 5 | Deer Valley Drive / Park Avenue | 150 | 250 | - | - | 125 | * | - | - | 225 | * | - | - | 150 | 200 | - | - |

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

The background and plus project assumptions, findings, and mitigations are listed below. All improvements listed are needed in a background conditions (without the addition of the project). *The project is anticipated to add minimal traffic to the roadway network and will not result in any further mitigations beyond the background improvements which are not associated with the project. The project related traffic will fit into the planned Homestake Roadway cross section.*

### Project Conditions

- The development will consist of 123 units of multifamily residential
- The project is anticipated to generate approximately 505 weekday daily trips, including 40 trips in the morning peak hour, and 45 trips in the evening peak hour
- A 5% transit reduction and a 5% internal capture reduction were applied to align with surrounding land uses and the project's/Park City's commitment to travel demand management (TDM) strategies
- No additional auxiliary lanes are needed or recommended for the project access

| 2022 | Background | Plus Project |
|---|---|---|
| **Assumptions** | • None | • 2022 background mitigations assumed with left-turn project trips being re-routed from Homestake Road / Park Avenue |
| **Findings** | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues at:<br>○ Bonanza Drive / Kearns Boulevard (EB/NB)<br>○ Park Avenue / Kearns Boulevard (NB)<br>○ Deer Valley Drive / Park Avenue (WB) | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue |
| **Mitigations** | • **Homestake Road / Park Avenue:**<br>○ Restrict to right-in right-out only and reroute traffic to new Munchkin Road connection between Homestake Road and Bonanza Drive | • None |
| **2027** | **Background** | **Plus Project** |
| **Assumptions** | • Previous mitigations | • Previous mitigations |
| **Findings** | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue |
| **2040** | **Background** | **Plus Project** |
| **Assumptions** | • Previous mitigations | • Previous mitigations |
| **Findings** | • Poor LOS at:<br>○ Bonanza Drive / Kearns Blvd (AM/PM)<br>○ Homestake Road / Park Avenue (PM)<br>○ Deer Valley Drive / Park Avenue (PM)<br>• Significant 95th percentile queues continue | • Poor LOS at:<br>○ Bonanza Drive / Kearns Blvd (AM/PM)<br>○ Homestake Road / Park Avenue (PM)<br>○ Deer Valley Drive / Park Avenue (PM)<br>• Significant 95th percentile queues continue |

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# I. INTRODUCTION

## A. Purpose

This study addresses the traffic impacts associated with the proposed Homestake development located in Park City, Utah. The proposed project is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224). Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022), future (2027), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed.

**Figure 1: Vicinity map showing the project location in Park City, Utah**

## B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Bonanza Drive & Monitor Drive / Kearns Boulevard (SR-248)
- Homestake Road / Kearns Boulevard (SR-248)
- Kearns Boulevard (SR-248) / Park Avenue (SR-224)
- Homestake Road / Park Avenue (SR-224)
- Deer Valley Drive (SR-224) & Empire Avenue / Park Avenue (SR-224)
- Project Accesses / Homestake Road

## C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

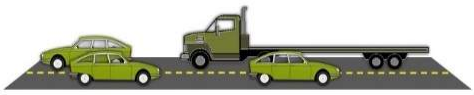
The *Highway Capacity Manual* (HCM), 7$^{th}$ Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95$^{th}$ percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

## D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

## Table 1: Level of Service Description

| LOS | | Description of Traffic Conditions | Average Delay (seconds/vehicle) | |
|---|---|---|---|---|
| | | | Signalized Intersections | Unsignalized Intersections |
| A | | Free Flow / Insignificant Delay | ≤ 10 | ≤ 10 |
| B | | Stable Operations / Minimum Delays | > 10 to 20 | > 10 to 15 |
| C | | Stable Operations / Acceptable Delays | > 20 to 35 | > 15 to 25 |
| D |  | Approaching Unstable Flows / Tolerable Delays | > 35 to 55 | > 25 to 35 |
| E | | Unstable Operations / Significant Delays | > 55 to 80 | > 35 to 50 |
| F | | Forced Flows / Unpredictable Flows / Excessive Delays | > 80 | > 50 |

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

# II. EXISTING (2022) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

## B. Roadway System

The primary roadways that will provide access to the project site are described below:

Kearns Boulevard (SR-248) – is a state-maintained roadway (classified by UDOT access management standards as a "Community – Rural Importance" facility, or access category 7 roadway). The roadway has two travel lanes in each direction with a center two-way left-turn lane. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 35 mph in the study area.

Park Avenue (SR-224) – is a state-maintained roadway (classified by UDOT access management standards as a "Community – Rural Importance" facility, or access category 7 roadway). The roadway has two travel lanes in each direction with a center two-way left-turn lane. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 40 mph in the study area.

Homestake Road – is a city-maintained roadway that is not classified by the Park City Transportation Management Plan (2011) and is assumed to be a local road. There is one travel lane in each direction with no pavement markings and parking allowed on the northwest side of the roadway. The speed limit is 25mph through the study area.

## C. Traffic Volumes

Saturday morning (8:00 to 10:00 a.m.) and evening (3:00 to 5:00 p.m.) peak period traffic counts were performed at the following intersections:

- Bonanza Drive & Monitor Drive / Kearns Boulevard (SR-248)
- Homestake Road / Kearns Boulevard (SR-248)
- Kearns Boulevard (SR-248) / Park Avenue (SR-224)
- Homestake Road / Park Avenue (SR-224)
- Deer Valley Drive (SR-224) & Empire Avenue / Park Avenue (SR-224)

The counts were performed on Saturday, January 29, 2022. The morning peak hour was determined to be between 8:45 and 9:45 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The evening peak hour volumes were approximately 64% higher than the morning peak hour volumes. Detailed count data are included in Appendix B.

Hales Engineering did not make seasonal adjustments to the observed traffic volumes. Monthly traffic volume data, obtained from nearby UDOT automatic traffic recorders (ATR) on SR-224 (ATR #605) and SR-248 (ATR #606) showed that in recent years, traffic volumes in January have been equal to approximately 105% of average traffic volumes. Therefore, the observed traffic volumes were left unadjusted.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes may have been slightly reduced. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website and from previous collected counts at these intersections (pre-social distancing), the traffic volumes on January 29, 2022, were higher than pre-pandemic levels. Therefore, no adjustment was made.

Anticipated trip generation from the Yarrow project, located on the southeast corner of the Kearns Boulevard / Park Avenue intersection, were added onto background traffic volumes. Figure 2 shows the existing peak hour volumes as well as intersection geometry at the study intersections.

## D. Level of Service Analysis

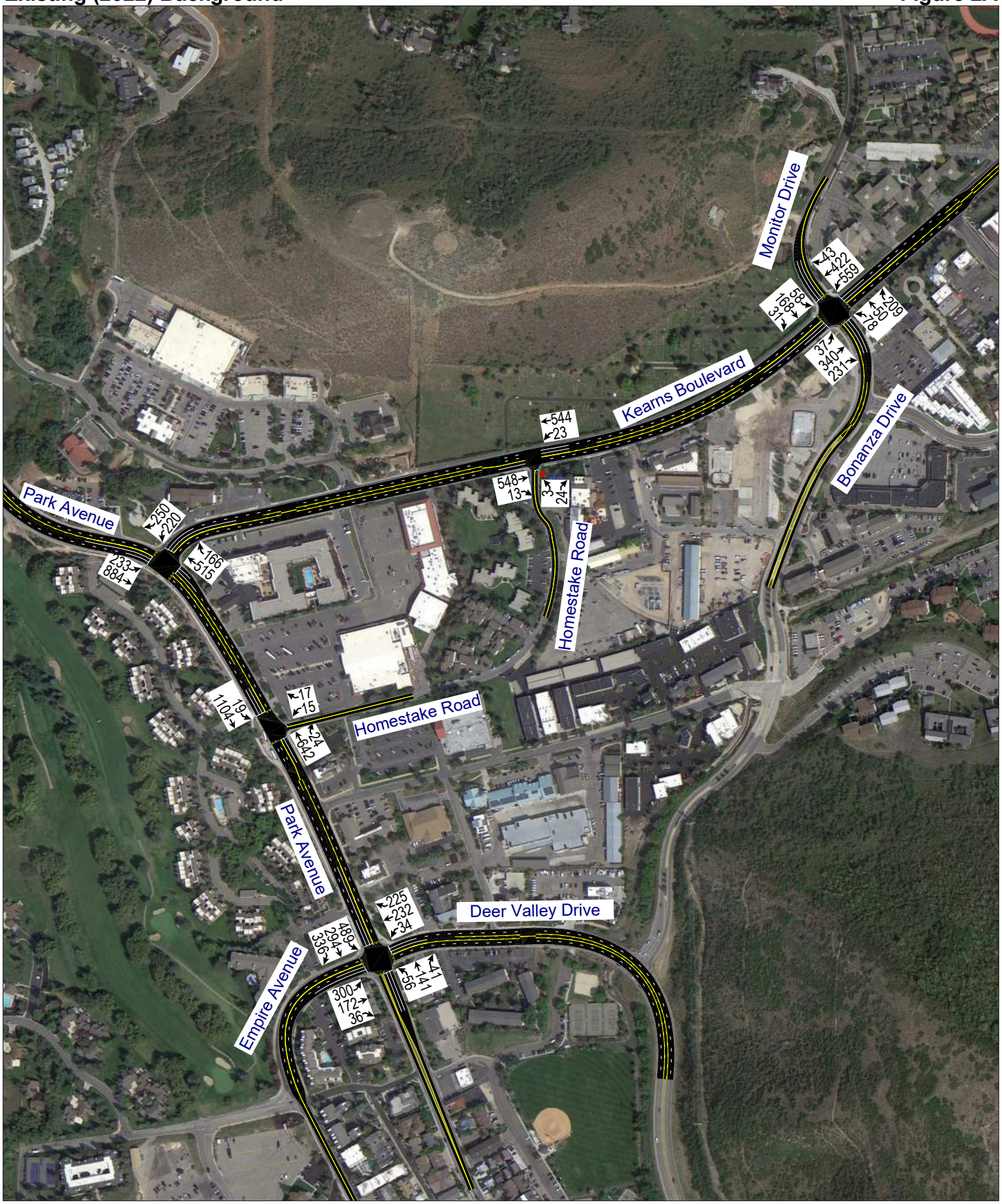
Hales Engineering determined that the Homestake Road / Park Avenue intersection is currently operating at a poor level of service during the evening peak hour, as shown in Table 2.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 600 feet (AM)
  - Northwest-bound: 750 feet (PM)
- Homestake Road / Park Avenue:
  - Westbound: 150 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Southbound: 525 feet (PM)
  - Westbound: 900 feet (PM)

There is also 425 feet of queuing anticipated on the northbound approach for the HAWK signal near the Homestake Road / Park Avenue intersection during the evening peak hour, which negatively impacts the Homestake Road / Park Avenue intersection.


Monitor Drive
43
422
559
58
168
37
95
209
88
37
340
231
Kearns Boulevard
544
23
548
13
3
24
Bonanza Drive
Park Avenue
250
220
233
884
166
515
Homestake Road
Homestake Road
17
15
19
1104
24
842
Park Avenue
225
232
34
Deer Valley Drive
489
294
336
Empire Avenue
300
172
36
59
141
1

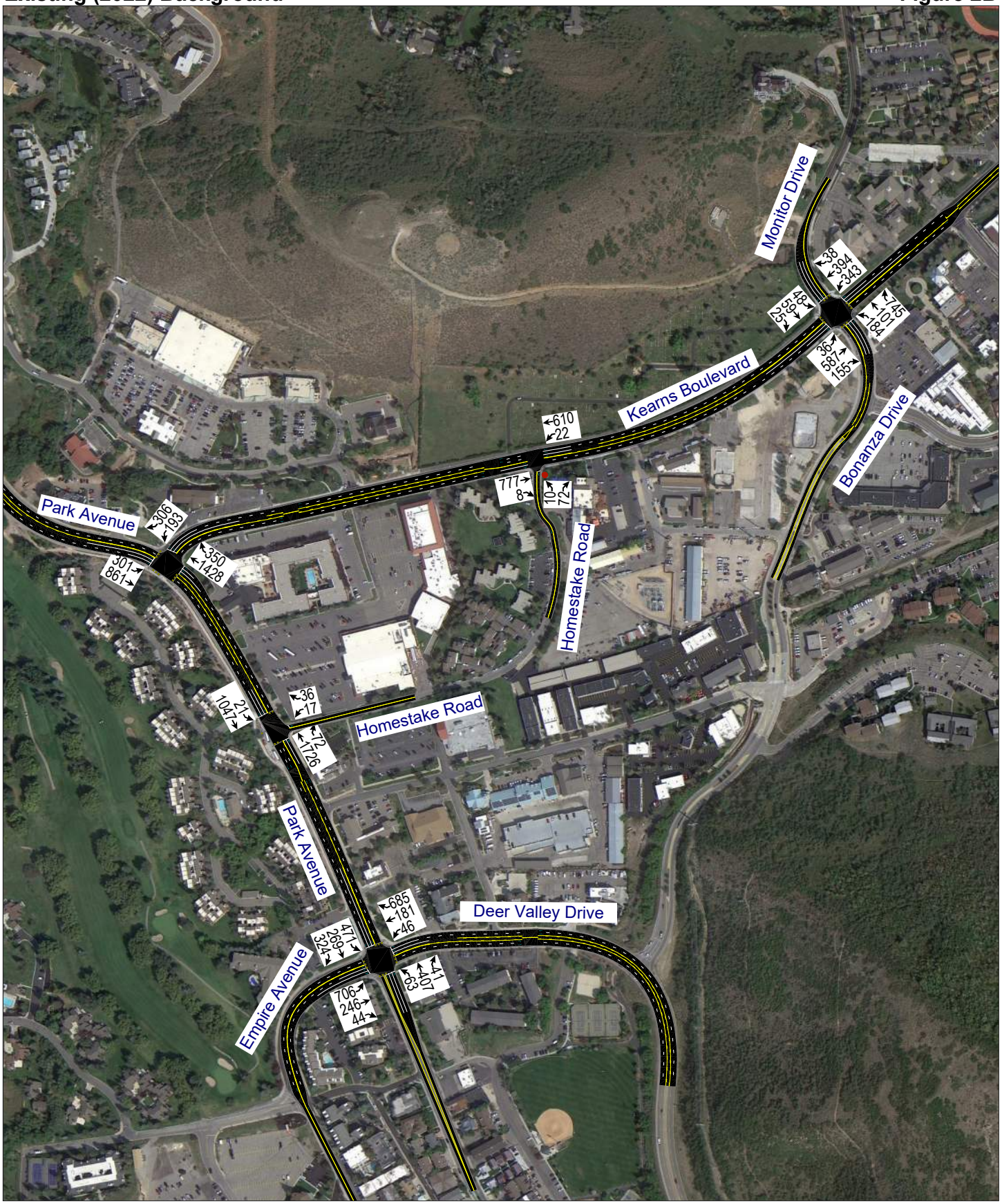

Monitor Drive
38
394
343
48
59
25
7
195
184
36
581
155
Kearns Boulevard
610
22
Bonanza Drive
777
8
10
72
Park Avenue
306
193
350
1428
301
861
Homestake Road
36
17
21
1047
72
1726
Homestake Road
Park Avenue
685
181
46
Deer Valley Drive
471
269
334
41
107
83
Empire Avenue
706
246
44

**Table 2: Existing (2022) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (23.4) | B (19.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (7.9) / NBL | b (10.5) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | B (17.1) |
| Homestake Road / Park Avenue | WB Stop | b (14.3) / SBL | f (>50) / WBL |
| Deer Valley Drive / Park Avenue | Signal | C (21.9) | D (46.0) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

To reduce the significant queuing and delays, the following mitigation measures are recommended:

- Per Park City, a future connection of Munchkin Road will be made between Homestake Road and Bonanza Drive. Along with this improvement, the Homestake Road / Park Avenue intersection would be limited to right-in / right-out movements only. Vehicles would then reroute to the new Munchkin Road intersection to turn south on Bonanza Drive.

There are no recommendations for the Bonanza Drive / Kearns Boulevard intersection. After discussions with the city, widening any of the roadways to incorporate dual left-turn lanes or channelized right-turn lanes is not a feasible option. Instead, the city would like to implement more robust travel demand reduction strategies in the city. These may include more transit ridership, better bike facilities, and car sharing. The travel demand reduction strategies being pursued by the project are discusses in the next chapter.

An analysis with these mitigation recommendations (including re-routing left-turns away from the Homestake Road / Park Avenue intersection) was analyzed and the LOS results are shown in Table 3. The mitigation measures change the calculated significant 95$^{th}$ percentile queue lengths as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 825 feet (AM)
  - Northwest-bound: 500 feet (PM)
- Homestake Road / Park Avenue:
  - Westbound: 75 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Southbound: 500 feet (PM)
  - Westbound: 800 feet (PM)

As shown, the Homestake Road / Park Avenue intersection is still anticipated to operate at a poor LOS. This is primarily due to the westbound right-turn vehicles having to find acceptable gaps in the traffic stream as well as in between pedestrians crossing the signalized crosswalk near Homestake Road. The average delay is much lower than the previous left-turn delay, however. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

**Table 3: Existing (2022) Background Peak Hour LOS (Mitigated)**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (29.3) | C (24.6) |
| Homestake Road / Kearns Boulevard | NB Stop | a (8.0) / NBL | b (10.8) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.2) | B (18.4) |
| Homestake Road / Park Avenue | WB Stop | a (6.8) / WBR | e (43.3) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (23.6) | D (46.0) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# III. PROJECT CONDITIONS

## A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

## B. Project Description

The proposed Homestake development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224). The development will consist of a multifamily housing structure containing 123 units. A concept plan for the proposed development is provided in Appendix A.

## C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Since there is minimal Saturday data available, weekday data was used to remain conservative in the analysis. Due to the proximity to grocery stores, dining establishments, other retail, and the bus/shuttle/electric bike station 1,000 feet to the west, a 5% internal capture reduction and a 5% transit reduction was applied. These reductions align with Park City's goals of travel demand reductions and multimodal emphasis. The resulting trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 505
- Morning Peak Hour Trips: 40
- Evening Peak Hour Trips: 45

**Table 4: Trip Generation**

| Trip Generation<br>Park City - Homestake Avengers | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use[1] | # of Units | Unit Type | Trip Generation | | | | | Reductions | | New Trips | | |
| | | | Total | % In | % Out | In | Out | Internal Capture | Transit | In | Out | Total |
| **Weekday Daily** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 560 | 50% | 50% | 280 | 280 | 5% | 5% | 252 | 253 | 505 |
| TOTAL | | | 560 | | | 280 | 280 | | | 252 | 253 | 505 |
| **AM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 44 | 23% | 77% | 10 | 34 | 5% | 5% | 9 | 31 | 40 |
| TOTAL | | | 44 | | | 10 | 34 | | | 9 | 31 | 40 |
| **PM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 50 | 61% | 39% | 31 | 19 | 5% | 5% | 28 | 17 | 45 |
| TOTAL | | | 50 | | | 31 | 19 | | | 28 | 17 | 45 |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2022

## D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips is shown in Table 5.

**Table 5: Trip Distribution**

| Direction | % To/From Project |
|---|---|
| North | 30% |
| South | 35% |
| East | 35% |

These trip distribution assumptions were used to assign the peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

## E. Access

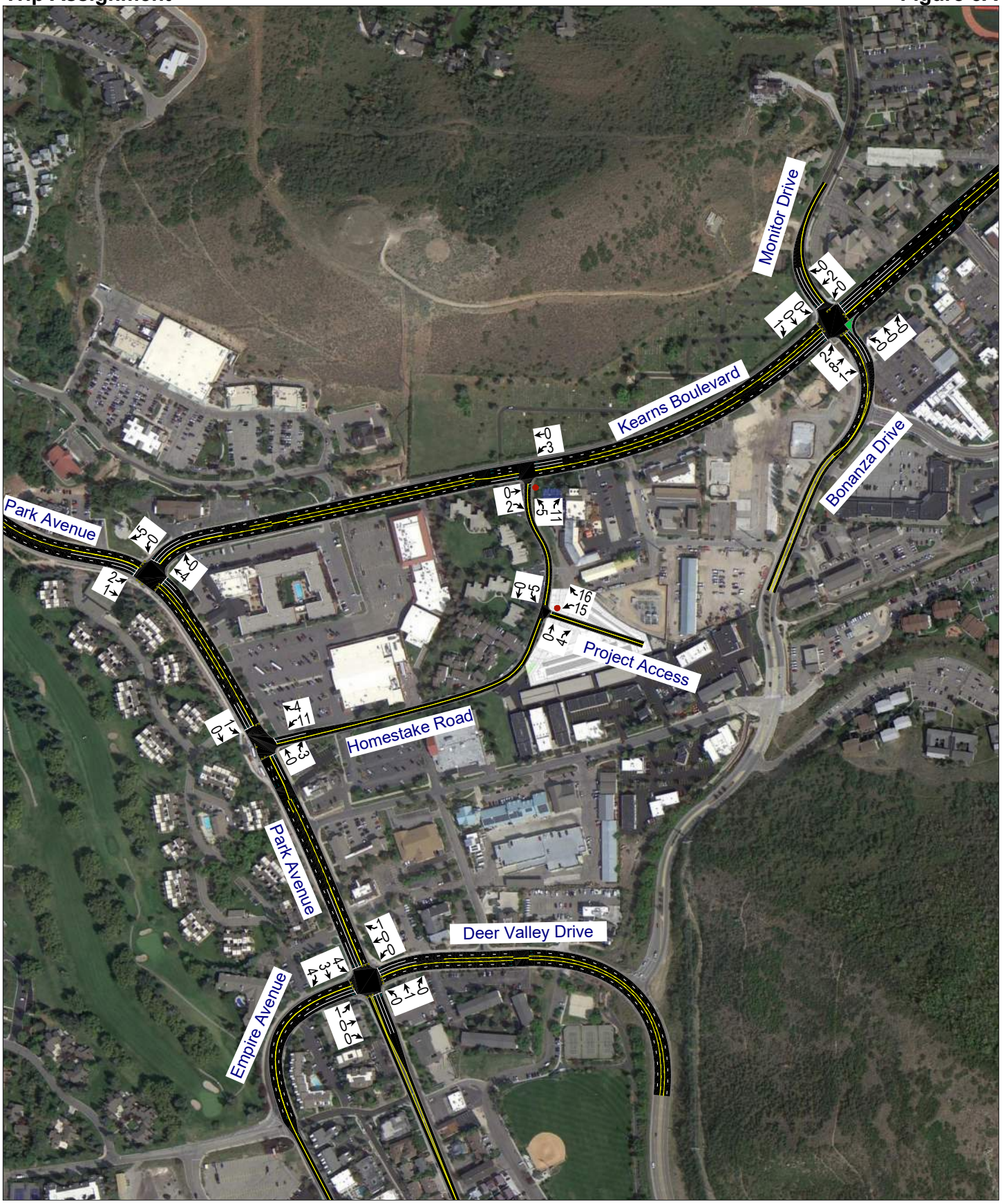
The proposed access for the site will be gained at the following locations (see also concept plan in Appendix A):

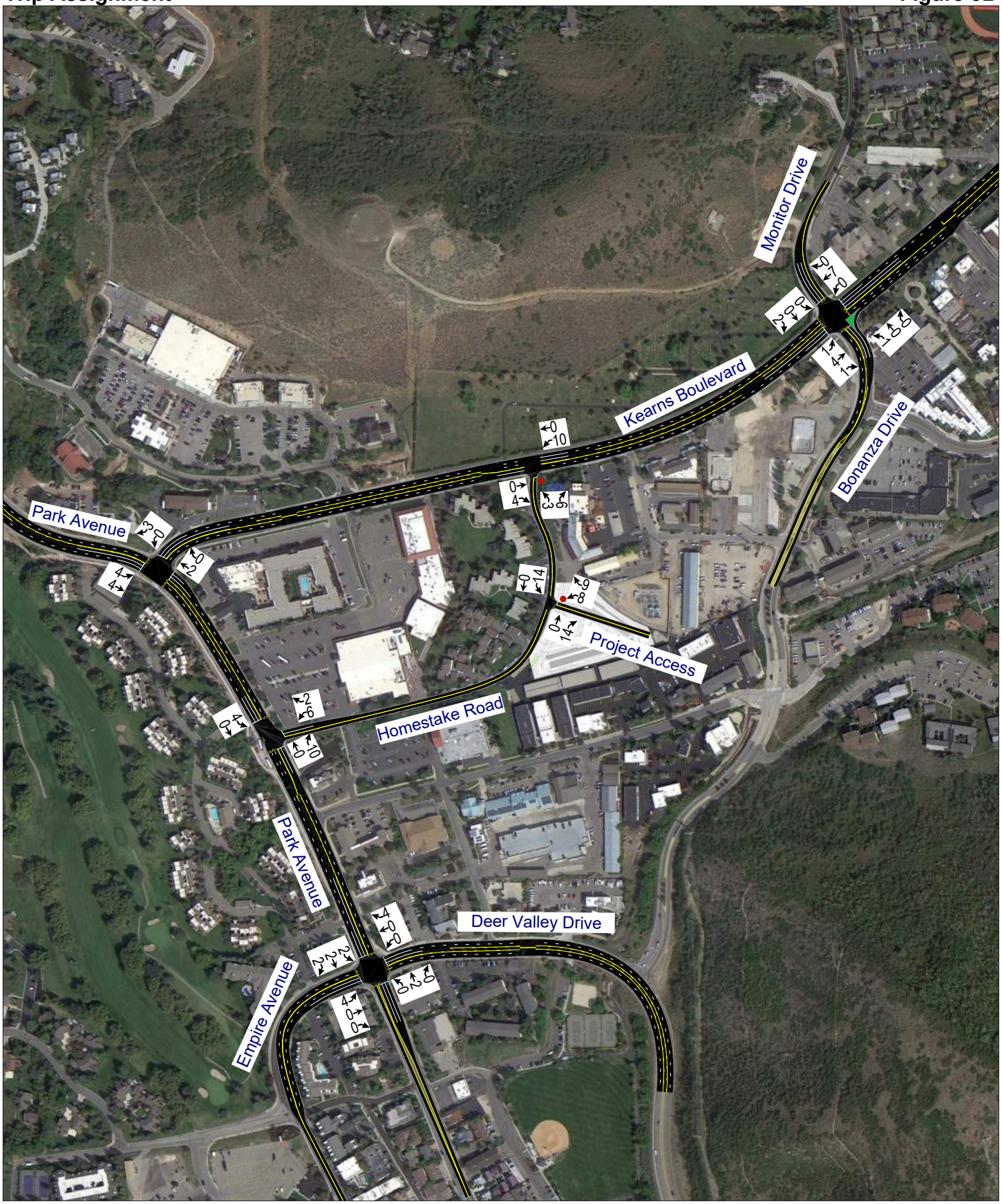
Homestake Road:

- The north access will be located opposite of the parking lot access on the west side of the street, which is approximately 460 feet south of the Homestake Road / Kearns Boulevard intersection. It will access the project on the east side of Homestake Road. It is anticipated that the access will be stop-controlled. The north access will be the primary entrance into the underground parking structure
- The south access will be located opposite of the Claim Jumper residential development access on the west side of the street, which is approximately 625 feet south of the Homestake Road / Kearns Boulevard intersection. The two accesses will be approximately 150 feet apart. The south access will enter the project on the east side of Homestake Road and is assumed to be emergency access only.

## F. Auxiliary Lane Requirements

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area. Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended for the project access.


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue

## G. Transportation Demand Management Strategies

Park City emphasizes the importance of transportation demand management strategies in the area in order to reduce vehicles on the road and encourage other modes of transportation. Other than those previously mentioned (proximity to transit stops and commercial areas), the following strategies are being implemented by the project to reduce travel demand:

- Car sharing program with two dedicated car share parking spaces
- Visitor bicycle stalls (15)
- An additional 30 covered and secured bike parking stalls above the requirement
    - Charging available for e-bikes
- Bike maintenance room
- On-site e-bike station

There are Park City plans to construct a multi-use path along Homestake Road and the future Munchkin Road connection in order to increase safety for multimodal transportation in the area.

# IV. EXISTING (2022) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Existing (2022) plus project peak hour turning movement volumes are shown in Figure 4.

## C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersections is anticipated to continue operating at a poor level of service during the evening peak hour, as shown in Table 6.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Homestake Road / Park Avenue:
  - Westbound: 100 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Westbound: 775 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 825 feet (AM)
  - Northwest-bound: 525 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: 900 feet (PM)

## E. Mitigation Measures

No further mitigation measures are recommended beyond those mentioned in the existing (2022) background conditions. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

Monitor Drive
43
424
559
58
168
32
209
87
39
348
232
Kearns Boulevard
544
26
548
35
8
35
Bonanza Drive
Park Avenue
255
220
255
865
166
519
35
6
27
4
36
3
Project Access
1104
21
Homestake Road
27
642
Park Avenue
226
232
34
Deer Valley Drive
493
291
340
41
142
56
Empire Avenue
301
172
36

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
38
401
343
48
359
27
745
105
55
37
591
156
610
32
777
37
13
78
309
193
350
1430
330
840
35
18
15
2
87
10
1047
38
82
1726
689
181
46
473
271
326
41
406
93
710
246
44

## Table 6: Existing (2022) Plus Project Peak Hour LOS

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (27.8) | C (24.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (9.1) / NBL | b (10.2) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.4) | B (18.4) |
| Homestake Road / Park Avenue | WB Stop | a (4.4) / NBR | e (38.9) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (24.0) | D (47.2) |
| Project Access / Homestake Road | WB Stop | a (4.8) / WBL | a (7.0) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# V. FUTURE (2027) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

## B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2027 in the study area. Therefore, no changes were made to the roadway network for the future (2027) analysis. Previous mitigations were assumed in this scenario.

## C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) peak hour turning movement volumes are shown in Figure 5.

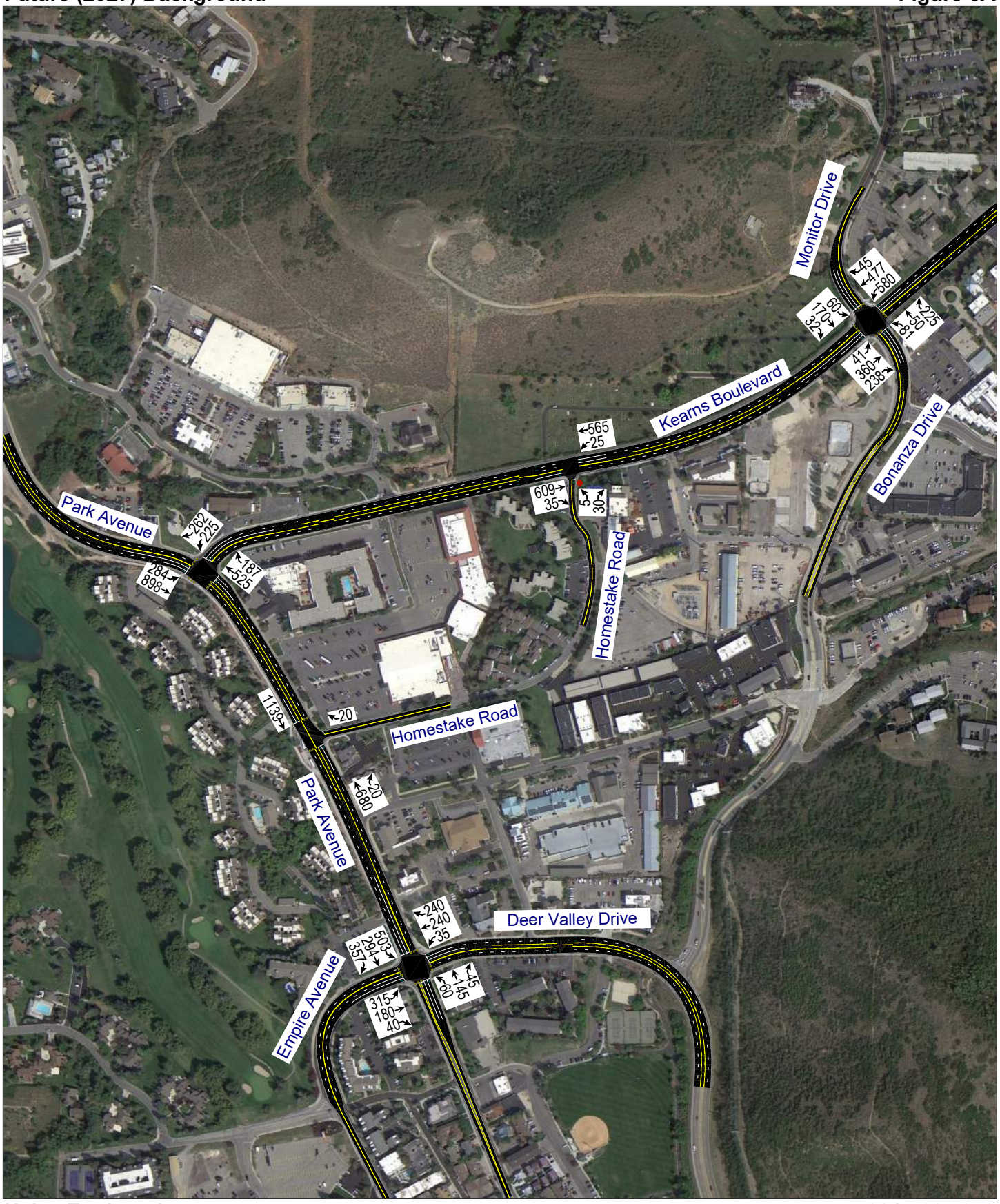
## D. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue to operate at a poor level of service during the evening peak hour, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 1,000 feet (PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Westbound: 625 feet (PM)
  - Eastbound: 550 feet (PM)


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
45
477
560
160
170
35
85
125
35
41
360
238
565
25
609
35
5
30
262
225
284
898
187
525
1139
20
20
680
240
240
35
503
294
357
315
180
40
45
145
60

Monitor Drive
Kearns Boulevard
Bonanza Drive
Homestake Road
Park Avenue
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
40
449
360
50
82
790
1188
39
690
157
638
25
806
35
10
80
325
200
331
861
355
1466
1064
40
55
1793
697
190
50
479
233
334
45
415
91
736
255
45

**Table 7: Future (2027) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (32.7) | D (44.8) |
| Homestake Road / Kearns Boulevard | NB Stop | a (8.5) / NBL | b (11.9) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | C (20.3) |
| Homestake Road / Park Avenue | WB Stop | a (4.5) / WBR | e (49.7) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (23.7) | D (52.7) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

No further mitigation measures are recommended to improve the Homestake Road / Park Avenue intersection. Vehicles will either be given courtesy gaps or will likely learn to reroute when undue delays and queues are observed. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

# VI. FUTURE (2027) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2027) plus project peak hour turning movement volumes are shown in Figure 6. Previous mitigations were assumed in this scenario.

## C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue operating at a poor level of service during the peak hour in future (2027) plus project conditions, as shown in Table 8.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Southbound: 500 feet (PM)
  - Westbound: 650 feet (PM)
  - Eastbound: 650 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)

## E. Mitigation Measures

No further mitigation measures are recommended above those already mentioned in previous chapters. Vehicles will be given courtesy gaps or learn to reroute if undue delays and queues are experienced from access points being blocked by downstream signal queues. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

Monitor Drive
45
479
580
60
170
33
125
180
51
43
368
239
Kearns Boulevard
565
28
Bonanza Drive
609
38
41
10
Park Avenue
267
225
287
898
187
529
40
6
27
4
45
3
Project Access
1139
24
Homestake Road
23
680
Park Avenue
241
240
35
Deer Valley Drive
507
261
361
45
146
60
316
180
40
Empire Avenue

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
40
456
360
50
28
179
89
40
694
158
638
35
806
43
13
98
328
200
355
1468
339
861
50
18
15
2
102
10
1064
42
65
1793
701
190
50
481
225
336
45
417
63
740
255
45

## Table 8: Future (2027) Plus Project Peak Hour LOS

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | D (36.6) | D (45.4) |
| Homestake Road / Kearns Boulevard | NB Stop | a (9.5) / NBL | b (10.5) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | B (20.0) |
| Homestake Road / Park Avenue | WB Stop | a (7.5) / WBR | e (49.1) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (24.3) | D (54.3) |
| Project Access / Homestake Road | WB Stop | a (4.9) / WBL | a (8.2) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# VII. FUTURE (2040) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

## B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2040 in the study area. Therefore, no changes were made to the roadway network for the future (2040) analysis. Previous mitigations were assumed in this scenario.

## C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future (2040) background peak hour turning movement volumes are shown in Figure 7.

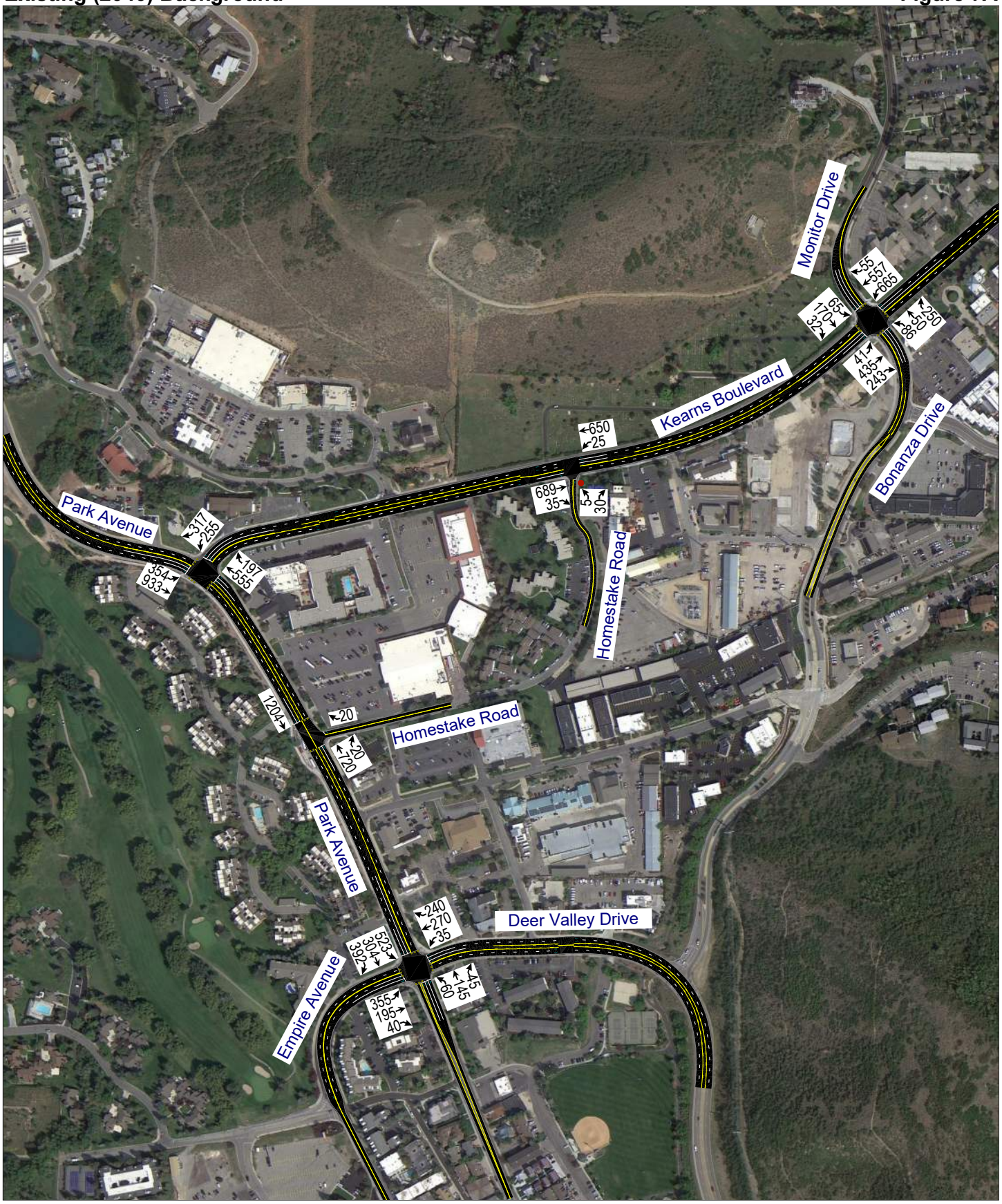
## D. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour, as shown in Table 9.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Northbound: 575 feet (PM)
  - Southbound: 575 feet (PM)
  - Westbound: >1,000 feet (PM)
  - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)


Monitor Drive
55
557
665
165
170
32
350
58
96
41
435
243
Kearns Boulevard
Bonanza Drive
650
25
689
35
5
30
Park Avenue
317
255
197
555
354
933
Homestake Road
1204
20
20
720
Homestake Road
Park Avenue
240
270
35
Deer Valley Drive
533
304
392
45
145
80
Empire Avenue
355
195
40

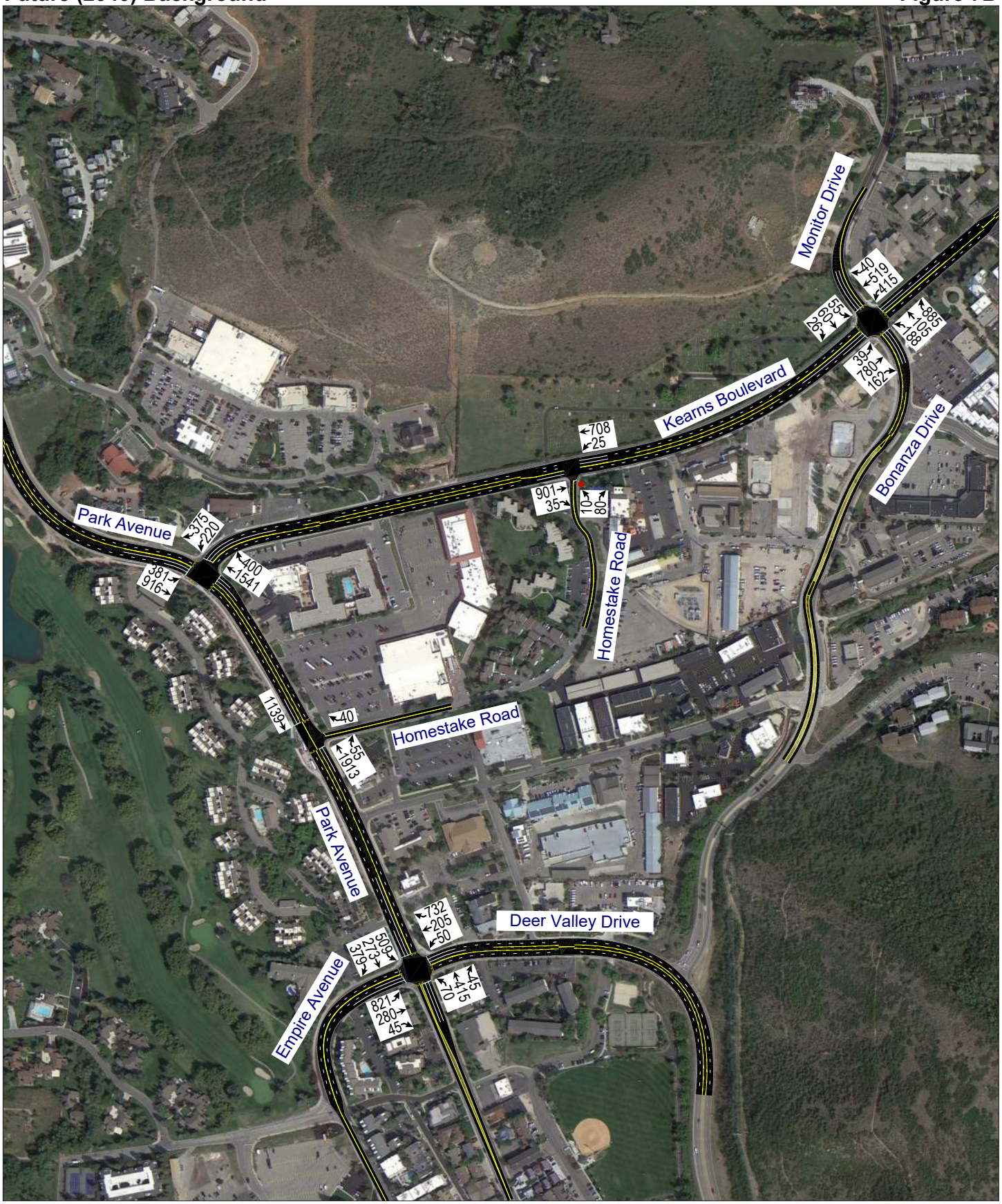

Monitor Drive
40
519
415
55
29
88
1
105
88
39
780
162
Kearns Boulevard
Bonanza Drive
708
25
901
35
10
80
Homestake Road
Park Avenue
375
220
381
916
400
1541
1139
40
55
1913
Homestake Road
Park Avenue
732
205
50
Deer Valley Drive
509
273
379
45
70
115
Empire Avenue
821
280
45

**Table 9: Future (2040) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | E (77.3) | F (>80) |
| Homestake Road / Kearns Boulevard | NB Stop | a (7.6) / NBL | b (13.6) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (12.6) | C (27.7) |
| Homestake Road / Park Avenue | WB Stop | a (5.7) / WBR | f (>50) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (25.7) | E (63.9) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

Park City favors innovative multimodal strategies to reduce travel demand. If these strategies are pursued and successful, the need for mitigations may be unnecessary. However, as projected in the travel demand model future traffic volumes are significant, and as such innovative mitigation measures will be needed to keep traffic flows moving in the area between Kearns Boulevard and Deer Valley Drive.

To accomplish this, the City may need to consider roadway widening to accommodate dual southbound left-turn lanes and a westbound channelized right-turn lane at Deer Valley Drive / Park Avenue. As an alternative to widening the roadway, it may be beneficial to pursue a one-way loop in the area along Deer Valley Drive, Bonanza Drive, Kearns Boulevard, and Park Avenue. No analysis was performed for these major mitigation measures as they are not part of current Park City goals.

Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

# VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2040) plus project peak hour turning movement volumes are shown in Figure 8. Previous mitigations were assumed in this scenario.

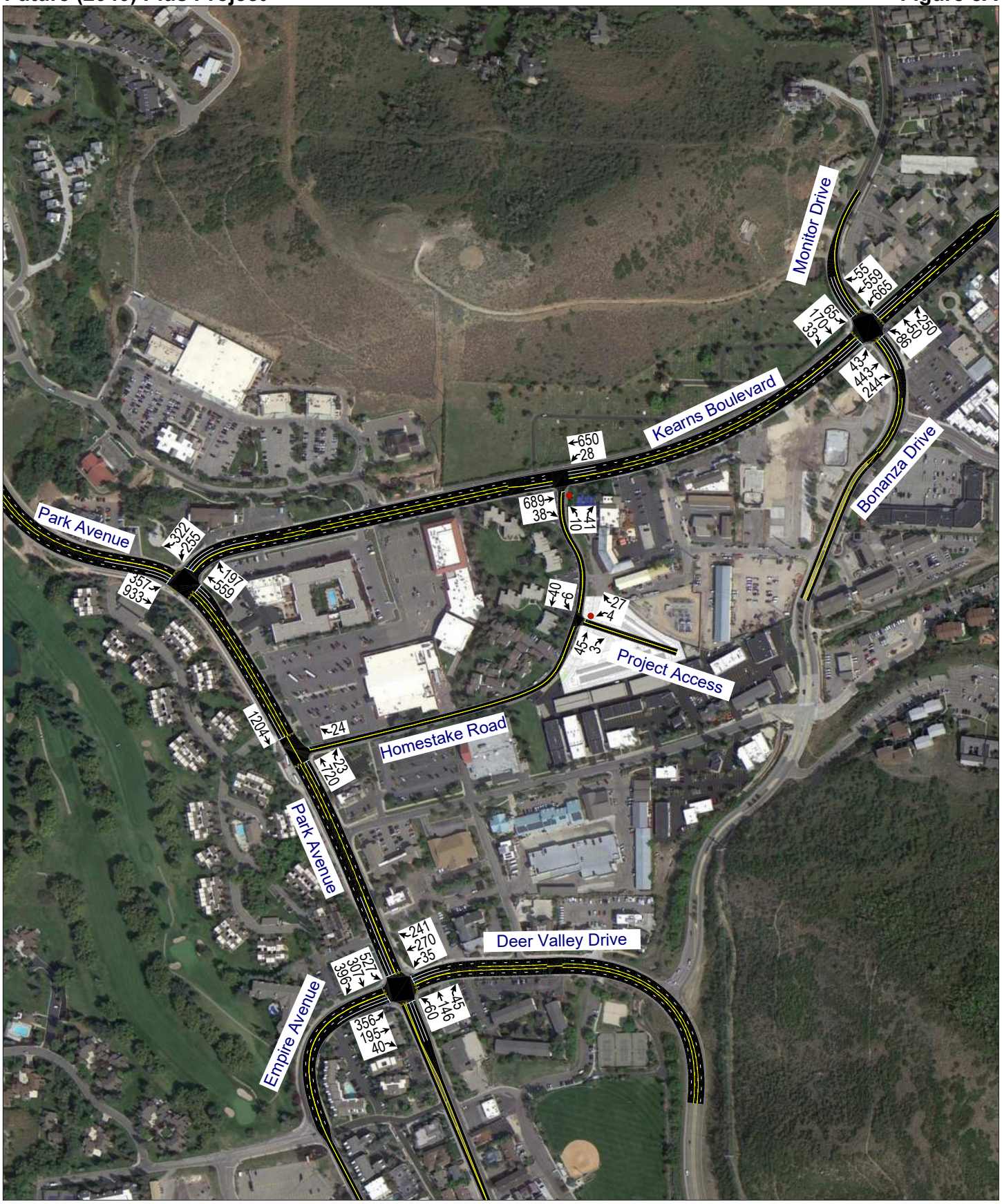
## C. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to continue operating at a poor level of service during the evening peak hour in future (2040) plus project conditions, as shown in Table 10.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Northbound: 525 feet (PM)
  - Southbound: 550 feet (PM)
  - Westbound: >1,000 feet (PM)
  - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)


Monitor Drive
55
559
665
65
170
33
250
58
43
443
244
Kearns Boulevard
650
28
689
38
41
10
Bonanza Drive
Park Avenue
322
255
357
933
197
559
40
9
27
4
45
3
Project Access
1204
24
Homestake Road
23
720
Park Avenue
241
270
35
Deer Valley Drive
527
307
396
45
146
60
356
195
40
Empire Avenue

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
40
526
415
55
282
58
585
40
784
163
708
35
901
43
73
98
378
220
400
1543
389
916
50
18
15
2
102
10
42
1139
65
1913
736
205
50
511
275
381
45
417
70
825
280
45

**Table 10: Future (2040) Plus Project Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | E (65.9) | F (>80) |
| Homestake Road / Kearns Boulevard | NB Stop | b (10.5) / NBL | b (13.3) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (12.6) | C (28.4) |
| Homestake Road / Park Avenue | WB Stop | a (5.3) / WBR | e (46.1) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (26.2) | E (65.2) |
| Project Access / Homestake Road | WB Stop | a (6.3) / WBL | a (7.2) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## E. Mitigation Measures

No further mitigation measures are recommended for the Homestake Road / Park Avenue or Deer Valley Drive / Park Avenue intersections other than those listed in previous chapters. Vehicles will learn to reroute during peak times when undue delay or queues are experienced. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

## F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95$^{th}$ percentile queue lengths given in the future (2040) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 11. Intersections shown include new intersections and existing intersections that have recommended storage length changes, either due to background growth or project generated traffic. Storage lengths for turn lanes with significant queueing were not included.

## Table 11: Recommended Storage Lengths

| | Intersection | Recommended Storage Lengths (feet) | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | |
| | | LT | | RT | | LT | | RT | | LT | | RT | | LT | | RT | |
| | | E | P | E | P | E | P | E | P | E | P | E | P | E | P | E | P |
| 1 | Bonanza Drive / Kearns Boulevard | 125 | **200** | 125 | * | 125 | - | 100 | - | 250 | - | - | - | 250 | * | - | - |
| 3 | Kearns Boulevard / Park Avenue | - | - | 50 | **200** | 200 | **375** | - | - | - | - | - | - | 250 | - | - | - |
| 5 | Deer Valley Drive / Park Avenue | 150 | **250** | - | - | 125 | * | - | - | 225 | * | - | - | 150 | **200** | - | - |

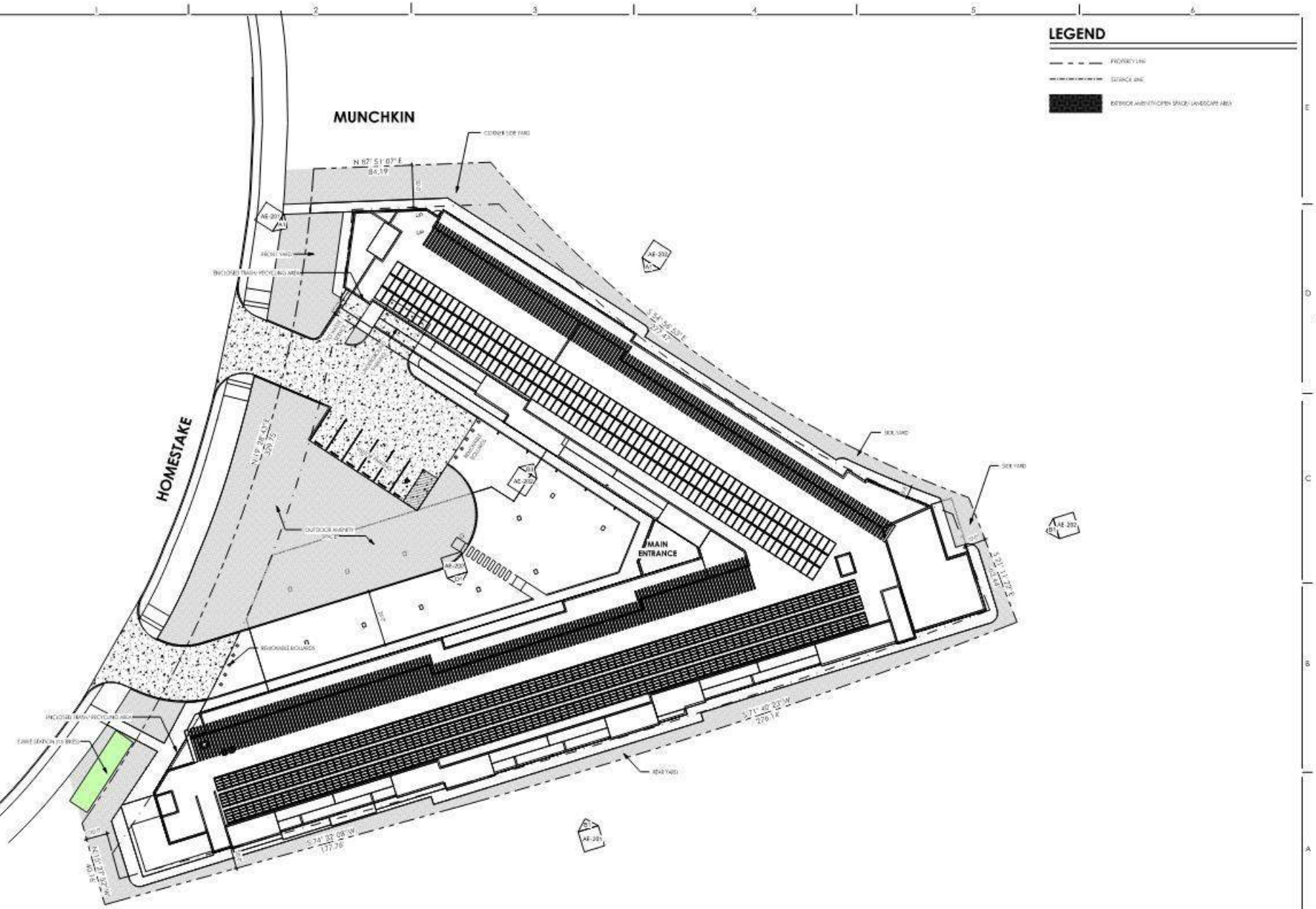
1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

# APPENDIX A

## Site Plan




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

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSAHAN
STRUCTURAL:
MECHANICAL: PYE INC.
ELECTRICAL: PYE INC.
LANDSCAPE ARCHITECT: SITE SCAPE
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 21-006
ISSUE DATE: 08-19-2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ARCHITECTURAL SITE PLAN

AS-101

# APPENDIX B

## Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

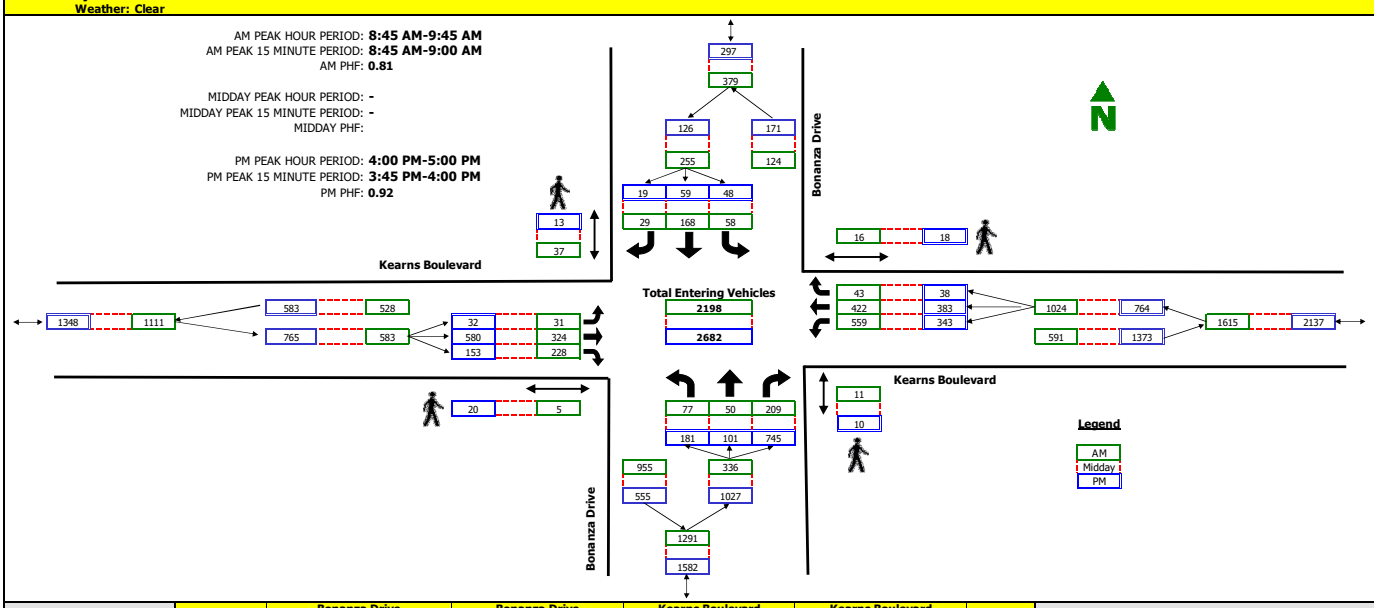
**Intersection:** Bonanza Drive / Kearns Boulevard
**North/South:** Bonanza Drive
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 606
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.81**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:45 PM-4:00 PM**
PM PHF: **0.92**




| RAW COUNT SUMMARIES | Bonanza Drive Northbound | | | | Bonanza Drive Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 14 | 12 | 18 | 0 | 11 | 21 | 8 | 0 | 5 | 45 | 26 | 0 | 152 | 163 | 8 | 0 | 483 |
| 8:15 - 8:30 | 14 | 9 | 18 | 0 | 10 | 56 | 8 | 0 | 1 | 43 | 69 | 0 | 171 | 129 | 9 | 4 | 537 |
| 8:30 - 8:45 | 16 | 8 | 32 | 3 | 10 | 64 | 4 | 0 | 4 | 43 | 76 | 0 | 173 | 125 | 6 | 0 | 561 |
| 8:45 - 9:00 | 20 | 15 | 57 | 0 | 23 | 89 | 8 | 2 | 10 | 112 | 74 | 0 | 135 | 124 | 12 | 0 | 679 |
| 9:00 - 9:15 | 16 | 15 | 47 | 8 | 11 | 27 | 10 | 2 | 10 | 66 | 67 | 0 | 153 | 101 | 8 | 3 | 531 |
| 9:15 - 9:30 | 25 | 11 | 57 | 3 | 14 | 27 | 9 | 12 | 3 | 76 | 52 | 3 | 142 | 107 | 7 | 1 | 530 |
| 9:30 - 9:45 | 16 | 9 | 48 | 0 | 10 | 25 | 2 | 21 | 8 | 70 | 35 | 2 | 129 | 90 | 16 | 12 | 458 |
| 9:45 - 10:00 | 18 | 13 | 57 | 0 | 12 | 27 | 11 | 4 | 7 | 88 | 39 | 1 | 126 | 91 | 12 | 10 | 501 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 39 | 27 | 131 | 1 | 12 | 15 | 5 | 0 | 6 | 125 | 44 | 0 | 78 | 96 | 11 | 0 | 589 |
| 15:15 - 15:30 | 45 | 27 | 141 | 2 | 1 | 30 | 5 | 1 | 11 | 130 | 34 | 5 | 104 | 92 | 7 | 0 | 627 |
| 15:30 - 15:45 | 55 | 22 | 188 | 5 | 11 | 21 | 5 | 0 | 4 | 148 | 36 | 1 | 110 | 95 | 9 | 3 | 704 |
| 15:45 - 16:00 | 49 | 31 | 178 | 0 | 19 | 19 | 8 | 3 | 5 | 169 | 37 | 0 | 99 | 108 | 8 | 0 | 730 |
| 16:00 - 16:15 | 57 | 37 | 191 | 0 | 5 | 19 | 2 | 5 | 13 | 127 | 42 | 7 | 98 | 88 | 10 | 0 | 689 |
| 16:15 - 16:30 | 29 | 22 | 201 | 6 | 18 | 13 | 8 | 0 | 9 | 142 | 35 | 3 | 68 | 93 | 6 | 3 | 644 |
| 16:30 - 16:45 | 44 | 22 | 173 | 0 | 14 | 14 | 6 | 4 | 8 | 159 | 47 | 4 | 103 | 98 | 14 | 9 | 702 |
| 16:45 - 17:00 | 51 | 20 | 180 | 4 | 11 | 13 | 3 | 4 | 2 | 152 | 29 | 6 | 74 | 104 | 8 | 6 | 647 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

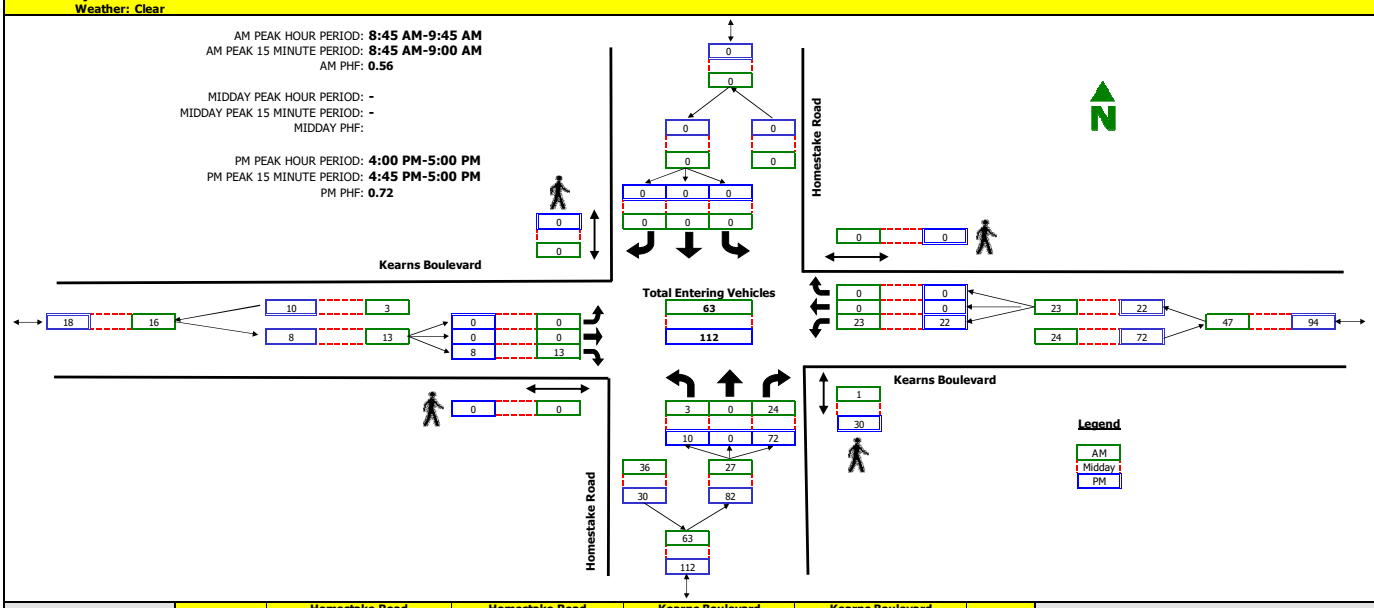
**Intersection:** Homestake Road / Kearns Boulevard
**North/South:** Homestake Road
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 606
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.56**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:45 PM-5:00 PM**
PM PHF: **0.72**




| RAW COUNT SUMMARIES | Homestake Road Northbound | | | | Homestake Road Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 1 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 10 |
| 8:15 - 8:30 | 2 | 0 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 9 |
| 8:30 - 8:45 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 11 |
| 8:45 - 9:00 | 1 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 14 | 0 | 0 | 0 | 28 |
| 9:00 - 9:15 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 9 |
| 9:15 - 9:30 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 8 |
| 9:30 - 9:45 | 1 | 0 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 0 | 0 | 18 |
| 9:45 - 10:00 | 1 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 0 | 0 | 17 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 16 |
| 15:15 - 15:30 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 7 | 0 | 0 | 0 | 18 |
| 15:30 - 15:45 | 1 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 0 | 17 |
| 15:45 - 16:00 | 1 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 26 |
| 16:00 - 16:15 | 2 | 0 | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 25 |
| 16:15 - 16:30 | 2 | 0 | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 25 |
| 16:30 - 16:45 | 1 | 0 | 12 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 23 |
| 16:45 - 17:00 | 5 | 0 | 30 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 39 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

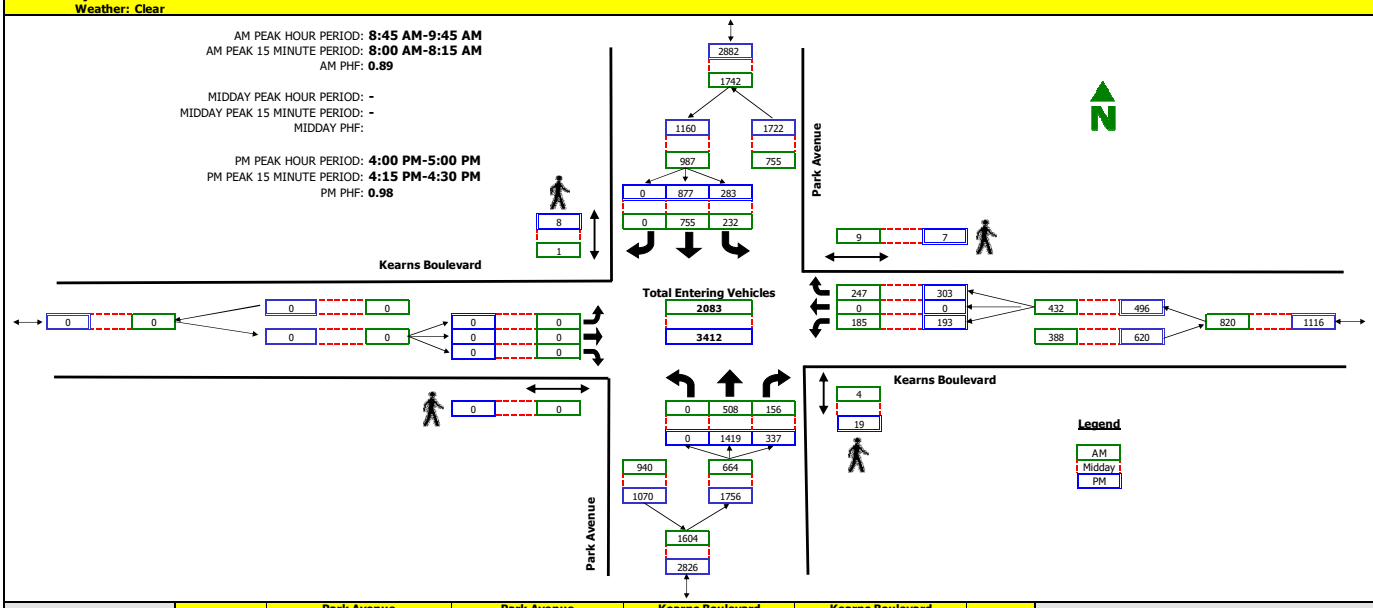
**Intersection:** Park Avenue / Kearns Boulevard
**North/South:** Park Avenue
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.89**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:15 PM-4:30 PM**
PM PHF: **0.98**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 0 | 84 | 15 | 1 | 30 | 294 | 0 | 3 | 0 | 0 | 0 | 0 | 110 | 0 | 51 | 0 | 584 |
| 8:15 - 8:30 | 0 | 73 | 25 | 0 | 40 | 117 | 0 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 64 | 2 | 397 |
| 8:30 - 8:45 | 0 | 98 | 21 | 0 | 27 | 157 | 0 | 3 | 0 | 0 | 0 | 0 | 79 | 0 | 64 | 0 | 446 |
| 8:45 - 9:00 | 0 | 128 | 47 | 0 | 61 | 190 | 0 | 1 | 0 | 0 | 0 | 0 | 70 | 0 | 67 | 0 | 563 |
| 9:00 - 9:15 | 0 | 128 | 29 | 2 | 54 | 203 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 0 | 62 | 3 | 528 |
| 9:15 - 9:30 | 0 | 126 | 44 | 1 | 63 | 169 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 61 | 1 | 497 |
| 9:30 - 9:45 | 0 | 126 | 36 | 1 | 54 | 193 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | 57 | 5 | 495 |
| 9:45 - 10:00 | 0 | 144 | 51 | 3 | 59 | 196 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 65 | 3 | 552 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 312 | 64 | 6 | 75 | 210 | 0 | 1 | 0 | 0 | 0 | 0 | 45 | 0 | 71 | 0 | 777 |
| 15:15 - 15:30 | 0 | 343 | 80 | 1 | 73 | 217 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 61 | 0 | 834 |
| 15:30 - 15:45 | 0 | 326 | 84 | 1 | 83 | 240 | 0 | 3 | 0 | 0 | 0 | 0 | 56 | 0 | 71 | 0 | 860 |
| 15:45 - 16:00 | 0 | 323 | 97 | 5 | 74 | 205 | 0 | 3 | 0 | 0 | 0 | 0 | 43 | 0 | 81 | 0 | 823 |
| 16:00 - 16:15 | 0 | 343 | 78 | 7 | 72 | 212 | 0 | 2 | 0 | 0 | 0 | 0 | 46 | 0 | 87 | 1 | 838 |
| 16:15 - 16:30 | 0 | 363 | 96 | 2 | 76 | 213 | 0 | 3 | 0 | 0 | 0 | 0 | 44 | 0 | 75 | 0 | 867 |
| 16:30 - 16:45 | 0 | 325 | 93 | 5 | 70 | 236 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 66 | 2 | 846 |
| 16:45 - 17:00 | 0 | 388 | 70 | 5 | 65 | 216 | 0 | 3 | 0 | 0 | 0 | 0 | 47 | 0 | 75 | 4 | 861 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

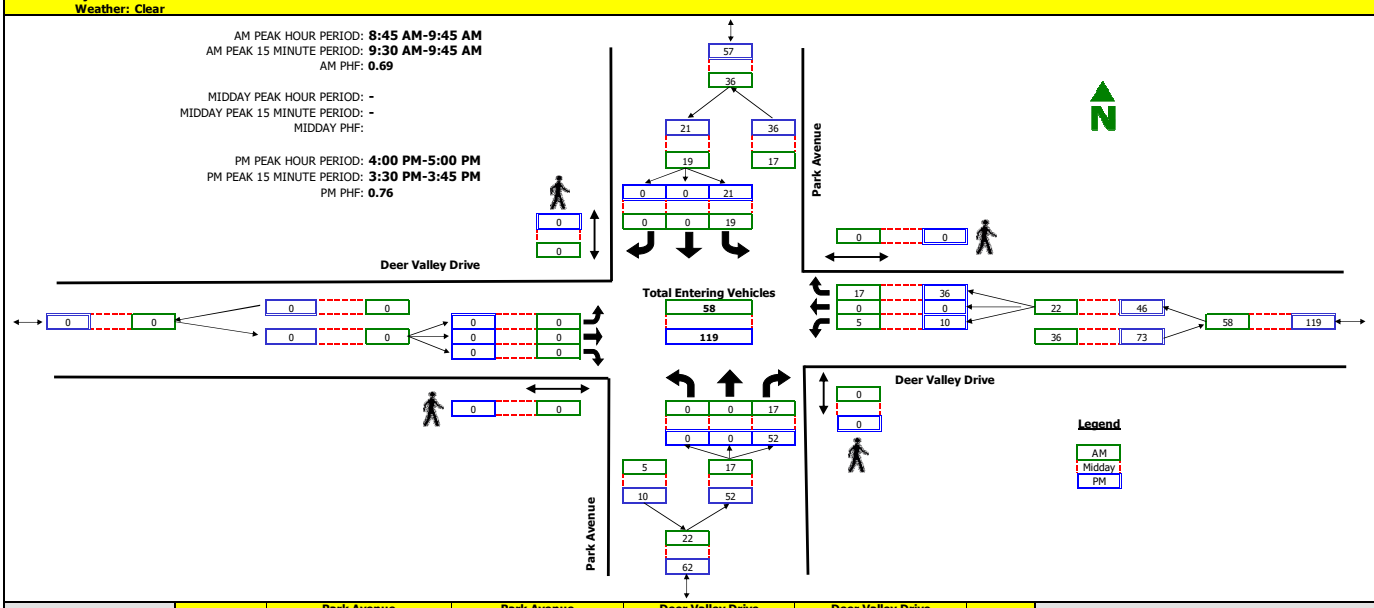
**Intersection:** Park Avenue / Deer Valley Drive
**North/South:** Park Avenue
**East/West:** Deer Valley Drive
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.69**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.76**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Deer Valley Drive Eastbound | | | | Deer Valley Drive Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 7 |
| 8:15 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 8:30 - 8:45 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 6 |
| 8:45 - 9:00 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 13 |
| 9:00 - 9:15 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 0 | 10 |
| 9:15 - 9:30 | 0 | 0 | 4 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 0 | 14 |
| 9:30 - 9:45 | 0 | 0 | 6 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 21 |
| 9:45 - 10:00 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 0 | 11 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 31 |
| 15:15 - 15:30 | 0 | 0 | 7 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 1 | 0 | 21 |
| 15:30 - 15:45 | 0 | 0 | 15 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 13 | 0 | 39 |
| 15:45 - 16:00 | 0 | 0 | 12 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 7 | 0 | 30 |
| 16:00 - 16:15 | 0 | 0 | 10 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 9 | 0 | 26 |
| 16:15 - 16:30 | 0 | 0 | 11 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 7 | 0 | 29 |
| 16:30 - 16:45 | 0 | 0 | 16 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 10 | 0 | 31 |
| 16:45 - 17:00 | 0 | 0 | 15 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 10 | 0 | 33 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

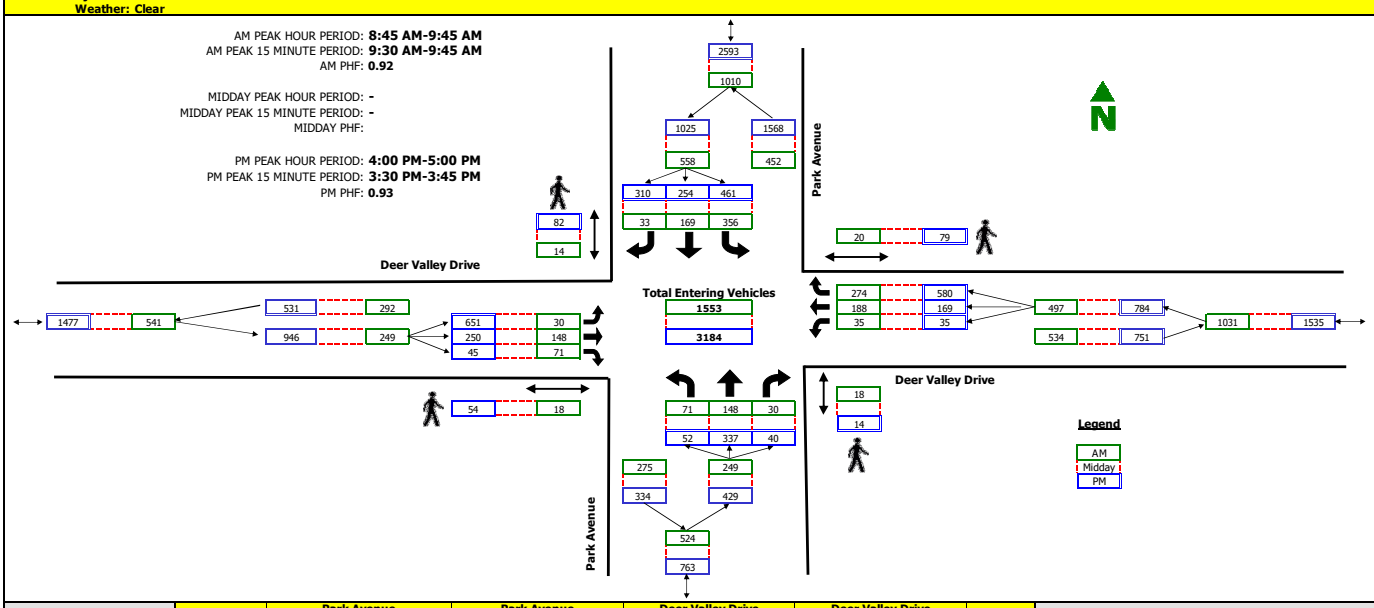
**Intersection:** Park Avenue / Deer Valley Drive
**North/South:** Park Avenue
**East/West:** Deer Valley Drive
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.92**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.93**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Deer Valley Drive Eastbound | | | | Deer Valley Drive Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 13 | 21 | 4 | 1 | 43 | 24 | 6 | 1 | 4 | 21 | 13 | 1 | 6 | 80 | 42 | 3 | 277 |
| 8:15 - 8:30 | 22 | 19 | 6 | 0 | 41 | 32 | 3 | 0 | 6 | 19 | 22 | 0 | 6 | 87 | 64 | 1 | 327 |
| 8:30 - 8:45 | 16 | 34 | 4 | 2 | 83 | 32 | 2 | 7 | 4 | 34 | 16 | 2 | 23 | 42 | 35 | 5 | 325 |
| 8:45 - 9:00 | 23 | 34 | 12 | 6 | 90 | 36 | 11 | 5 | 12 | 34 | 23 | 6 | 13 | 45 | 65 | 2 | 398 |
| 9:00 - 9:15 | 13 | 33 | 8 | 4 | 68 | 54 | 10 | 3 | 8 | 33 | 13 | 4 | 5 | 49 | 77 | 7 | 371 |
| 9:15 - 9:30 | 17 | 42 | 2 | 1 | 69 | 33 | 5 | 2 | 2 | 42 | 17 | 1 | 10 | 53 | 69 | 4 | 361 |
| 9:30 - 9:45 | 18 | 39 | 8 | 7 | 129 | 46 | 7 | 4 | 8 | 39 | 18 | 7 | 7 | 41 | 63 | 7 | 423 |
| 9:45 - 10:00 | 12 | 35 | 15 | 9 | 76 | 50 | 16 | 7 | 15 | 35 | 12 | 9 | 7 | 34 | 72 | 5 | 379 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 13 | 99 | 13 | 7 | 105 | 40 | 86 | 20 | 146 | 65 | 17 | 2 | 9 | 43 | 145 | 16 | 781 |
| 15:15 - 15:30 | 11 | 89 | 11 | 4 | 138 | 57 | 70 | 14 | 167 | 61 | 10 | 7 | 14 | 42 | 159 | 12 | 829 |
| 15:30 - 15:45 | 17 | 79 | 11 | 9 | 125 | 71 | 91 | 14 | 190 | 65 | 6 | 5 | 14 | 37 | 152 | 8 | 858 |
| 15:45 - 16:00 | 15 | 96 | 9 | 9 | 118 | 78 | 95 | 18 | 143 | 57 | 17 | 1 | 10 | 55 | 150 | 20 | 843 |
| 16:00 - 16:15 | 12 | 85 | 10 | 2 | 117 | 59 | 77 | 13 | 143 | 64 | 8 | 9 | 10 | 52 | 159 | 19 | 796 |
| 16:15 - 16:30 | 14 | 68 | 10 | 8 | 124 | 63 | 89 | 25 | 176 | 51 | 16 | 13 | 10 | 47 | 153 | 10 | 821 |
| 16:30 - 16:45 | 10 | 94 | 11 | 3 | 102 | 65 | 62 | 11 | 177 | 81 | 13 | 6 | 8 | 32 | 123 | 28 | 778 |
| 16:45 - 17:00 | 16 | 90 | 9 | 1 | 118 | 67 | 82 | 33 | 155 | 54 | 8 | 26 | 7 | 38 | 145 | 22 | 789 |

# APPENDIX C

## LOS Results

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 76 | 97 | 40.2 | *D* |
| | T | 50 | 50 | 100 | 27.8 | *C* |
| | R | 209 | 209 | 100 | 3.9 | *A* |
| | Subtotal | 337 | 335 | 99 | 15.7 | *B* |
| SE | L | 58 | 57 | 98 | 34.1 | *C* |
| | T | 168 | 160 | 95 | 32.3 | *C* |
| | R | 31 | 34 | 109 | 6.5 | *A* |
| | Subtotal | 257 | 251 | 98 | 29.2 | *C* |
| NE | L | 37 | 35 | 95 | 32.4 | *C* |
| | T | 340 | 330 | 97 | 33.0 | *C* |
| | R | 231 | 239 | 104 | 28.7 | *C* |
| | Subtotal | 608 | 604 | 99 | 31.3 | *C* |
| SW | L | 559 | 577 | 103 | 29.0 | *C* |
| | T | 422 | 424 | 100 | 8.7 | *A* |
| | R | 43 | 46 | 108 | 5.4 | *A* |
| | Subtotal | 1,024 | 1,047 | 102 | 19.7 | *B* |
| **Total** | | 2,226 | 2,237 | 100 | 23.4 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***3*** | ***2*** | ***67*** | ***7.9*** | ***A*** |
| | R | 24 | 25 | 104 | 5.2 | *A* |
| | Subtotal | 27 | 27 | 100 | 5.4 | *A* |
| EB | T | 548 | 543 | 99 | 0.4 | *A* |
| | R | 13 | 14 | 110 | 0.2 | *A* |
| | Subtotal | 561 | 557 | 99 | 0.4 | *A* |
| WB | L | 23 | 19 | 83 | 6.9 | *A* |
| | T | 544 | 549 | 101 | 1.9 | *A* |
| | Subtotal | 567 | 568 | 100 | 2.1 | *A* |
| | | | | | | |
| **Total** | | 1,155 | 1,152 | 100 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 515 | 508 | 99 | 17.2 | *B* |
| | R | 166 | 162 | 98 | 6.2 | *A* |
| | Subtotal | 681 | 670 | 98 | 14.5 | *B* |
| SE | L | 233 | 238 | 102 | 12.1 | *B* |
| | T | 884 | 872 | 99 | 5.4 | *A* |
| | Subtotal | 1,117 | 1,110 | 99 | 6.8 | *A* |
| SW | L | 220 | 215 | 98 | 36.5 | *D* |
| | T | 77 | 79 | 103 | 0.6 | *A* |
| | R | 250 | 256 | 102 | 7.5 | *A* |
| | Subtotal | 547 | 550 | 101 | 17.8 | *B* |
| **Total** | | 2,346 | 2,330 | 99 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 642 | 635 | 99 | 2.0 | *A* |
| | R | 24 | 23 | 96 | 2.0 | *A* |
| | Subtotal | 666 | 658 | 99 | 2.0 | *A* |
| ***SB*** | ***L*** | ***19*** | ***18*** | ***96*** | ***14.3*** | ***B*** |
| | T | 1,104 | 1,087 | 98 | 4.1 | *A* |
| | Subtotal | 1,123 | 1,105 | 98 | 4.3 | *A* |
| WB | L | 15 | 14 | 95 | 9.5 | *A* |
| | R | 17 | 15 | 90 | 4.5 | *A* |
| | Subtotal | 32 | 29 | 91 | 6.9 | *A* |
| **Total** | | 1,821 | 1,792 | 98 | 3.5 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 58 | 103 | 28.4 | *C* |
| | T | 141 | 139 | 99 | 29.5 | *C* |
| | R | 41 | 43 | 106 | 10.8 | *B* |
| | Subtotal | 238 | 240 | 101 | 25.9 | *C* |
| SB | L | 489 | 476 | 97 | 30.4 | *C* |
| | T | 294 | 289 | 98 | 15.9 | *B* |
| | R | 336 | 338 | 101 | 4.3 | *A* |
| | Subtotal | 1,119 | 1,103 | 99 | 18.6 | *B* |
| EB | L | 300 | 292 | 97 | 33.5 | *C* |
| | T | 172 | 171 | 99 | 23.9 | *C* |
| | R | 36 | 37 | 102 | 16.5 | *B* |
| | Subtotal | 508 | 500 | 98 | 29.0 | *C* |
| WB | L | 34 | 31 | 91 | 40.7 | *D* |
| | T | 232 | 228 | 98 | 32.1 | *C* |
| | R | 225 | 225 | 100 | 5.4 | *A* |
| | Subtotal | 491 | 484 | 99 | 20.2 | *C* |
| **Total** | | 2,357 | 2,327 | 99 | 21.9 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 184 | 185 | 100 | 31.3 | C |
| | T | 101 | 102 | 101 | 26.6 | C |
| | R | 745 | 740 | 99 | 21.5 | C |
| | Subtotal | 1,030 | 1,027 | 100 | 23.8 | C |
| SE | L | 48 | 47 | 97 | 37.2 | D |
| | T | 59 | 59 | 100 | 27.8 | C |
| | R | 25 | 24 | 95 | 6.0 | A |
| | Subtotal | 132 | 130 | 98 | 27.2 | C |
| NE | L | 36 | 34 | 94 | 21.2 | C |
| | T | 658 | 649 | 99 | 18.8 | B |
| | R | 155 | 155 | 100 | 17.6 | B |
| | Subtotal | 849 | 838 | 99 | 18.7 | B |
| SW | L | 343 | 346 | 101 | 22.6 | C |
| | T | 394 | 388 | 99 | 7.3 | A |
| | R | 38 | 39 | 102 | 5.0 | A |
| | Subtotal | 775 | 773 | 100 | 14.0 | B |
| **Total** | | 2,788 | 2,768 | 99 | 19.7 | B |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***10.5*** | ***B*** |
| | R | 72 | 70 | 97 | 7.2 | A |
| | Subtotal | 82 | 79 | 96 | 7.6 | A |
| EB | T | 777 | 768 | 99 | 0.4 | A |
| | R | 8 | 8 | 100 | 0.1 | A |
| | Subtotal | 785 | 776 | 99 | 0.4 | A |
| WB | L | 22 | 21 | 95 | 7.5 | A |
| | T | 610 | 607 | 100 | 1.8 | A |
| | Subtotal | 632 | 628 | 99 | 2.0 | A |
| | | | | | | |
| **Total** | | 1,500 | 1,483 | 99 | 1.5 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,428 | 1,428 | 100 | 17.2 | *B* |
| | R | 350 | 355 | 101 | 13.4 | *B* |
| | Subtotal | 1,778 | 1,783 | 100 | 16.4 | *B* |
| SE | L | 301 | 294 | 98 | 35.5 | *D* |
| | T | 861 | 873 | 101 | 4.9 | *A* |
| | Subtotal | 1,162 | 1,167 | 100 | 12.6 | *B* |
| SW | L | 193 | 194 | 100 | 51.4 | *D* |
| | T | 121 | 125 | 104 | 0.8 | *A* |
| | R | 306 | 298 | 97 | 23.0 | *C* |
| | Subtotal | 620 | 617 | 100 | 27.4 | *C* |
| **Total** | | 3,560 | 3,567 | 100 | 17.1 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,733 | 100 | 5.2 | *A* |
| | R | 72 | 70 | 97 | 4.1 | *A* |
| | Subtotal | 1,798 | 1,803 | 100 | 5.2 | *A* |
| SB | L | 21 | 22 | 105 | 49.9 | *E* |
| | T | 1,047 | 1,058 | 101 | 5.9 | *A* |
| | Subtotal | 1,068 | 1,080 | 101 | 6.8 | *A* |
| ***WB*** | ***L*** | ***17*** | ***15*** | ***88*** | ***137.7*** | ***F*** |
| | R | 36 | 37 | 102 | 80.1 | *F* |
| | Subtotal | 53 | 52 | 98 | 96.7 | *F* |
| **Total** | | 2,919 | 2,935 | 101 | 7.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 61 | 96 | 49.3 | *D* |
| | T | 407 | 408 | 100 | 61.3 | *E* |
| | R | 41 | 41 | 99 | 44.6 | *D* |
| | Subtotal | 511 | 510 | 100 | 58.5 | *E* |
| SB | L | 471 | 474 | 101 | 49.9 | *D* |
| | T | 269 | 280 | 104 | 26.9 | *C* |
| | R | 324 | 326 | 101 | 4.6 | *A* |
| | Subtotal | 1,064 | 1,080 | 102 | 30.3 | *C* |
| EB | L | 706 | 714 | 101 | 55.8 | *E* |
| | T | 246 | 241 | 98 | 37.9 | *D* |
| | R | 44 | 47 | 106 | 30.2 | *C* |
| | Subtotal | 996 | 1,002 | 101 | 50.3 | *D* |
| WB | L | 46 | 46 | 99 | 73.6 | *E* |
| | T | 181 | 186 | 103 | 65.0 | *E* |
| | R | 685 | 680 | 99 | 47.9 | *D* |
| | Subtotal | 912 | 912 | 100 | 52.7 | *D* |
| **Total** | | 3,484 | 3,504 | 101 | 46.0 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 75 | 96 | 39.9 | *D* |
| | T | 50 | 50 | 100 | 28.3 | *C* |
| | R | 209 | 206 | 99 | 3.7 | *A* |
| | Subtotal | 337 | 331 | 98 | 15.6 | *B* |
| SE | L | 58 | 56 | 96 | 35.0 | *C* |
| | T | 168 | 166 | 99 | 32.9 | *C* |
| | R | 31 | 33 | 106 | 6.5 | *A* |
| | Subtotal | 257 | 255 | 99 | 29.9 | *C* |
| NE | L | 37 | 38 | 103 | 34.8 | *C* |
| | T | 340 | 337 | 99 | 34.2 | *C* |
| | R | 231 | 232 | 101 | 28.5 | *C* |
| | Subtotal | 608 | 607 | 100 | 32.1 | *C* |
| SW | L | 559 | 568 | 102 | 50.8 | *D* |
| | T | 422 | 423 | 100 | 9.3 | *A* |
| | R | 43 | 48 | 112 | 6.1 | *A* |
| | Subtotal | 1,024 | 1,039 | 101 | 31.8 | *C* |
| **Total** | | 2,226 | 2,232 | 100 | 29.3 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***3*** | ***3*** | ***100*** | ***8.0*** | ***A*** |
| | R | 24 | 28 | 117 | 5.0 | *A* |
| | Subtotal | 27 | 31 | 115 | 5.3 | *A* |
| EB | T | 548 | 545 | 99 | 0.5 | *A* |
| | R | 32 | 32 | 99 | 0.1 | *A* |
| | Subtotal | 580 | 577 | 99 | 0.5 | *A* |
| WB | L | 23 | 22 | 96 | 6.5 | *A* |
| | T | 544 | 542 | 100 | 1.8 | *A* |
| | Subtotal | 567 | 564 | 99 | 2.0 | *A* |
| | | | | | | |
| **Total** | | 1,174 | 1,172 | 100 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 515 | 503 | 98 | 15.0 | *B* |
| | R | 166 | 166 | 100 | 5.9 | *A* |
| | Subtotal | 681 | 669 | 98 | 12.7 | *B* |
| SE | L | 252 | 248 | 98 | 12.1 | *B* |
| | T | 865 | 875 | 101 | 5.3 | *A* |
| | Subtotal | 1,117 | 1,123 | 101 | 6.8 | *A* |
| SW | L | 220 | 216 | 98 | 36.9 | *D* |
| | T | 77 | 80 | 104 | 0.6 | *A* |
| | R | 250 | 249 | 100 | 7.4 | *A* |
| | Subtotal | 547 | 545 | 100 | 18.1 | *B* |
| **Total** | | 2,346 | 2,337 | 100 | 11.2 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 642 | 630 | 98 | 4.1 | *A* |
| | R | 24 | 22 | 92 | 2.9 | *A* |
| | Subtotal | 666 | 652 | 98 | 4.1 | *A* |
| SB | T | 1,104 | 1,110 | 101 | 3.8 | *A* |
| | Subtotal | 1,104 | 1,110 | 101 | 3.8 | *A* |
| ***WB*** | ***R*** | ***17*** | ***16*** | ***96*** | ***6.8*** | ***A*** |
| | Subtotal | 17 | 16 | 94 | 6.8 | *A* |
| **Total** | | 1,787 | 1,778 | 99 | 4.0 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 57 | 101 | 33.1 | *C* |
| | T | 141 | 140 | 99 | 33.3 | *C* |
| | R | 41 | 40 | 98 | 14.4 | *B* |
| | Subtotal | 238 | 237 | 100 | 30.1 | *C* |
| SB | L | 489 | 496 | 101 | 25.9 | *C* |
| | T | 294 | 284 | 97 | 16.1 | *B* |
| | R | 336 | 346 | 103 | 4.4 | *A* |
| | Subtotal | 1,119 | 1,126 | 101 | 16.8 | *B* |
| EB | L | 300 | 290 | 97 | 40.3 | *D* |
| | T | 172 | 182 | 106 | 28.8 | *C* |
| | R | 36 | 36 | 99 | 19.9 | *B* |
| | Subtotal | 508 | 508 | 100 | 34.7 | *C* |
| WB | L | 34 | 32 | 93 | 48.5 | *D* |
| | T | 232 | 238 | 103 | 39.0 | *D* |
| | R | 225 | 222 | 99 | 5.2 | *A* |
| | Subtotal | 491 | 492 | 100 | 24.4 | *C* |
| **Total** | | 2,356 | 2,363 | 100 | 23.6 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 184 | 186 | 101 | 30.0 | C |
| | T | 101 | 99 | 98 | 25.1 | C |
| | R | 745 | 735 | 99 | 15.6 | B |
| | Subtotal | 1,030 | 1,020 | 99 | 19.1 | B |
| SE | L | 48 | 47 | 97 | 42.5 | D |
| | T | 59 | 54 | 91 | 29.8 | C |
| | R | 25 | 25 | 99 | 6.7 | A |
| | Subtotal | 132 | 126 | 95 | 30.0 | C |
| NE | L | 36 | 36 | 99 | 24.5 | C |
| | T | 658 | 643 | 98 | 21.0 | C |
| | R | 155 | 158 | 102 | 19.7 | B |
| | Subtotal | 849 | 837 | 99 | 20.9 | C |
| SW | L | 343 | 347 | 101 | 68.3 | E |
| | T | 394 | 391 | 99 | 7.5 | A |
| | R | 38 | 37 | 97 | 5.7 | A |
| | Subtotal | 775 | 775 | 100 | 34.6 | C |
| **Total** | | 2,788 | 2,758 | 99 | 24.6 | C |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***10.8*** | ***B*** |
| | R | 72 | 72 | 100 | 7.2 | A |
| | Subtotal | 82 | 81 | 99 | 7.6 | A |
| EB | T | 777 | 762 | 98 | 0.4 | A |
| | R | 29 | 33 | 113 | 0.1 | A |
| | Subtotal | 806 | 795 | 99 | 0.4 | A |
| WB | L | 22 | 24 | 109 | 8.2 | A |
| | T | 610 | 609 | 100 | 1.9 | A |
| | Subtotal | 632 | 633 | 100 | 2.1 | A |
| | | | | | | |
| **Total** | | 1,521 | 1,509 | 99 | 1.5 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,428 | 1,430 | 100 | 19.0 | *B* |
| | R | 350 | 344 | 98 | 15.0 | *B* |
| | Subtotal | 1,778 | 1,774 | 100 | 18.2 | *B* |
| SE | L | 322 | 320 | 99 | 36.7 | *D* |
| | T | 840 | 841 | 100 | 4.8 | *A* |
| | Subtotal | 1,162 | 1,161 | 100 | 13.6 | *B* |
| SW | L | 193 | 188 | 97 | 50.5 | *D* |
| | T | 121 | 122 | 101 | 1.0 | *A* |
| | R | 306 | 307 | 100 | 24.6 | *C* |
| | Subtotal | 620 | 617 | 100 | 27.8 | *C* |
| **Total** | | 3,560 | 3,552 | 100 | 18.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,713 | 99 | 12.5 | *B* |
| | R | 72 | 72 | 100 | 11.9 | *B* |
| | Subtotal | 1,798 | 1,785 | 99 | 12.5 | *B* |
| SB | T | 1,047 | 1,042 | 100 | 5.6 | *A* |
| | Subtotal | 1,047 | 1,042 | 100 | 5.6 | *A* |
| ***WB*** | ***R*** | ***36*** | ***36*** | ***99*** | ***43.3*** | ***E*** |
| | Subtotal | 36 | 36 | 100 | 43.3 | *E* |
| **Total** | | 2,881 | 2,863 | 99 | 10.3 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 62 | 98 | 53.6 | *D* |
| | T | 407 | 396 | 97 | 69.0 | *E* |
| | R | 41 | 42 | 102 | 54.1 | *D* |
| | Subtotal | 511 | 500 | 98 | 65.8 | *E* |
| SB | L | 471 | 471 | 100 | 44.0 | *D* |
| | T | 269 | 265 | 99 | 25.7 | *C* |
| | R | 324 | 327 | 101 | 5.4 | *A* |
| | Subtotal | 1,064 | 1,063 | 100 | 27.6 | *C* |
| EB | L | 706 | 694 | 98 | 58.3 | *E* |
| | T | 246 | 246 | 100 | 41.4 | *D* |
| | R | 44 | 43 | 97 | 35.9 | *D* |
| | Subtotal | 996 | 983 | 99 | 53.1 | *D* |
| WB | L | 46 | 41 | 89 | 81.3 | *F* |
| | T | 181 | 178 | 98 | 67.7 | *E* |
| | R | 685 | 691 | 101 | 41.5 | *D* |
| | Subtotal | 912 | 910 | 100 | 48.4 | *D* |
| **Total** | | 3,484 | 3,456 | 99 | 46.0 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 76 | 97 | 38.8 | *D* |
| | T | 50 | 47 | 94 | 32.0 | *C* |
| | R | 209 | 208 | 100 | 3.8 | *A* |
| | Subtotal | 337 | 331 | 98 | 15.8 | *B* |
| SE | L | 58 | 55 | 94 | 34.8 | *C* |
| | T | 168 | 164 | 98 | 34.8 | *C* |
| | R | 32 | 33 | 102 | 6.5 | *A* |
| | Subtotal | 258 | 252 | 98 | 31.1 | *C* |
| NE | L | 39 | 40 | 103 | 34.7 | *C* |
| | T | 348 | 352 | 101 | 34.5 | *C* |
| | R | 232 | 227 | 98 | 28.9 | *C* |
| | Subtotal | 619 | 619 | 100 | 32.5 | *C* |
| SW | L | 559 | 560 | 100 | 44.3 | *D* |
| | T | 424 | 418 | 99 | 8.5 | *A* |
| | R | 43 | 45 | 105 | 5.9 | *A* |
| | Subtotal | 1,026 | 1,023 | 100 | 28.0 | *C* |
| **Total** | | 2,240 | 2,225 | 99 | 27.8 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***8*** | ***7*** | ***85*** | ***9.1*** | ***A*** |
| | T | 20 | 18 | 91 | 0.3 | *A* |
| | R | 35 | 34 | 96 | 5.8 | *A* |
| | Subtotal | 63 | 59 | 94 | 4.5 | *A* |
| EB | T | 548 | 552 | 101 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 583 | 588 | 101 | 0.5 | *A* |
| WB | L | 26 | 26 | 100 | 6.5 | *A* |
| | T | 544 | 534 | 98 | 1.8 | *A* |
| | Subtotal | 570 | 560 | 98 | 2.0 | *A* |
| | | | | | | |
| **Total** | | 1,216 | 1,207 | 99 | 1.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 519 | 522 | 101 | 15.7 | *B* |
| | R | 166 | 170 | 102 | 6.3 | *A* |
| | Subtotal | 685 | 692 | 101 | 13.4 | *B* |
| SE | L | 255 | 260 | 102 | 12.5 | *B* |
| | T | 865 | 868 | 100 | 5.2 | *A* |
| | Subtotal | 1,120 | 1,128 | 101 | 6.9 | *A* |
| SW | L | 220 | 214 | 97 | 37.0 | *D* |
| | T | 78 | 79 | 102 | 0.5 | *A* |
| | R | 255 | 251 | 99 | 7.7 | *A* |
| | Subtotal | 553 | 544 | 98 | 18.2 | *B* |
| **Total** | | 2,357 | 2,364 | 100 | 11.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***T*** | ***643*** | ***650*** | ***101*** | ***4.5*** | ***A*** |
| | R | 27 | 27 | 100 | 4.4 | *A* |
| | Subtotal | 670 | 677 | 101 | 4.5 | *A* |
| SB | T | 1,104 | 1,102 | 100 | 4.2 | *A* |
| | Subtotal | 1,104 | 1,102 | 100 | 4.2 | *A* |
| WB | T | 18 | 19 | 104 | 0.1 | *A* |
| | R | 21 | 20 | 95 | 4.3 | *A* |
| | Subtotal | 39 | 39 | 100 | 2.3 | *A* |
| **Total** | | 1,814 | 1,818 | 100 | 4.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 54 | 96 | 35.5 | *D* |
| | T | 142 | 142 | 100 | 35.0 | *C* |
| | R | 41 | 44 | 108 | 13.6 | *B* |
| | Subtotal | 239 | 240 | 100 | 31.2 | *C* |
| SB | L | 493 | 494 | 100 | 26.3 | *C* |
| | T | 297 | 293 | 99 | 16.7 | *B* |
| | R | 340 | 340 | 100 | 4.5 | *A* |
| | Subtotal | 1,130 | 1,127 | 100 | 17.2 | *B* |
| EB | L | 301 | 305 | 101 | 41.4 | *D* |
| | T | 172 | 170 | 99 | 29.0 | *C* |
| | R | 36 | 36 | 99 | 19.8 | *B* |
| | Subtotal | 509 | 511 | 100 | 35.8 | *D* |
| WB | L | 34 | 33 | 96 | 46.9 | *D* |
| | T | 232 | 238 | 103 | 37.5 | *D* |
| | R | 226 | 226 | 100 | 5.3 | *A* |
| | Subtotal | 492 | 497 | 101 | 23.5 | *C* |
| **Total** | | 2,371 | 2,375 | 100 | 24.0 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 36 | 33 | 91 | 0.2 | *A* |
| | R | 3 | 3 | 100 | 0.0 | *A* |
| | Subtotal | 39 | 36 | 92 | 0.2 | *A* |
| SB | L | 6 | 6 | 96 | 2.8 | *A* |
| | T | 55 | 55 | 100 | 0.4 | *A* |
| | Subtotal | 61 | 61 | 100 | 0.6 | *A* |
| ***WB*** | ***L*** | ***4*** | ***4*** | ***100*** | ***4.8*** | ***A*** |
| | R | 27 | 27 | 100 | 4.0 | *A* |
| | Subtotal | 31 | 31 | 100 | 4.1 | *A* |
| | | | | | | |
| **Total** | | 132 | 128 | 97 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 185 | 183 | 99 | 31.4 | C |
| | T | 101 | 98 | 97 | 25.2 | C |
| | R | 745 | 737 | 99 | 15.6 | B |
| | Subtotal | 1,031 | 1,018 | 99 | 19.4 | B |
| SE | L | 48 | 50 | 104 | 37.0 | D |
| | T | 59 | 59 | 100 | 30.6 | C |
| | R | 27 | 27 | 99 | 6.7 | A |
| | Subtotal | 134 | 136 | 101 | 28.2 | C |
| NE | L | 37 | 37 | 99 | 23.9 | C |
| | T | 662 | 659 | 100 | 21.7 | C |
| | R | 156 | 149 | 96 | 20.0 | B |
| | Subtotal | 855 | 845 | 99 | 21.5 | C |
| SW | L | 343 | 344 | 100 | 67.6 | E |
| | T | 401 | 403 | 101 | 7.9 | A |
| | R | 38 | 37 | 97 | 5.8 | A |
| | Subtotal | 782 | 784 | 100 | 34.0 | C |
| **Total** | | 2,803 | 2,783 | 99 | 24.7 | C |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***13*** | ***100*** | ***10.2*** | ***B*** |
| | T | 11 | 12 | 109 | 0.2 | A |
| | R | 78 | 79 | 102 | 7.6 | A |
| | Subtotal | 102 | 104 | 102 | 7.1 | A |
| EB | T | 777 | 768 | 99 | 0.4 | A |
| | R | 37 | 38 | 102 | 0.1 | A |
| | Subtotal | 814 | 806 | 99 | 0.4 | A |
| WB | L | 32 | 30 | 93 | 8.0 | A |
| | T | 610 | 611 | 100 | 1.9 | A |
| | Subtotal | 642 | 641 | 100 | 2.2 | A |
| **Total** | | 1,558 | 1,551 | 100 | 1.6 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,430 | 1,432 | 100 | 19.0 | *B* |
| | R | 350 | 348 | 99 | 14.6 | *B* |
| | Subtotal | 1,780 | 1,780 | 100 | 18.1 | *B* |
| SE | L | 330 | 329 | 100 | 36.7 | *D* |
| | T | 840 | 832 | 99 | 4.7 | *A* |
| | Subtotal | 1,170 | 1,161 | 99 | 13.8 | *B* |
| SW | L | 193 | 194 | 100 | 49.7 | *D* |
| | T | 121 | 123 | 102 | 0.8 | *A* |
| | R | 309 | 302 | 98 | 24.2 | *C* |
| | Subtotal | 623 | 619 | 99 | 27.5 | *C* |
| **Total** | | 3,573 | 3,560 | 100 | 18.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,724 | 100 | 12.1 | *B* |
| | R | 82 | 82 | 100 | 11.8 | *B* |
| | Subtotal | 1,808 | 1,806 | 100 | 12.1 | *B* |
| SB | T | 1,047 | 1,038 | 99 | 5.3 | *A* |
| | Subtotal | 1,047 | 1,038 | 99 | 5.3 | *A* |
| ***WB*** | ***R*** | ***38*** | ***40*** | ***105*** | ***38.9*** | ***E*** |
| | Subtotal | 38 | 40 | 105 | 38.9 | *E* |
| **Total** | | 2,894 | 2,884 | 100 | 10.1 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 66 | 104 | 49.7 | *D* |
| | T | 409 | 409 | 100 | 67.6 | *E* |
| | R | 41 | 39 | 95 | 51.2 | *D* |
| | Subtotal | 513 | 514 | 100 | 64.1 | *E* |
| SB | L | 473 | 472 | 100 | 45.1 | *D* |
| | T | 271 | 262 | 97 | 26.9 | *C* |
| | R | 326 | 326 | 100 | 5.0 | *A* |
| | Subtotal | 1,070 | 1,060 | 99 | 28.3 | *C* |
| EB | L | 710 | 718 | 101 | 61.3 | *E* |
| | T | 246 | 256 | 104 | 42.5 | *D* |
| | R | 44 | 45 | 102 | 34.0 | *C* |
| | Subtotal | 1,000 | 1,019 | 102 | 55.4 | *E* |
| WB | L | 46 | 44 | 95 | 84.6 | *F* |
| | T | 181 | 182 | 100 | 69.0 | *E* |
| | R | 689 | 681 | 99 | 42.9 | *D* |
| | Subtotal | 916 | 907 | 99 | 50.2 | *D* |
| **Total** | | 3,500 | 3,500 | 100 | 47.2 | *D* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 87 | 87 | 100 | 0.3 | *A* |
| | R | 10 | 12 | 120 | 0.3 | *A* |
| | Subtotal | 97 | 99 | 102 | 0.3 | *A* |
| SB | L | 18 | 17 | 94 | 3.0 | *A* |
| | T | 52 | 52 | 101 | 0.5 | *A* |
| | Subtotal | 70 | 69 | 99 | 1.1 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***7.0*** | ***A*** |
| | R | 15 | 16 | 107 | 4.3 | *A* |
| | Subtotal | 17 | 17 | 100 | 4.5 | *A* |
| | | | | | | |
| **Total** | | 183 | 185 | 101 | 1.0 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 81 | 80 | 98 | 43.5 | *D* |
| | T | 50 | 52 | 104 | 34.7 | *C* |
| | R | 225 | 231 | 103 | 6.4 | *A* |
| | Subtotal | 356 | 363 | 102 | 18.6 | *B* |
| SE | L | 60 | 61 | 101 | 36.2 | *D* |
| | T | 170 | 167 | 98 | 34.1 | *C* |
| | R | 32 | 33 | 102 | 6.8 | *A* |
| | Subtotal | 262 | 261 | 100 | 31.1 | *C* |
| NE | L | 41 | 34 | 83 | 34.6 | *C* |
| | T | 361 | 366 | 101 | 34.8 | *C* |
| | R | 238 | 244 | 103 | 30.1 | *C* |
| | Subtotal | 640 | 644 | 101 | 33.0 | *C* |
| SW | L | 580 | 584 | 101 | 58.7 | *E* |
| | T | 477 | 478 | 100 | 13.6 | *B* |
| | R | 45 | 48 | 107 | 10.1 | *B* |
| | Subtotal | 1,102 | 1,110 | 101 | 37.2 | *D* |
| **Total** | | 2,360 | 2,378 | 101 | 32.7 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***5*** | ***5*** | ***95*** | ***8.5*** | ***A*** |
| | R | 30 | 32 | 106 | 5.3 | *A* |
| | Subtotal | 35 | 37 | 106 | 5.7 | *A* |
| EB | T | 609 | 614 | 101 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 644 | 650 | 101 | 0.5 | *A* |
| WB | L | 25 | 24 | 96 | 6.9 | *A* |
| | T | 565 | 566 | 100 | 2.2 | *A* |
| | Subtotal | 590 | 590 | 100 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,270 | 1,277 | 101 | 1.5 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 526 | 529 | 101 | 15.9 | *B* |
| | R | 187 | 191 | 102 | 6.3 | *A* |
| | Subtotal | 713 | 720 | 101 | 13.4 | *B* |
| SE | L | 284 | 285 | 100 | 13.1 | *B* |
| | T | 898 | 897 | 100 | 5.7 | *A* |
| | Subtotal | 1,182 | 1,182 | 100 | 7.5 | *A* |
| SW | L | 225 | 223 | 99 | 36.7 | *D* |
| | T | 84 | 84 | 101 | 0.7 | *A* |
| | R | 262 | 264 | 101 | 8.2 | *A* |
| | Subtotal | 571 | 571 | 100 | 18.2 | *B* |
| **Total** | | 2,464 | 2,473 | 100 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 681 | 687 | 101 | 4.0 | *A* |
| | R | 20 | 19 | 96 | 4.2 | *A* |
| | Subtotal | 701 | 706 | 101 | 4.0 | *A* |
| SB | T | 1,139 | 1,140 | 100 | 3.8 | *A* |
| | Subtotal | 1,139 | 1,140 | 100 | 3.8 | *A* |
| ***WB*** | ***R*** | ***20*** | ***21*** | ***106*** | ***4.5*** | ***A*** |
| | Subtotal | 20 | 21 | 105 | 4.5 | *A* |
| **Total** | | 1,860 | 1,867 | 100 | 3.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 63 | 105 | 34.3 | *C* |
| | T | 145 | 146 | 101 | 35.6 | *D* |
| | R | 45 | 52 | 116 | 14.3 | *B* |
| | Subtotal | 250 | 261 | 104 | 31.0 | *C* |
| SB | L | 503 | 496 | 99 | 25.6 | *C* |
| | T | 295 | 301 | 102 | 16.7 | *B* |
| | R | 357 | 360 | 101 | 4.2 | *A* |
| | Subtotal | 1,155 | 1,157 | 100 | 16.6 | *B* |
| EB | L | 315 | 316 | 100 | 41.3 | *D* |
| | T | 180 | 182 | 101 | 28.6 | *C* |
| | R | 40 | 39 | 98 | 22.4 | *C* |
| | Subtotal | 535 | 537 | 100 | 35.6 | *D* |
| WB | L | 35 | 34 | 96 | 45.3 | *D* |
| | T | 240 | 239 | 100 | 38.3 | *D* |
| | R | 240 | 245 | 102 | 5.7 | *A* |
| | Subtotal | 515 | 518 | 101 | 23.3 | *C* |
| **Total** | | 2,455 | 2,473 | 101 | 23.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 188 | 189 | 100 | 50.0 | *D* |
| | T | 105 | 104 | 99 | 44.1 | *D* |
| | R | 790 | 797 | 101 | 37.2 | *D* |
| | Subtotal | 1,083 | 1,090 | 101 | 40.1 | *D* |
| SE | L | 50 | 49 | 98 | 39.7 | *D* |
| | T | 60 | 58 | 96 | 31.0 | *C* |
| | R | 26 | 30 | 114 | 7.0 | *A* |
| | Subtotal | 136 | 137 | 101 | 28.9 | *C* |
| NE | L | 39 | 39 | 99 | 23.5 | *C* |
| | T | 690 | 700 | 101 | 24.7 | *C* |
| | R | 157 | 160 | 102 | 21.2 | *C* |
| | Subtotal | 886 | 899 | 101 | 24.0 | *C* |
| SW | L | 360 | 354 | 98 | 154.1 | *F* |
| | T | 449 | 438 | 98 | 13.9 | *B* |
| | R | 40 | 44 | 109 | 9.8 | *A* |
| | Subtotal | 849 | 836 | 98 | 73.1 | *E* |
| **Total** | | 2,956 | 2,962 | 100 | 44.8 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***11.9*** | ***B*** |
| | R | 80 | 80 | 100 | 7.2 | *A* |
| | Subtotal | 90 | 89 | 99 | 7.7 | *A* |
| EB | T | 806 | 823 | 102 | 0.4 | *A* |
| | R | 35 | 34 | 96 | 0.1 | *A* |
| | Subtotal | 841 | 857 | 102 | 0.4 | *A* |
| WB | L | 25 | 25 | 99 | 8.0 | *A* |
| | T | 638 | 632 | 99 | 2.0 | *A* |
| | Subtotal | 663 | 657 | 99 | 2.2 | *A* |
| | | | | | | |
| **Total** | | 1,595 | 1,603 | 101 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,479 | 1,469 | 99 | 22.0 | *C* |
| | R | 355 | 366 | 103 | 17.7 | *B* |
| | Subtotal | 1,834 | 1,835 | 100 | 21.1 | *C* |
| SE | L | 331 | 341 | 103 | 39.0 | *D* |
| | T | 861 | 848 | 98 | 4.9 | *A* |
| | Subtotal | 1,192 | 1,189 | 100 | 14.7 | *B* |
| SW | L | 200 | 201 | 100 | 50.2 | *D* |
| | T | 123 | 123 | 100 | 1.1 | *A* |
| | R | 325 | 317 | 97 | 24.4 | *C* |
| | Subtotal | 648 | 641 | 99 | 28.0 | *C* |
| **Total** | | 3,675 | 3,665 | 100 | 20.3 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,793 | 1,803 | 101 | 14.4 | *B* |
| | R | 55 | 57 | 103 | 13.5 | *B* |
| | Subtotal | 1,848 | 1,860 | 101 | 14.4 | *B* |
| SB | T | 1,064 | 1,052 | 99 | 5.6 | *A* |
| | Subtotal | 1,064 | 1,052 | 99 | 5.6 | *A* |
| ***WB*** | ***R*** | ***40*** | ***37*** | ***92*** | ***49.7*** | ***E*** |
| | Subtotal | 40 | 37 | 93 | 49.7 | *E* |
| **Total** | | 2,953 | 2,949 | 100 | 11.7 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 65 | 64 | 98 | 52.5 | *D* |
| | T | 415 | 416 | 100 | 77.2 | *E* |
| | R | 45 | 47 | 104 | 61.4 | *E* |
| | Subtotal | 525 | 527 | 100 | 72.8 | *E* |
| SB | L | 479 | 476 | 99 | 43.6 | *D* |
| | T | 273 | 268 | 98 | 27.1 | *C* |
| | R | 334 | 327 | 98 | 5.4 | *A* |
| | Subtotal | 1,086 | 1,071 | 99 | 27.8 | *C* |
| EB | L | 736 | 743 | 101 | 74.1 | *E* |
| | T | 255 | 253 | 99 | 47.9 | *D* |
| | R | 45 | 48 | 106 | 41.1 | *D* |
| | Subtotal | 1,036 | 1,044 | 101 | 66.2 | *E* |
| WB | L | 50 | 50 | 100 | 90.2 | *F* |
| | T | 190 | 188 | 99 | 79.9 | *E* |
| | R | 697 | 702 | 101 | 45.3 | *D* |
| | Subtotal | 937 | 940 | 100 | 54.6 | *D* |
| **Total** | | 3,585 | 3,582 | 100 | 52.7 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 81 | 81 | 100 | 41.9 | *D* |
| | T | 50 | 54 | 108 | 30.6 | *C* |
| | R | 225 | 225 | 100 | 5.8 | *A* |
| | Subtotal | 356 | 360 | 101 | 17.6 | *B* |
| SE | L | 60 | 55 | 91 | 38.9 | *D* |
| | T | 170 | 174 | 102 | 35.7 | *D* |
| | R | 33 | 32 | 96 | 7.2 | *A* |
| | Subtotal | 263 | 261 | 99 | 32.9 | *C* |
| NE | L | 43 | 40 | 94 | 34.9 | *C* |
| | T | 368 | 368 | 100 | 36.6 | *D* |
| | R | 239 | 240 | 100 | 32.5 | *C* |
| | Subtotal | 650 | 648 | 100 | 35.0 | *C* |
| SW | L | 580 | 581 | 100 | 71.9 | *E* |
| | T | 479 | 478 | 100 | 13.9 | *B* |
| | R | 45 | 44 | 98 | 10.5 | *B* |
| | Subtotal | 1,104 | 1,103 | 100 | 44.3 | *D* |
| **Total** | | 2,374 | 2,372 | 100 | 36.6 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***10*** | ***98*** | ***9.5*** | ***A*** |
| | T | 21 | 21 | 100 | 0.4 | *A* |
| | R | 41 | 44 | 108 | 5.8 | *A* |
| | Subtotal | 72 | 75 | 104 | 4.8 | *A* |
| EB | T | 609 | 605 | 99 | 0.5 | *A* |
| | R | 38 | 39 | 103 | 0.2 | *A* |
| | Subtotal | 647 | 644 | 100 | 0.5 | *A* |
| WB | L | 28 | 27 | 96 | 7.0 | *A* |
| | T | 565 | 564 | 100 | 2.2 | *A* |
| | Subtotal | 593 | 591 | 100 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,312 | 1,310 | 100 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 530 | 525 | 99 | 16.1 | *B* |
| | R | 187 | 189 | 101 | 6.6 | *A* |
| | Subtotal | 717 | 714 | 100 | 13.6 | *B* |
| SE | L | 287 | 281 | 98 | 13.6 | *B* |
| | T | 898 | 894 | 100 | 5.7 | *A* |
| | Subtotal | 1,185 | 1,175 | 99 | 7.6 | *A* |
| SW | L | 225 | 228 | 101 | 35.6 | *D* |
| | T | 83 | 88 | 106 | 0.7 | *A* |
| | R | 267 | 259 | 97 | 7.6 | *A* |
| | Subtotal | 575 | 575 | 100 | 17.6 | *B* |
| **Total** | | 2,476 | 2,464 | 99 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 681 | 683 | 100 | 4.5 | *A* |
| | R | 23 | 24 | 104 | 3.3 | *A* |
| | Subtotal | 704 | 707 | 100 | 4.5 | *A* |
| SB | T | 1,139 | 1,139 | 100 | 4.1 | *A* |
| | Subtotal | 1,139 | 1,139 | 100 | 4.1 | *A* |
| WB | T | 20 | 19 | 96 | 0.0 | *A* |
| | ***R*** | ***24*** | ***23*** | ***96*** | ***7.5*** | ***A*** |
| | Subtotal | 44 | 42 | 95 | 4.1 | *A* |
| **Total** | | 1,886 | 1,888 | 100 | 4.2 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 63 | 105 | 34.1 | *C* |
| | T | 146 | 150 | 103 | 36.7 | *D* |
| | R | 45 | 47 | 104 | 14.3 | *B* |
| | Subtotal | 251 | 260 | 104 | 32.0 | *C* |
| SB | L | 507 | 499 | 98 | 26.6 | *C* |
| | T | 297 | 290 | 98 | 17.0 | *B* |
| | R | 361 | 372 | 103 | 4.3 | *A* |
| | Subtotal | 1,165 | 1,161 | 100 | 17.1 | *B* |
| EB | L | 316 | 311 | 98 | 40.9 | *D* |
| | T | 180 | 174 | 97 | 28.5 | *C* |
| | R | 40 | 43 | 108 | 20.1 | *C* |
| | Subtotal | 536 | 528 | 99 | 35.1 | *D* |
| WB | L | 35 | 36 | 102 | 51.2 | *D* |
| | T | 240 | 250 | 104 | 40.5 | *D* |
| | R | 241 | 245 | 102 | 5.6 | *A* |
| | Subtotal | 516 | 531 | 103 | 25.1 | *C* |
| **Total** | | 2,469 | 2,480 | 100 | 24.3 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 45 | 46 | 102 | 0.3 | *A* |
| | R | 3 | 4 | 133 | 0.1 | *A* |
| | Subtotal | 48 | 50 | 104 | 0.3 | *A* |
| SB | L | 6 | 5 | 80 | 2.5 | *A* |
| | T | 60 | 61 | 103 | 0.4 | *A* |
| | Subtotal | 66 | 66 | 100 | 0.6 | *A* |
| ***WB*** | ***L*** | ***4*** | ***4*** | ***100*** | ***4.9*** | ***A*** |
| | R | 27 | 29 | 107 | 4.1 | *A* |
| | Subtotal | 31 | 33 | 106 | 4.2 | *A* |
| | | | | | | |
| **Total** | | 145 | 149 | 103 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 189 | 185 | 98 | 49.5 | *D* |
| | T | 105 | 105 | 100 | 46.9 | *D* |
| | R | 790 | 791 | 100 | 36.2 | *D* |
| | Subtotal | 1,084 | 1,081 | 100 | 39.5 | *D* |
| SE | L | 50 | 49 | 98 | 39.0 | *D* |
| | T | 60 | 60 | 100 | 31.3 | *C* |
| | R | 28 | 31 | 110 | 6.8 | *A* |
| | Subtotal | 138 | 140 | 101 | 28.6 | *C* |
| NE | L | 40 | 39 | 97 | 24.1 | *C* |
| | T | 694 | 702 | 101 | 25.0 | *C* |
| | R | 158 | 154 | 97 | 22.1 | *C* |
| | Subtotal | 892 | 895 | 100 | 24.5 | *C* |
| SW | L | 360 | 346 | 96 | 160.7 | *F* |
| | T | 456 | 458 | 100 | 14.2 | *B* |
| | R | 40 | 42 | 104 | 9.5 | *A* |
| | Subtotal | 856 | 846 | 99 | 73.9 | *E* |
| **Total** | | 2,972 | 2,962 | 100 | 45.4 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***11*** | ***85*** | ***10.5*** | ***B*** |
| | T | 18 | 18 | 100 | 0.2 | *A* |
| | R | 86 | 83 | 97 | 7.6 | *A* |
| | Subtotal | 117 | 112 | 96 | 6.7 | *A* |
| EB | T | 806 | 812 | 101 | 0.5 | *A* |
| | R | 43 | 44 | 102 | 0.1 | *A* |
| | Subtotal | 849 | 856 | 101 | 0.5 | *A* |
| WB | L | 35 | 34 | 96 | 9.3 | *A* |
| | T | 639 | 643 | 101 | 2.1 | *A* |
| | Subtotal | 674 | 677 | 100 | 2.5 | *A* |
| | | | | | | |
| **Total** | | 1,640 | 1,645 | 100 | 1.7 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,481 | 1,464 | 99 | 21.4 | *C* |
| | R | 355 | 359 | 101 | 16.7 | *B* |
| | Subtotal | 1,836 | 1,823 | 99 | 20.5 | *C* |
| SE | L | 339 | 350 | 103 | 37.9 | *D* |
| | T | 861 | 858 | 100 | 4.9 | *A* |
| | Subtotal | 1,200 | 1,208 | 101 | 14.5 | *B* |
| SW | L | 200 | 196 | 98 | 50.7 | *D* |
| | T | 123 | 121 | 99 | 1.1 | *A* |
| | R | 328 | 339 | 103 | 25.8 | *C* |
| | Subtotal | 651 | 656 | 101 | 28.7 | *C* |
| **Total** | | 3,688 | 3,687 | 100 | 20.0 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,793 | 1,790 | 100 | 13.0 | *B* |
| | R | 65 | 65 | 100 | 12.4 | *B* |
| | Subtotal | 1,858 | 1,855 | 100 | 13.0 | *B* |
| SB | T | 1,064 | 1,057 | 99 | 5.6 | *A* |
| | Subtotal | 1,064 | 1,057 | 99 | 5.6 | *A* |
| WB | T | 10 | 11 | 110 | 0.0 | *A* |
| | ***R*** | ***42*** | ***41*** | ***97*** | ***49.1*** | ***E*** |
| | Subtotal | 52 | 52 | 100 | 38.7 | *E* |
| **Total** | | 2,975 | 2,964 | 100 | 10.8 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 65 | 63 | 97 | 57.3 | *E* |
| | T | 417 | 415 | 100 | 73.4 | *E* |
| | R | 45 | 48 | 106 | 58.4 | *E* |
| | Subtotal | 527 | 526 | 100 | 70.1 | *E* |
| SB | L | 481 | 476 | 99 | 45.0 | *D* |
| | T | 275 | 267 | 97 | 26.9 | *C* |
| | R | 336 | 338 | 101 | 5.0 | *A* |
| | Subtotal | 1,092 | 1,081 | 99 | 28.0 | *C* |
| EB | L | 740 | 754 | 102 | 85.4 | *F* |
| | T | 255 | 258 | 101 | 48.9 | *D* |
| | R | 45 | 47 | 104 | 39.9 | *D* |
| | Subtotal | 1,040 | 1,059 | 102 | 74.5 | *E* |
| WB | L | 50 | 48 | 96 | 85.2 | *F* |
| | T | 190 | 184 | 97 | 72.9 | *E* |
| | R | 701 | 690 | 98 | 44.7 | *D* |
| | Subtotal | 941 | 922 | 98 | 52.4 | *D* |
| **Total** | | 3,601 | 3,588 | 100 | 54.3 | *D* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 102 | 99 | 97 | 0.2 | *A* |
| | R | 10 | 9 | 90 | 0.3 | *A* |
| | Subtotal | 112 | 108 | 96 | 0.2 | *A* |
| SB | L | 18 | 17 | 94 | 3.0 | *A* |
| | T | 62 | 62 | 101 | 0.7 | *A* |
| | Subtotal | 80 | 79 | 99 | 1.2 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***8.2*** | ***A*** |
| | R | 15 | 13 | 87 | 4.2 | *A* |
| | Subtotal | 17 | 14 | 82 | 4.5 | *A* |
| **Total** | | 208 | 201 | 97 | 0.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 86 | 90 | 105 | 44.0 | *D* |
| | T | 50 | 51 | 102 | 36.3 | *D* |
| | R | 250 | 251 | 100 | 6.5 | *A* |
| | Subtotal | 386 | 392 | 102 | 19.0 | *B* |
| SE | L | 65 | 70 | 108 | 39.2 | *D* |
| | T | 170 | 176 | 104 | 41.1 | *D* |
| | R | 32 | 36 | 112 | 8.0 | *A* |
| | Subtotal | 267 | 282 | 106 | 36.4 | *D* |
| NE | L | 41 | 38 | 93 | 36.6 | *D* |
| | T | 436 | 438 | 101 | 39.5 | *D* |
| | R | 243 | 246 | 101 | 34.9 | *C* |
| | Subtotal | 720 | 722 | 100 | 37.8 | *D* |
| SW | L | 665 | 606 | 91 | 205.4 | *F* |
| | T | 557 | 553 | 99 | 39.3 | *D* |
| | R | 55 | 61 | 110 | 27.0 | *C* |
| | Subtotal | 1,277 | 1,220 | 96 | 121.2 | *F* |
| **Total** | | 2,650 | 2,616 | 99 | 77.3 | *E* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***5*** | ***6*** | ***114*** | ***7.6*** | ***A*** |
| | R | 30 | 31 | 102 | 5.9 | *A* |
| | Subtotal | 35 | 37 | 106 | 6.2 | *A* |
| EB | T | 689 | 685 | 99 | 0.5 | *A* |
| | R | 35 | 38 | 108 | 0.2 | *A* |
| | Subtotal | 724 | 723 | 100 | 0.5 | *A* |
| WB | L | 25 | 22 | 88 | 7.4 | *A* |
| | T | 651 | 658 | 101 | 2.4 | *A* |
| | Subtotal | 676 | 680 | 101 | 2.6 | *A* |
| | | | | | | |
| **Total** | | 1,436 | 1,440 | 100 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 555 | 553 | 100 | 16.5 | *B* |
| | R | 197 | 196 | 99 | 7.5 | *A* |
| | Subtotal | 752 | 749 | 100 | 14.1 | *B* |
| SE | L | 354 | 354 | 100 | 15.6 | *B* |
| | T | 933 | 922 | 99 | 5.9 | *A* |
| | Subtotal | 1,287 | 1,276 | 99 | 8.6 | *A* |
| SW | L | 255 | 250 | 98 | 36.4 | *D* |
| | T | 83 | 83 | 100 | 0.9 | *A* |
| | R | 317 | 324 | 102 | 9.3 | *A* |
| | Subtotal | 655 | 657 | 100 | 18.6 | *B* |
| **Total** | | 2,694 | 2,682 | 100 | 12.6 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 721 | 719 | 100 | 4.7 | *A* |
| | R | 20 | 22 | 111 | 4.6 | *A* |
| | Subtotal | 741 | 741 | 100 | 4.7 | *A* |
| SB | T | 1,204 | 1,190 | 99 | 4.2 | *A* |
| | Subtotal | 1,204 | 1,190 | 99 | 4.2 | *A* |
| ***WB*** | ***R*** | ***20*** | ***19*** | ***96*** | ***5.7*** | ***A*** |
| | Subtotal | 20 | 19 | 95 | 5.7 | *A* |
| **Total** | | 1,964 | 1,950 | 99 | 4.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 57 | 95 | 35.3 | *D* |
| | T | 145 | 151 | 104 | 38.3 | *D* |
| | R | 45 | 46 | 102 | 16.7 | *B* |
| | Subtotal | 250 | 254 | 102 | 33.7 | *C* |
| SB | L | 523 | 511 | 98 | 28.6 | *C* |
| | T | 304 | 306 | 101 | 18.4 | *B* |
| | R | 392 | 388 | 99 | 4.7 | *A* |
| | Subtotal | 1,219 | 1,205 | 99 | 18.3 | *B* |
| EB | L | 355 | 348 | 98 | 42.6 | *D* |
| | T | 195 | 193 | 99 | 28.3 | *C* |
| | R | 40 | 38 | 96 | 22.0 | *C* |
| | Subtotal | 590 | 579 | 98 | 36.5 | *D* |
| WB | L | 35 | 32 | 91 | 53.1 | *D* |
| | T | 270 | 273 | 101 | 40.9 | *D* |
| | R | 240 | 241 | 100 | 6.2 | *A* |
| | Subtotal | 545 | 546 | 100 | 26.3 | *C* |
| **Total** | | 2,604 | 2,584 | 99 | 25.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 188 | 180 | 96 | 115.8 | *F* |
| | T | 105 | 106 | 101 | 113.9 | *F* |
| | R | 885 | 858 | 97 | 104.6 | *F* |
| | Subtotal | 1,178 | 1,144 | 97 | 107.2 | *F* |
| SE | L | 55 | 54 | 98 | 40.2 | *D* |
| | T | 60 | 65 | 108 | 33.5 | *C* |
| | R | 26 | 27 | 103 | 7.3 | *A* |
| | Subtotal | 141 | 146 | 104 | 31.1 | *C* |
| NE | L | 39 | 38 | 97 | 24.0 | *C* |
| | T | 780 | 766 | 98 | 25.6 | *C* |
| | R | 162 | 162 | 100 | 21.9 | *C* |
| | Subtotal | 981 | 966 | 98 | 24.9 | *C* |
| SW | L | 415 | 359 | 87 | 392.3 | *F* |
| | T | 519 | 514 | 99 | 39.0 | *D* |
| | R | 40 | 43 | 107 | 18.0 | *B* |
| | Subtotal | 974 | 916 | 94 | 176.5 | *F* |
| **Total** | | 3,275 | 3,172 | 97 | 105.3 | *F* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***13.6*** | ***B*** |
| | R | 80 | 83 | 104 | 8.4 | *A* |
| | Subtotal | 90 | 92 | 102 | 8.9 | *A* |
| EB | T | 901 | 882 | 98 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 936 | 918 | 98 | 0.5 | *A* |
| WB | L | 25 | 24 | 95 | 9.2 | *A* |
| | T | 708 | 696 | 98 | 2.2 | *A* |
| | Subtotal | 733 | 720 | 98 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,759 | 1,730 | 98 | 1.7 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,554 | 1,532 | 99 | 35.6 | *D* |
| | R | 400 | 392 | 98 | 28.6 | *C* |
| | Subtotal | 1,954 | 1,924 | 98 | 34.2 | *C* |
| SE | L | 381 | 383 | 101 | 42.8 | *D* |
| | T | 916 | 919 | 100 | 5.6 | *A* |
| | Subtotal | 1,297 | 1,302 | 100 | 16.5 | *B* |
| SW | L | 220 | 216 | 98 | 51.3 | *D* |
| | T | 123 | 120 | 98 | 1.5 | *A* |
| | R | 375 | 373 | 100 | 27.3 | *C* |
| | Subtotal | 718 | 709 | 99 | 30.2 | *C* |
| **Total** | | 3,968 | 3,935 | 99 | 27.7 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,913 | 1,895 | 99 | 22.2 | *C* |
| | R | 55 | 52 | 94 | 21.4 | *C* |
| | Subtotal | 1,968 | 1,947 | 99 | 22.2 | *C* |
| SB | T | 1,139 | 1,138 | 100 | 5.5 | *A* |
| | Subtotal | 1,139 | 1,138 | 100 | 5.5 | *A* |
| ***WB*** | ***R*** | ***40*** | ***39*** | ***97*** | ***64.3*** | ***F*** |
| | Subtotal | 40 | 39 | 98 | 64.3 | *F* |
| **Total** | | 3,148 | 3,124 | 99 | 16.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 70 | 67 | 95 | 63.2 | *E* |
| | T | 415 | 420 | 101 | 91.4 | *F* |
| | R | 45 | 48 | 106 | 75.8 | *E* |
| | Subtotal | 530 | 535 | 101 | 86.5 | *F* |
| SB | L | 509 | 510 | 100 | 50.3 | *D* |
| | T | 273 | 263 | 96 | 27.2 | *C* |
| | R | 379 | 381 | 101 | 5.4 | *A* |
| | Subtotal | 1,161 | 1,154 | 99 | 30.2 | *C* |
| EB | L | 821 | 802 | 98 | 97.4 | *F* |
| | T | 280 | 282 | 101 | 52.9 | *D* |
| | R | 45 | 42 | 93 | 47.9 | *D* |
| | Subtotal | 1,146 | 1,126 | 98 | 84.4 | *F* |
| WB | L | 50 | 52 | 103 | 96.5 | *F* |
| | T | 205 | 200 | 97 | 94.5 | *F* |
| | R | 732 | 740 | 101 | 57.4 | *E* |
| | Subtotal | 987 | 992 | 101 | 66.9 | *E* |
| **Total** | | 3,825 | 3,807 | 100 | 63.9 | *E* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 86 | 81 | 94 | 46.0 | *D* |
| | T | 50 | 49 | 98 | 34.1 | *C* |
| | R | 250 | 245 | 98 | 6.7 | *A* |
| | Subtotal | 386 | 375 | 97 | 18.8 | *B* |
| SE | L | 65 | 58 | 90 | 41.3 | *D* |
| | T | 170 | 170 | 100 | 38.1 | *D* |
| | R | 33 | 33 | 99 | 8.3 | *A* |
| | Subtotal | 268 | 261 | 97 | 35.0 | *C* |
| NE | L | 43 | 40 | 94 | 35.4 | *D* |
| | T | 443 | 445 | 100 | 38.6 | *D* |
| | R | 244 | 245 | 100 | 35.2 | *D* |
| | Subtotal | 730 | 730 | 100 | 37.3 | *D* |
| SW | L | 665 | 627 | 94 | 167.7 | *F* |
| | T | 559 | 555 | 99 | 31.2 | *C* |
| | R | 55 | 56 | 101 | 19.3 | *B* |
| | Subtotal | 1,279 | 1,238 | 97 | 99.8 | *F* |
| **Total** | | 2,664 | 2,604 | 98 | 65.9 | *E* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***88*** | ***10.5*** | ***B*** |
| | T | 21 | 22 | 105 | 0.3 | *A* |
| | R | 41 | 42 | 103 | 6.6 | *A* |
| | Subtotal | 72 | 73 | 101 | 5.2 | *A* |
| EB | T | 689 | 688 | 100 | 0.5 | *A* |
| | R | 38 | 38 | 101 | 0.1 | *A* |
| | Subtotal | 727 | 726 | 100 | 0.5 | *A* |
| WB | L | 28 | 27 | 96 | 7.1 | *A* |
| | T | 651 | 644 | 99 | 2.2 | *A* |
| | Subtotal | 679 | 671 | 99 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,478 | 1,470 | 99 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 559 | 565 | 101 | 16.0 | *B* |
| | R | 197 | 197 | 100 | 7.1 | *A* |
| | Subtotal | 756 | 762 | 101 | 13.7 | *B* |
| SE | L | 357 | 359 | 101 | 15.7 | *B* |
| | T | 933 | 939 | 101 | 6.0 | *A* |
| | Subtotal | 1,290 | 1,298 | 101 | 8.7 | *A* |
| SW | L | 255 | 250 | 98 | 36.5 | *D* |
| | T | 83 | 82 | 99 | 0.9 | *A* |
| | R | 322 | 317 | 98 | 10.0 | *A* |
| | Subtotal | 660 | 649 | 98 | 19.1 | *B* |
| **Total** | | 2,706 | 2,709 | 100 | 12.6 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 720 | 730 | 101 | 4.8 | *A* |
| | R | 23 | 24 | 104 | 3.8 | *A* |
| | Subtotal | 743 | 754 | 101 | 4.8 | *A* |
| SB | T | 1,204 | 1,203 | 100 | 4.2 | *A* |
| | Subtotal | 1,204 | 1,203 | 100 | 4.2 | *A* |
| WB | T | 20 | 21 | 106 | 0.0 | *A* |
| | ***R*** | ***24*** | ***20*** | ***83*** | ***5.3*** | ***A*** |
| | Subtotal | 44 | 41 | 93 | 2.6 | *A* |
| **Total** | | 1,991 | 1,998 | 100 | 4.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 59 | 98 | 36.6 | *D* |
| | T | 146 | 145 | 99 | 40.0 | *D* |
| | R | 45 | 45 | 100 | 17.5 | *B* |
| | Subtotal | 251 | 249 | 99 | 35.1 | *D* |
| SB | L | 527 | 529 | 100 | 29.5 | *C* |
| | T | 307 | 302 | 98 | 18.3 | *B* |
| | R | 396 | 402 | 101 | 4.7 | *A* |
| | Subtotal | 1,230 | 1,233 | 100 | 18.7 | *B* |
| EB | L | 356 | 364 | 102 | 44.1 | *D* |
| | T | 195 | 188 | 96 | 28.2 | *C* |
| | R | 40 | 39 | 98 | 21.5 | *C* |
| | Subtotal | 591 | 591 | 100 | 37.6 | *D* |
| WB | L | 35 | 35 | 99 | 53.2 | *D* |
| | T | 270 | 264 | 98 | 41.4 | *D* |
| | R | 241 | 242 | 100 | 5.8 | *A* |
| | Subtotal | 546 | 541 | 99 | 26.2 | *C* |
| **Total** | | 2,618 | 2,614 | 100 | 26.2 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 45 | 46 | 102 | 0.3 | *A* |
| | R | 3 | 3 | 100 | 0.1 | *A* |
| | Subtotal | 48 | 49 | 102 | 0.3 | *A* |
| SB | L | 6 | 6 | 96 | 2.6 | *A* |
| | T | 60 | 58 | 97 | 0.5 | *A* |
| | Subtotal | 66 | 64 | 97 | 0.7 | *A* |
| ***WB*** | ***L*** | ***4*** | ***2*** | ***50*** | ***6.3*** | ***A*** |
| | R | 27 | 27 | 100 | 4.0 | *A* |
| | Subtotal | 31 | 29 | 94 | 4.2 | *A* |
| | | | | | | |
| **Total** | | 145 | 142 | 98 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 189 | 185 | 98 | 113.3 | *F* |
| | T | 105 | 97 | 93 | 110.0 | *F* |
| | R | 885 | 846 | 96 | 101.0 | *F* |
| | Subtotal | 1,179 | 1,128 | 96 | 103.8 | *F* |
| SE | L | 55 | 57 | 103 | 42.9 | *D* |
| | T | 60 | 59 | 98 | 32.3 | *C* |
| | R | 28 | 28 | 99 | 8.2 | *A* |
| | Subtotal | 143 | 144 | 101 | 31.8 | *C* |
| NE | L | 40 | 40 | 99 | 24.3 | *C* |
| | T | 785 | 793 | 101 | 25.4 | *C* |
| | R | 163 | 163 | 100 | 22.5 | *C* |
| | Subtotal | 988 | 996 | 101 | 24.9 | *C* |
| SW | L | 415 | 345 | 83 | 454.1 | *F* |
| | T | 526 | 512 | 97 | 56.7 | *E* |
| | R | 40 | 38 | 94 | 30.8 | *C* |
| | Subtotal | 981 | 895 | 91 | 208.8 | *F* |
| **Total** | | 3,292 | 3,163 | 96 | 114.5 | *F* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***14*** | ***108*** | ***13.3*** | ***B*** |
| | T | 18 | 18 | 100 | 0.2 | *A* |
| | R | 86 | 86 | 100 | 8.7 | *A* |
| | Subtotal | 117 | 118 | 101 | 7.9 | *A* |
| EB | T | 901 | 907 | 101 | 0.5 | *A* |
| | R | 43 | 44 | 102 | 0.2 | *A* |
| | Subtotal | 944 | 951 | 101 | 0.5 | *A* |
| WB | L | 35 | 31 | 88 | 10.6 | *B* |
| | T | 709 | 696 | 98 | 2.3 | *A* |
| | Subtotal | 744 | 727 | 98 | 2.7 | *A* |
| | | | | | | |
| **Total** | | 1,805 | 1,796 | 100 | 1.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,556 | 1,532 | 98 | 36.6 | *D* |
| | R | 400 | 390 | 98 | 29.2 | *C* |
| | Subtotal | 1,956 | 1,922 | 98 | 35.1 | *C* |
| SE | L | 389 | 400 | 103 | 44.1 | *D* |
| | T | 916 | 933 | 102 | 5.6 | *A* |
| | Subtotal | 1,305 | 1,333 | 102 | 17.2 | *B* |
| SW | L | 220 | 212 | 96 | 52.4 | *D* |
| | T | 123 | 123 | 100 | 1.5 | *A* |
| | R | 378 | 375 | 99 | 28.2 | *C* |
| | Subtotal | 721 | 710 | 98 | 30.8 | *C* |
| **Total** | | 3,981 | 3,965 | 100 | 28.4 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,913 | 1,884 | 98 | 22.8 | *C* |
| | R | 65 | 65 | 100 | 22.7 | *C* |
| | Subtotal | 1,978 | 1,949 | 99 | 22.8 | *C* |
| SB | T | 1,139 | 1,148 | 101 | 5.6 | *A* |
| | Subtotal | 1,139 | 1,148 | 101 | 5.6 | *A* |
| WB | T | 10 | 11 | 110 | 0.1 | *A* |
| | ***R*** | ***42*** | ***43*** | ***102*** | ***46.1*** | ***E*** |
| | Subtotal | 52 | 54 | 104 | 36.7 | *E* |
| **Total** | | 3,170 | 3,151 | 99 | 16.8 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 70 | 72 | 102 | 59.4 | *E* |
| | T | 417 | 419 | 100 | 89.4 | *F* |
| | R | 45 | 46 | 102 | 71.9 | *E* |
| | Subtotal | 532 | 537 | 101 | 83.9 | *F* |
| SB | L | 511 | 513 | 100 | 49.3 | *D* |
| | T | 275 | 279 | 101 | 30.7 | *C* |
| | R | 381 | 387 | 102 | 5.9 | *A* |
| | Subtotal | 1,167 | 1,179 | 101 | 30.7 | *C* |
| EB | L | 825 | 798 | 97 | 102.3 | *F* |
| | T | 280 | 279 | 100 | 56.5 | *E* |
| | R | 45 | 44 | 97 | 51.0 | *D* |
| | Subtotal | 1,150 | 1,121 | 97 | 88.9 | *F* |
| WB | L | 50 | 48 | 96 | 97.6 | *F* |
| | T | 205 | 205 | 100 | 95.7 | *F* |
| | R | 736 | 740 | 101 | 58.1 | *E* |
| | Subtotal | 991 | 993 | 100 | 67.8 | *E* |
| **Total** | | 3,841 | 3,830 | 100 | 65.2 | *E* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 102 | 100 | 98 | 0.2 | *A* |
| | R | 10 | 11 | 110 | 0.2 | *A* |
| | Subtotal | 112 | 111 | 99 | 0.2 | *A* |
| SB | L | 18 | 15 | 83 | 3.0 | *A* |
| | T | 62 | 62 | 101 | 0.6 | *A* |
| | Subtotal | 80 | 77 | 96 | 1.1 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***7.2*** | ***A*** |
| | R | 15 | 17 | 113 | 4.1 | *A* |
| | Subtotal | 17 | 18 | 106 | 4.3 | *A* |
| | | | | | | |
| **Total** | | 208 | 206 | 99 | 0.9 | *A* |

# APPENDIX D

## 95th Percentile Queue Length Reports

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 275 | 125 | 100 | 100 | | | | 125 | 75 | 175 | 600 | | 275 | 175 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | 125 | | 175 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | 50 | | 200 | | | | | | | | | | | | 50 | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 100 | | | | | | | 400 | 100 | 225 | | | | | | | | 150 | | 175 | 75 | | 100 | 225 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 200 | 250 | 175 | 750 | 525 | | | | 75 | 50 | 100 | 225 | | 100 | 100 | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 475 | | | | 250 | | 175 | 175 | 225 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 425 | 425 | | | | | | | 75 | | 225 | | | | | | | | | | | | 150 | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 150 | | 325 | 300 | | | | | | | 525 | 125 | 325 | | | | | | | | 400 | | 350 | 150 | | 900 | 275 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background (Mitigated)**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 200 | 275 | 125 | 100 | 100 | | | | 125 | 50 | 175 | 550 | | 825 | 275 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 125 | 175 | | | | 150 | | 175 | 150 | 100 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 125 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 100 | | | | | | | 375 | 100 | 225 | | | | | | | | 175 | | 200 | 100 | 100 | 250 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background (Mitigated)**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 250 | 225 | 275 | 500 | | | | 100 | 50 | 100 | 450 | | 425 | 200 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 950 | | | | 275 | | 175 | 150 | 250 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 375 | 400 | | | | | | | | | 200 | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 200 | | 425 | 300 | | | | | | | 500 | 125 | 275 | | | | | | | | 425 | | 350 | 150 | 800 | 300 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 275 | 125 | 100 | 100 | | | | | 125 | 75 | 200 | 825 | | 475 | 250 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | | 150 | | 150 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | | | | 175 | | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | | 100 | 225 | | | | | | | | 175 | | 200 | 100 | | 100 | 250 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 250 | 175 | 275 | 525 | | | | | 100 | 50 | 100 | 675 | | 300 | 200 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 900 | | | | | 275 | | 175 | 175 | 225 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 350 | 400 | | | | | | | | | | 200 | | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 400 | 325 | | | | | | | 475 | | 125 | 300 | | | | | | | | 450 | | 400 | 150 | | 775 | 300 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 300 | 125 | 100 | 100 | | | | 125 | 75 | 175 | 525 | | 600 | 250 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 125 | 200 | | | | 150 | | 175 | 150 | 125 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 125 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | 100 | 225 | | | | | | | | 175 | | 200 | 100 | 125 | 250 |

# *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 250 | 275 | 175 | 275 | 1,000 | | | | 100 | 50 | 100 | 575 | | 975 | 500 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 575 | | | | 300 | | 175 | 175 | 250 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 425 | 450 | | | | | | | | | 200 | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 475 | 325 | | | | | | | 475 | 125 | 275 | | | | | | | | 550 | | 450 | 200 | 625 | 350 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 300 | 125 | 100 | 100 | | | | | 125 | 75 | 200 | 550 | | 875 | 500 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | | 150 | | 175 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | | | | 175 | | | | | | | | | | | | | 50 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | | 125 | 200 | | | | | | | | 175 | | 200 | 125 | | 100 | 275 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 250 | 275 | 175 | 275 | 1,000 | | | | | 100 | 50 | 100 | 575 | | 1,075 | 500 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 550 | | | | | 300 | | 175 | 150 | 250 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 400 | 425 | | | | | | | | | | 200 | | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 425 | 325 | | | | | | | 500 | | 125 | 350 | | | | | | | | 650 | | 500 | 175 | | 650 | 300 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 325 | 125 | 100 | 100 | | | | 175 | 75 | 200 | 575 | | 2,650 | 2,525 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 225 | | | | 200 | | 175 | 150 | 175 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 125 | 150 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 400 | 125 | 225 | | | | | | | | 200 | | 225 | 125 | 125 | 300 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 300 | 175 | 250 | 2,350 | | | | 100 | 50 | 100 | 550 | | 2,500 | 2,075 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 725 | | | | 350 | | 200 | 175 | 325 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 600 | 625 | | | | | | | | | 200 | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 275 | | 575 | 350 | | | | | | | 575 | 150 | 450 | | | | | | | | 725 | | 525 | 200 | 650 | 375 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 325 | 125 | 100 | 100 | | | | 150 | 75 | 200 | 550 | | 2,075 | 2,000 | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 225 | | | | 200 | | 175 | 175 | 175 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 125 | 150 | | | | | | | | | 200 | | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 400 | 125 | 225 | | | | | | | | 200 | | 200 | 125 | | 100 | 275 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 300 | 200 | 250 | 2,350 | | | | | 100 | 50 | 100 | 550 | | 2,775 | 2,825 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 750 | | | | | 375 | | 225 | 175 | 325 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 600 | 650 | | | | | | | | | | 200 | | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 250 | | 525 | 350 | | | | | | | 550 | | 150 | 400 | | | | | | | | 775 | | 525 | 225 | | 675 | 425 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

WALL CONSULTANT GROUP
2139 South 1260 West, Salt Lake City, UT 84119-1464

# TECHNICAL MEMORANDUM

Date: Thursday, October 20th, 2022

To: John Robertson, City Engineer

From: Jeremy Searle, PE, PTOE

**Subject: Homestake Traffic Impact Study 3rd Submittal Review**

***Purpose***

WCG was asked to review the traffic impact study (TIS) for the proposed Homestake development in Park City, Utah. The proposed development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224). The original TIS (1st Submittal) was dated June 29, 2022 and includes an analysis of the existing conditions, future 2027, and future 2040 conditions, both with and without the proposed project. Later, WCG was provided with an updated study, dated 8/16/2022 (2nd submittal). The 2nd submittal just added one clarifying paragraph, but was essentially unchanged from the 1st submittal. Hales Engineering revised the TIS based on comments provided in the WCG review memo dated September 20, 2022. A comment review meeting was held with representatives from Hales Engineering, WCG, and Park City staff on Tuesday, October 4. The 3rd submittal was prepared by Hales Engineering to address the comments and was dated October 13, 2022.

WCG review the 3rd submittal and had a few minor comments that are outlined below:

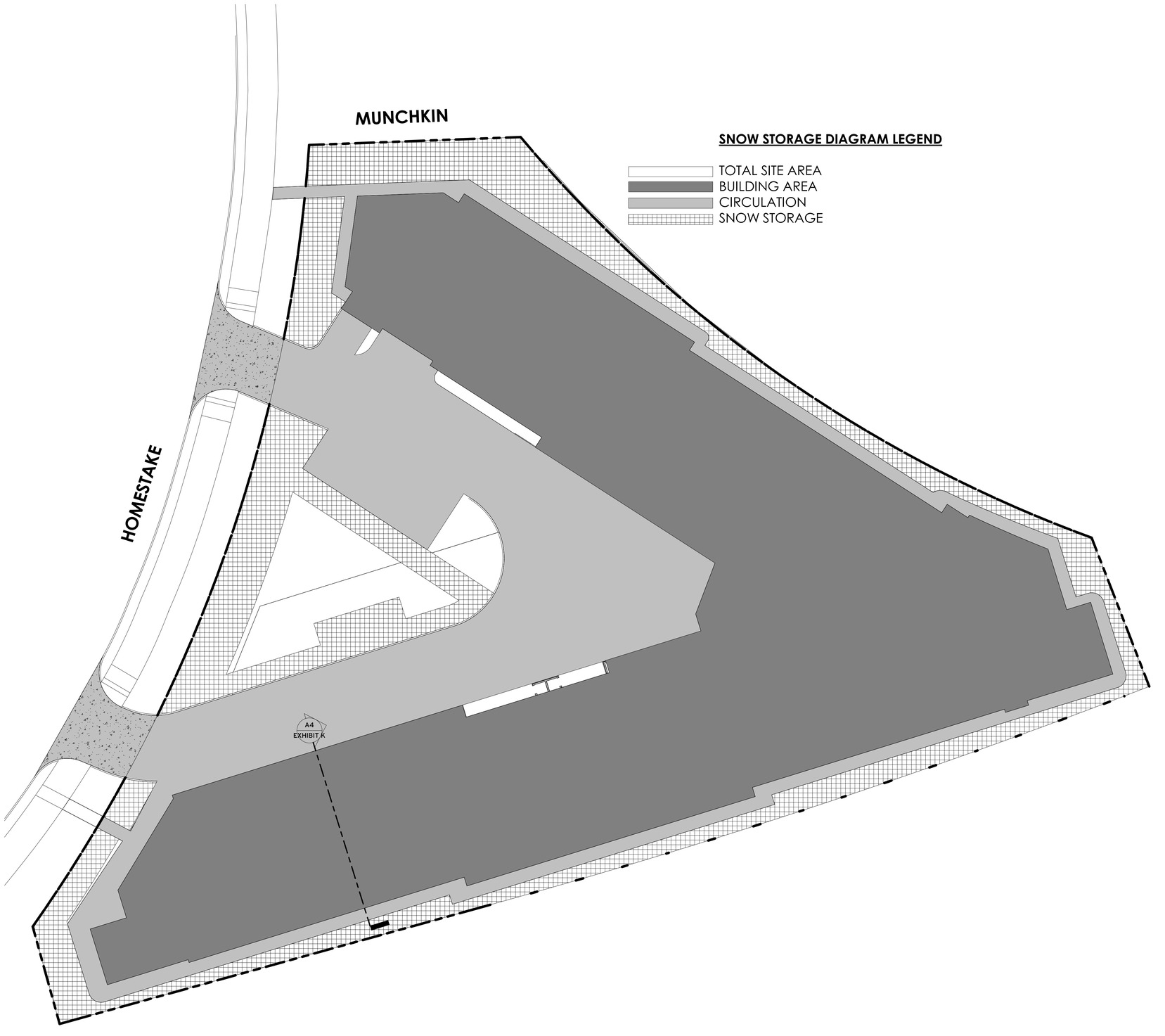
The 3rd submittal of the Homestake TIS was reviewed and a summary of our comments and observations are provided below.

1. The comments from the previous submittal were generally addressed with the latest submittal. The study provides updated mitigation measure recommendations, including connecting Munchkin Road through to Homestake Road, and turning the Homestake Road / Park Avenue intersection into a right-in right-out (RIRO) access.
2. *Observation:* The study shows that the Homestake Road / Park Avenue intersection is anticipated to operate at LOS E or F, even as a RIRO. This appears to be modeled correctly, so no changes are recommended. There will be some delay at this intersection during peak hours.
3. The updated TIS did not assume any changes to the Kearns Boulevard / Bonanza Drive intersection, per our discussion with Park City. However, the updated modeling appears to not accurately represent the delay at this intersection with nearby nodes truncating the anticipated delay at this intersection. Please check to see if this is occurring and determine what the actual delay and level of service is anticipated to be at this intersection.

4. The trip assignment shows left-turns at the Homestake Road / Park Avenue intersection, even though the report recommends making that a RIRO. Although the report alludes to these trips being rerouted, it should be outlined more clearly or the trip assignment figure should be updated.

On Thursday October 20, 2022, Hales Engineering submitted a 4th and final draft of the TIS. This final draft addressed all of the comments outlined above and was completed according to standard traffic engineering guidelines. WCG does not have any further comments on the study.

If there are any questions regarding this review, please contact us at 801-669-7345.




A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 09.02.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

SNOW STORAGE DIAGRAM

EXHIBIT F

COPYRIGHT: WOW atelier, LLC, 2022

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/10/2022 12:57:52 PM > D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

September 1, 2022

Rebecca Ward, Assistant Planning Director
Spencer Cawley, Planner 1
Park City Planning Department
Park City Municipal Corporation
445 Marsac Avenue
PO Box 1450
Park City, Utah 84060

**Substation Requests from Planning Department and Planning Commission**

Rebecca and Spencer,

Please find attached to this report the items you requested for our Homestake Affordable Housing application that pertain to the nearby UP&L substation. The bulk of this Exhibit D. is the study performed by EMF Utah, LLC to record the Magnetic Field data points and the Magnetic Field data points from different distances from the substation as well as from different heights, to represent the climbing floors. The data was obtained using a scissor lift which was transported to the site to get readings at 10', 20' and 30'. The height of the scissor lift was 32', so we obtained the data we could.

The first two reports are focused entirely on the data and the two attached Addendums, one from the National Cancer Institute and one from the University of Iowa. The University of Iowa report is generally considered to be a benchmark/gold-standard document and is utilized throughout the country. It is difficult, if not impossible, to find any reports that are peer-reviewed and not biased in nature from a private source. In other words, there is a great deal of disinformation out there and there is typically an agenda associated with such reports.

Two other items associated with the substation were a request to see the details on the proposed separating wall between the project and the substation as well as any proposed artwork. associated with the request. The second request to see pictures of the wrapped portion of the substation to show the insulation from EMF output. These photos are on the second page of this document.

Please do not hesitate to contact me with questions or additional requests.

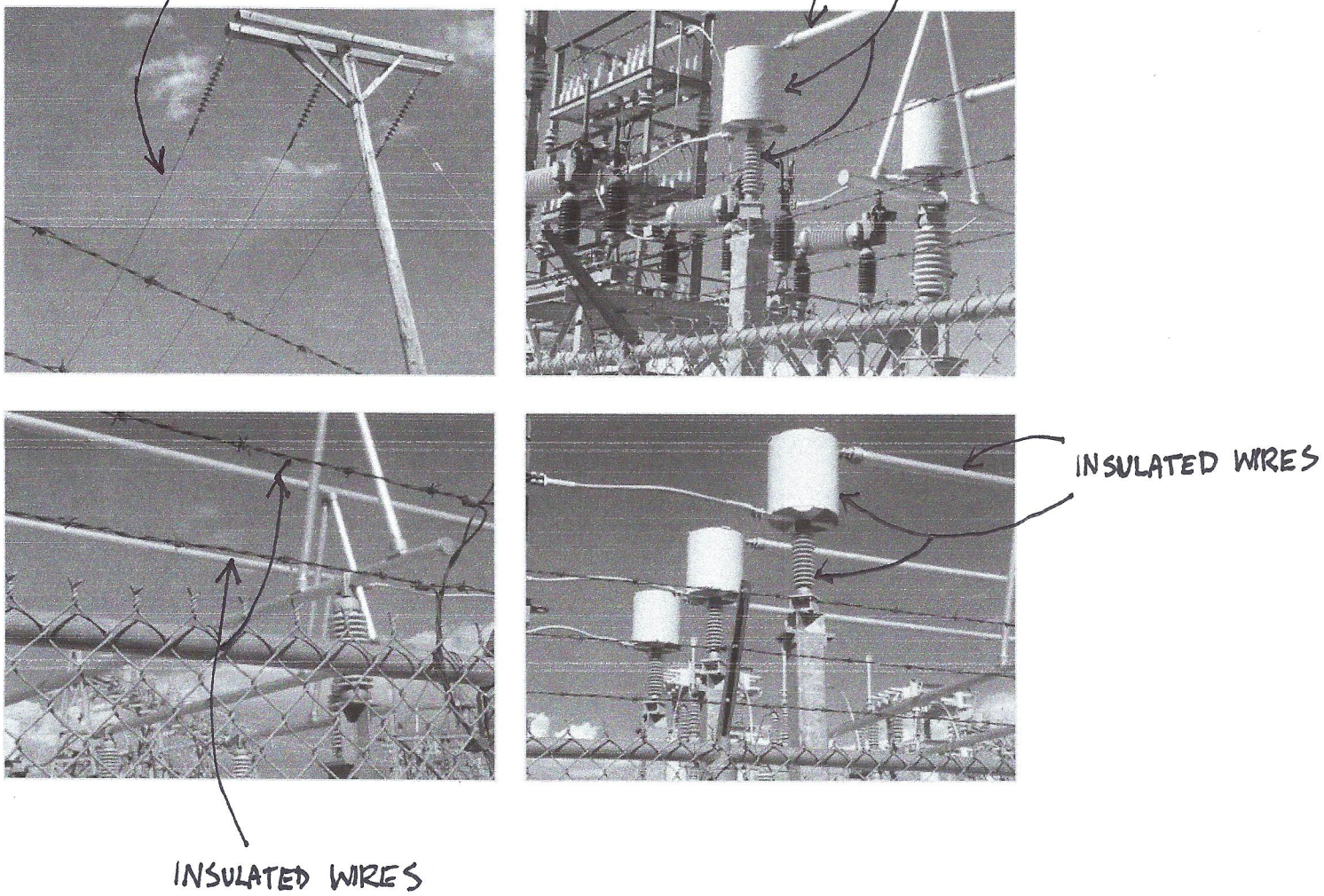
Sincere ly,

Rory Murphy
435-640-5068
paladinparkcity@aol.com

**From:** paladinparkcity@aol.com,
**To:** paladinparkcity@aol.com,
**Date:** Thu, Sep 1, 2022 4:41 pm
**Attachments:** 20220901_162814.jpg (2070K), 20220901_162801.jpg (3042K), 20220901_162743.jpg (2552K), 20220901_162720.jpg (2752K)

Sent from my Verizon, Samsung Galaxy smartphone

4 Attached Images



EMF UTAH, LLC

AUGUST 23, 2022 - 1875 HOMESTAKE RD.

# MAGNETIC FIELD SURVEY

**SURVEY PERFORMED BY:**

BRENT ROTONDI, EMF SPECIALIST (EMRS, BBEC)

# TABLE OF CONTENTS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# ABOUT EMF UTAH

## ABOUT EMF UTAH

Established in 2018, EMF UTAH is dedicated to helping Utahns measure and understand the sources of EMFs in their homes and places of business.

While we primarily service the state of Utah, but have performed EMF surveys in Oregon, Idaho, and California, as well.

Learn more about us at emfutah.com

## MEASURING EQUIPMENT

The survey was performed with the Gigahertz Solutions - NFA1000 EMF meter utilizing its gaussmeter function.

More information can be found at gigahertz-solutions.com

# SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a magnetic field survey of the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation on the adjacent property to the parking lot.

EMF UTAH took magnetic field measurements at 12 locations of varying distance from the the fence line closest to the electrical substation.

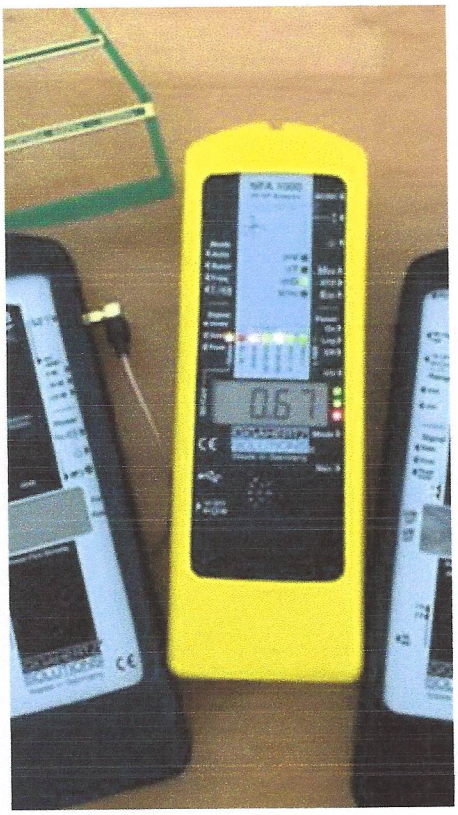
In addition to ground level readings, with the assistance of a 30 foot vertical capacity scissor lift, we took magnetic field readings from approximately 10', 20', and 30' heights at the nine locations representative of where the future structure will be.

These additional readings allowed us to survey what the magnetic field levels would look like for a building with multiple floors.

## IMPORTANT

01 - These magnetic field survey readings are a snapshot in time and aren't predictive of what the readings will be at any point in the future or indicative of what the readings were in the past. These can and do change for a variety of reasons.

02 - EMF UTAH LLC and its employees make no claims regarding the health & safety (current, past or future) of a survey site based on EMF levels measured. Clients are advised to read the current health and safety documentation provided by federal, state, county and city environmental safety divisions, along with 3rd party environmental and technical organizations before making their own determination regarding the health and safety risk of the survey site.



# MAGNETIC FIELD SURVEY LOCATIONS

## THESE ARE THE APPROXIMATE LOCATIONS OF THE 12 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

The white letters on the above image of the 1875 Homestake Rd. parking lot indicate the approximate locations of the 12 survey points.

Locations A, B and C along the fence had readings taken only at ground level due to safety considerations and lack of access due to parked vehicles.

The remaining locations D through L also had measurements taken at ground level along with having measurements taken at close approximations of the following:

- 10' above ground,
- 20' above ground
- 30' above ground

The heights of these additional measurements were achieved with the assistance of a scissor lift.

The following measurement data is presented for each survey location and for each available height.

The subsequent section presents the measurements in a manner that better visually represents how the magnetic fields decrease in intensity with distance from the source.

# MAGNETIC FIELD MEASUREMENTS

## ALL MEASUREMENTS IN MILLIGAUSS OR MG

### LOCATION A - FENCE

**GROUND LEVEL**
READINGS IN MILLIGAUSS

**.74**

### LOCATION B - FENCE

**GROUND LEVEL**
READINGS IN MILLIGAUSS

**4.4**

### LOCATION C - FENCE

**GROUND LEVEL**
READINGS IN MILLIGAUSS

**13.1**

## LOCATION D

| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | .56 |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | .56 |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | .55 |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | .54 |

## LOCATION E

| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | 1.45 |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | 1.57 |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | .89 |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | .56 |

## LOCATION F

| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | **2.7** |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | **1.65** |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | **1.2** |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | **.95** |

## LOCATION G

| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | **.49** |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | **.48** |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | **.47** |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | **.45** |

## LOCATION H

**GROUND**
READINGS IN MILLIGAUSS
**.61**

**10' HIGH**
READINGS IN MILLIGAUSS
**.69**

**20' HIGH**
READINGS IN MILLIGAUSS
**.52**

**30' HIGH**
READINGS IN MILLIGAUSS
**.47**

## LOCATION I

**GROUND**
READINGS IN MILLIGAUSS
**.77**

**10' HIGH**
READINGS IN MILLIGAUSS
**.52**

**20' HIGH**
READINGS IN MILLIGAUSS
**.48**

**30' HIGH**
READINGS IN MILLIGAUSS
**.44**

## LOCATION J

| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | .42 |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | .38 |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | .38 |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | .37 |

## LOCATION K

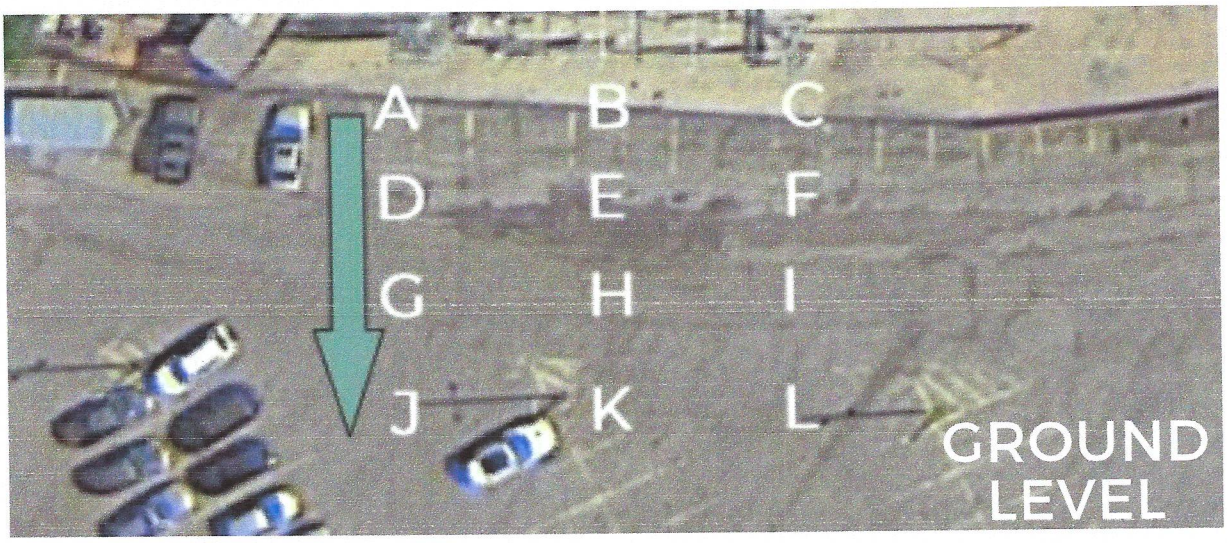
| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | .45 |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | .39 |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | .37 |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | .37 |

## LOCATION L

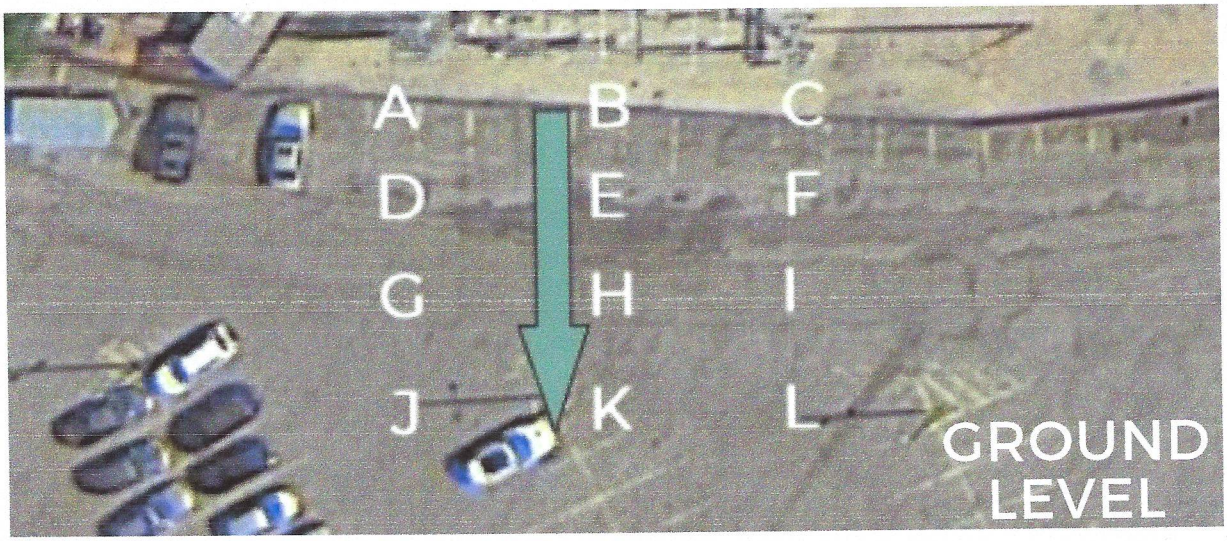
| | |
|---|---|
| **GROUND**<br>READINGS IN MILLIGAUSS | .50 |
| **10' HIGH**<br>READINGS IN MILLIGAUSS | .39 |
| **20' HIGH**<br>READINGS IN MILLIGAUSS | .33 |
| **30' HIGH**<br>READINGS IN MILLIGAUSS | .32 |

# GROUPED MEASUREMENTS FROM GROUND LEVEL

## TO HELP ILLUSTRATE THE EFFECT DISTANCE HAS REDUCTION OF MAGNETIC FIELDS BY DISTANCE




| GROUND LEVEL - LOCATIONS A-J | |
|---|---|
| **LOCATION A**<br>READINGS IN MILLIGAUSS | **.74** |
| **LOCATION D**<br>READINGS IN MILLIGAUSS | **.56** |
| **LOCATION G**<br>READINGS IN MILLIGAUSS | **.49** |
| **LOCATION J**<br>READINGS IN MILLIGAUSS | **.42** |




## GROUND LEVEL - LOCATIONS B-K

**LOCATION B**
READINGS IN MILLIGAUSS

**4.4**

**LOCATION E**
READINGS IN MILLIGAUSS

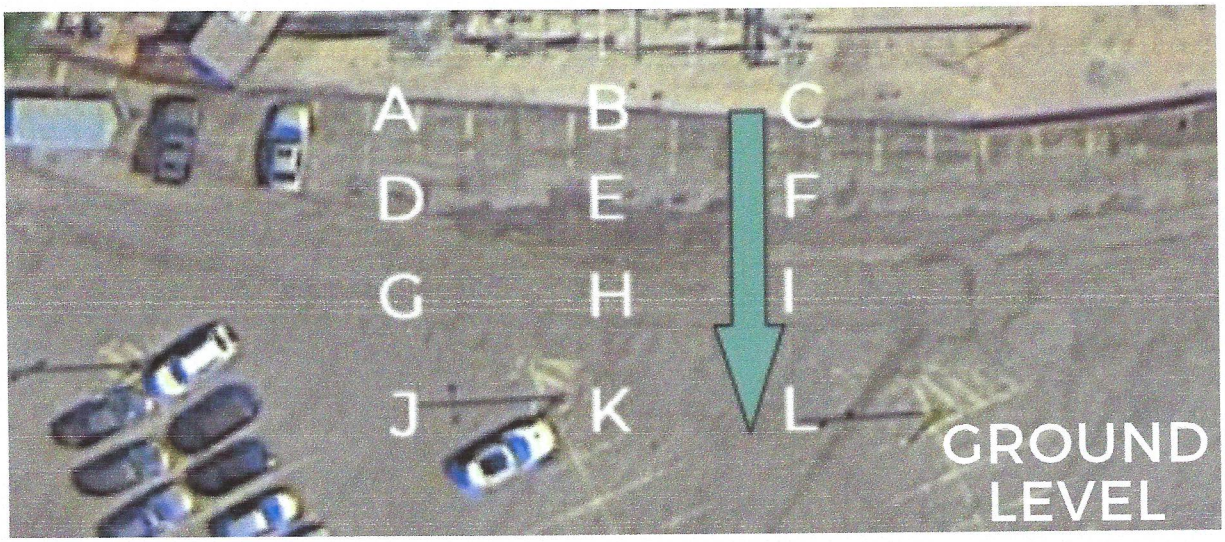
**1.45**

**LOCATION H**
READINGS IN MILLIGAUSS

**.61**

**LOCATION K**
READINGS IN MILLIGAUSS

**.45**




## GROUND LEVEL - LOCATIONS C-L

**LOCATION C**
READINGS IN MILLIGAUSS

**13.1**

**LOCATION F**
READINGS IN MILLIGAUSS

**2.7**

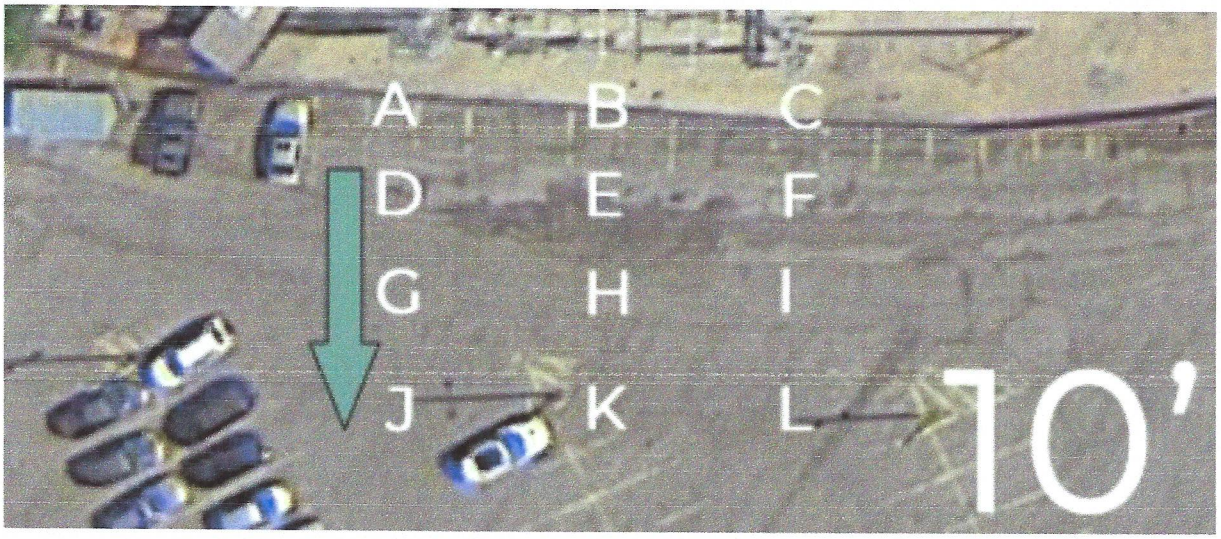
**LOCATION I**
READINGS IN MILLIGAUSS

**.77**

**LOCATION L**
READINGS IN MILLIGAUSS

**.50**

# GROUPED MEASUREMENTS BY 10' LIFT HEIGHT




## 10' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN MILLIGAUSS

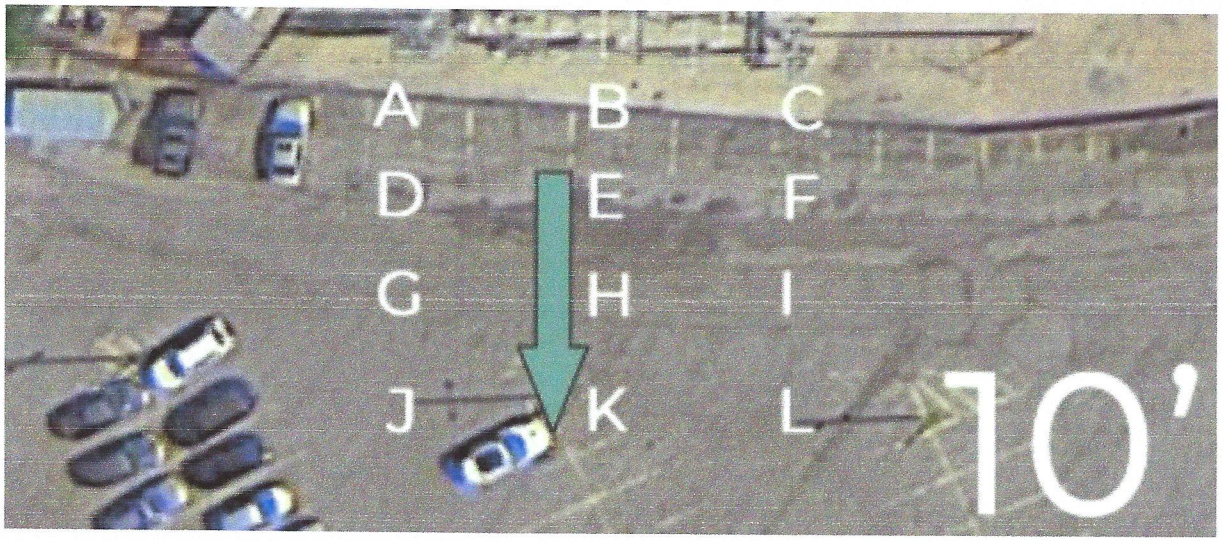
**.56**

**LOCATION G**
READINGS IN MILLIGAUSS

**.48**

**LOCATION J**
READINGS IN MILLIGAUSS

**.38**




## 10' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN MILLIGAUSS

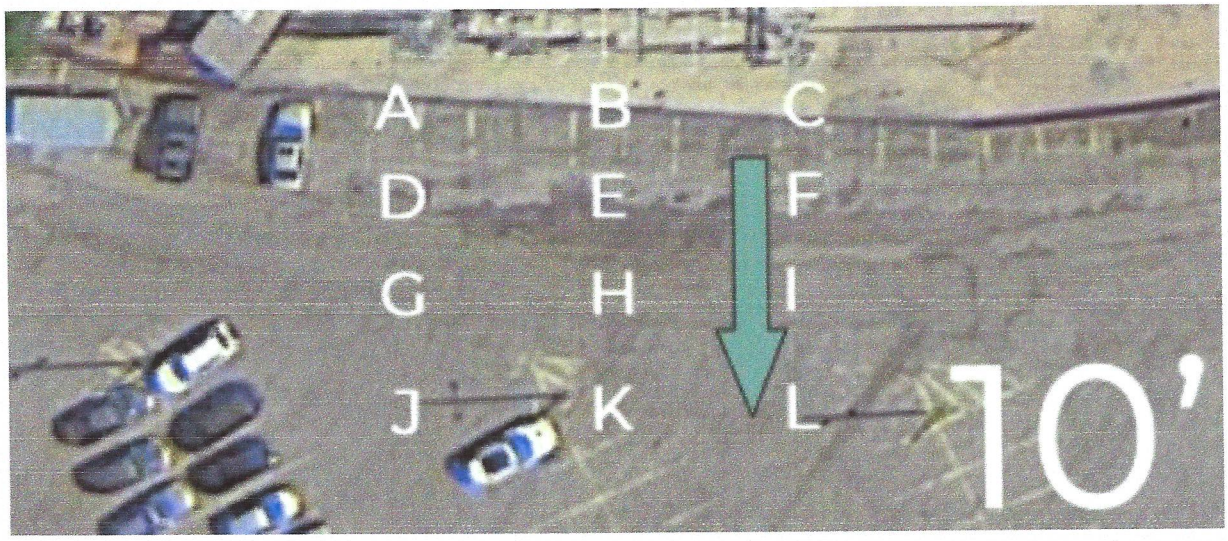
**1.57**

**LOCATION H**
READINGS IN MILLIGAUSS

**.69**

**LOCATION K**
READINGS IN MILLIGAUSS

**.39**




## 10' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN MILLIGAUSS

**1.65**

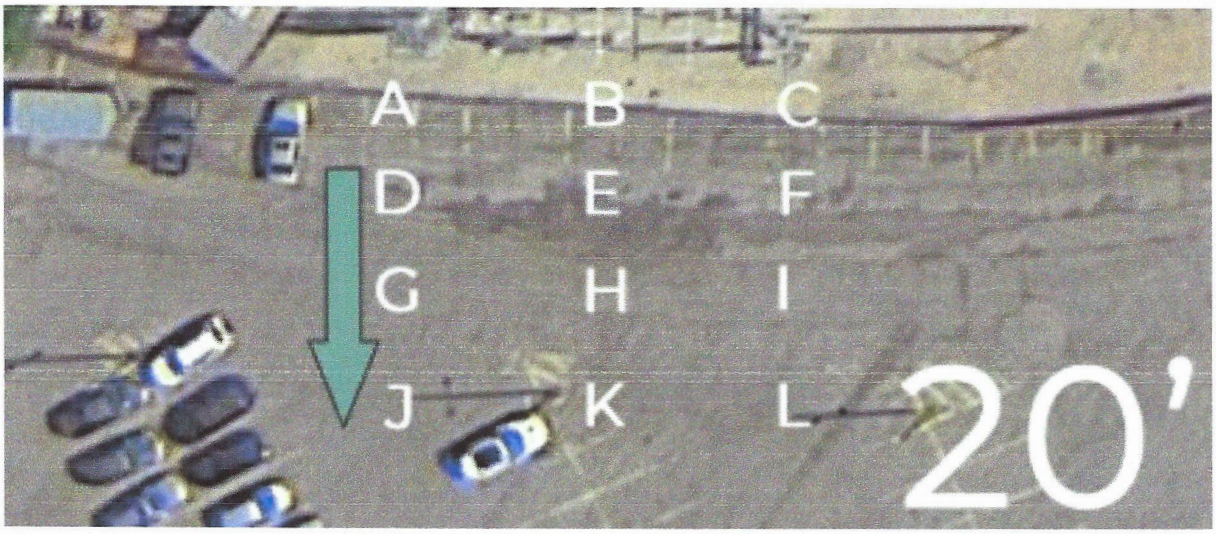
**LOCATION I**
READINGS IN MILLIGAUSS

**.52**

**LOCATION L**
READINGS IN MILLIGAUSS

**.39**

# GROUPED MEASUREMENTS BY 20' LIFT HEIGHT




## 20' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN MILLIGAUSS

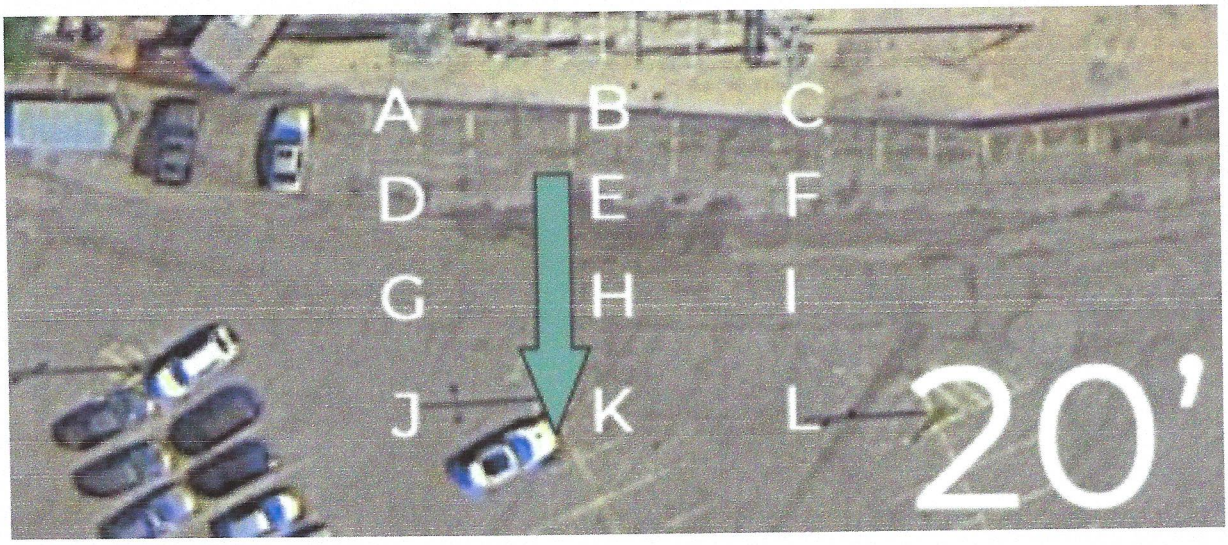
**.55**

**LOCATION G**
READINGS IN MILLIGAUSS

**.47**

**LOCATION J**
READINGS IN MILLIGAUSS

**.38**




## 20' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN MILLIGAUSS

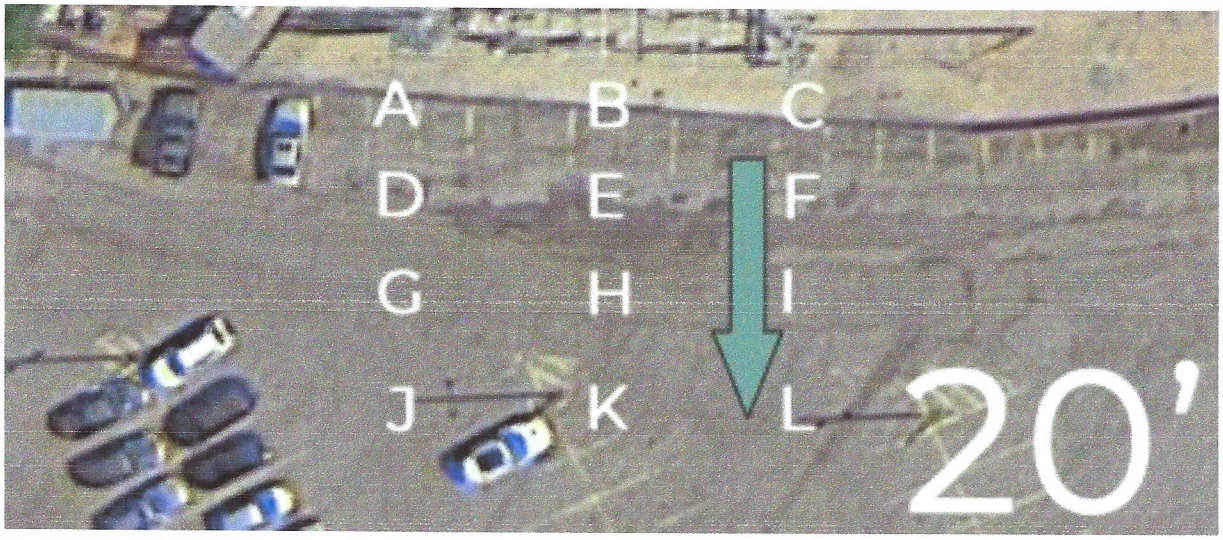
**.89**

**LOCATION H**
READINGS IN MILLIGAUSS

**.52**

**LOCATION K**
READINGS IN MILLIGAUSS

**.37**




## 20' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN MILLIGAUSS

**1.20**

**LOCATION I**
READINGS IN MILLIGAUSS

**.48**

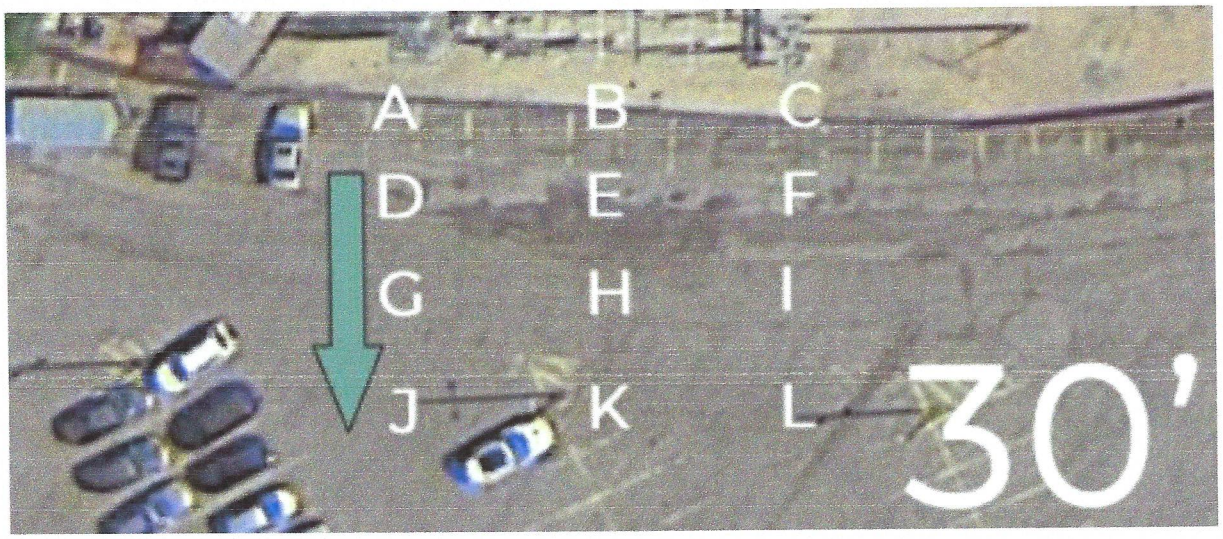
**LOCATION L**
READINGS IN MILLIGAUSS

**.33**



600

# GROUPED MEASUREMENTS BY 30' LIFT HEIGHT




## 30' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN MILLIGAUSS

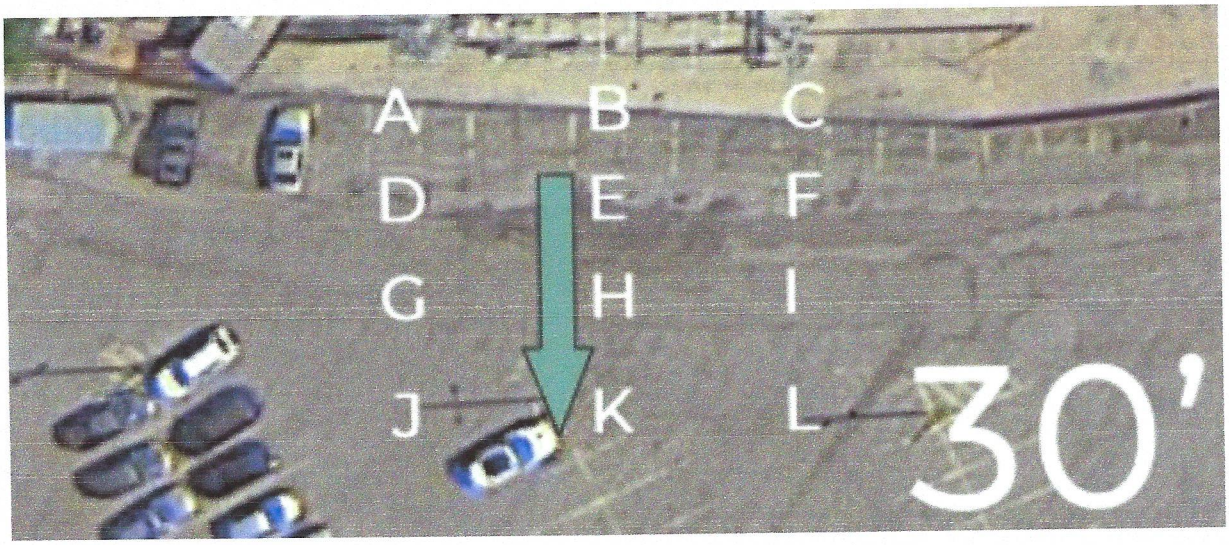
**.54**

**LOCATION G**
READINGS IN MILLIGAUSS

**.45**

**LOCATION J**
READINGS IN MILLIGAUSS

**.37**




## 30' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN MILLIGAUSS

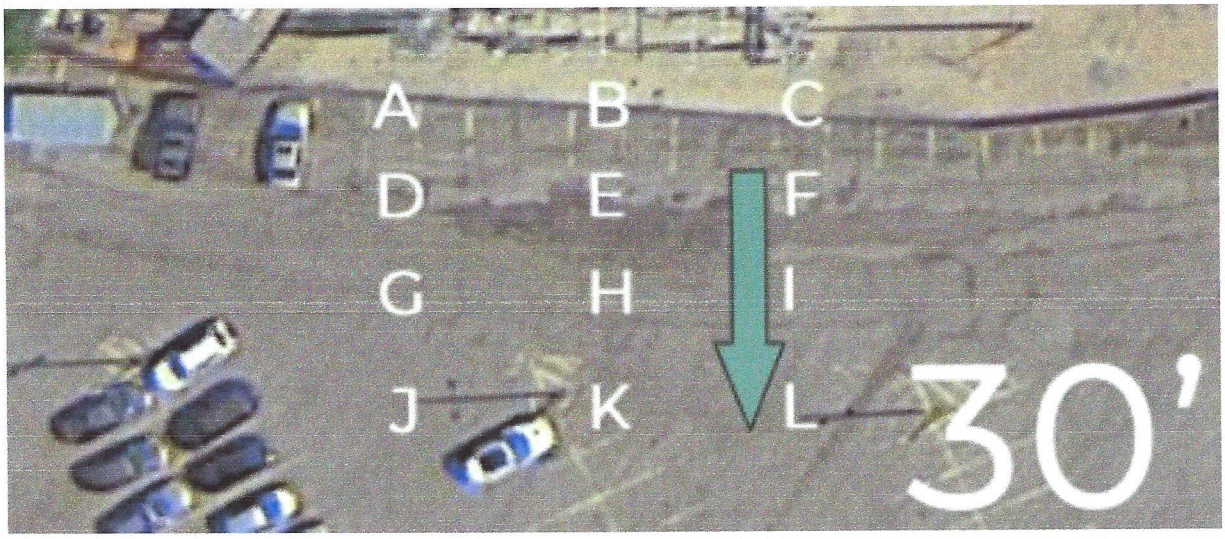
**.56**

**LOCATION H**
READINGS IN MILLIGAUSS

**.47**

**LOCATION K**
READINGS IN MILLIGAUSS

**.37**




## 30' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN MILLIGAUSS

**.95**

**LOCATION I**
READINGS IN MILLIGAUSS

**.44**

**LOCATION L**
READINGS IN MILLIGAUSS

**.32**

EMF UTAH, LLC

AUGUST 23, 2022 - 1875 HOMESTAKE RD.

# ELECTRIC FIELD SURVEY

**SURVEY PERFORMED BY:**

BRENT ROTONDI, EMF SPECIALIST (EMRS, BBEC)

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# ABOUT EMF UTAH

## ABOUT EMF UTAH

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While we primarily service the state of Utah, but have performed EMF surveys in Oregon, Idaho, and California, as well.

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## MEASURING EQUIPMENT

The survey was performed with the Gigahertz Solutions - NFA1000 EMF meter.

More information can be found at gigahertz-solutions.com

# SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a electric field survey of the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation on the adjacent property to the parking lot.

EMF UTAH took electric field measurements at 12 locations of varying distance from the the fence line closest to the electrical substation.

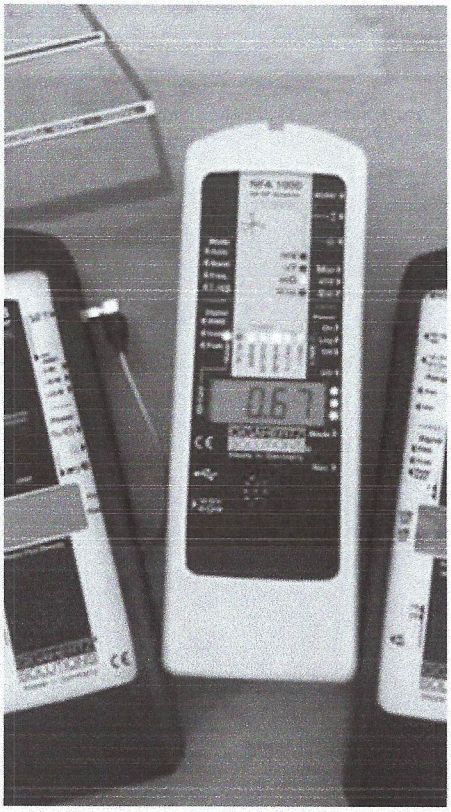
In addition to ground level readings, with the assistance of a 30 foot vertical capacity scissor lift, we took electric field readings from approximately 10', 20', and 30' heights at the nine locations representative of where the future structure will be.

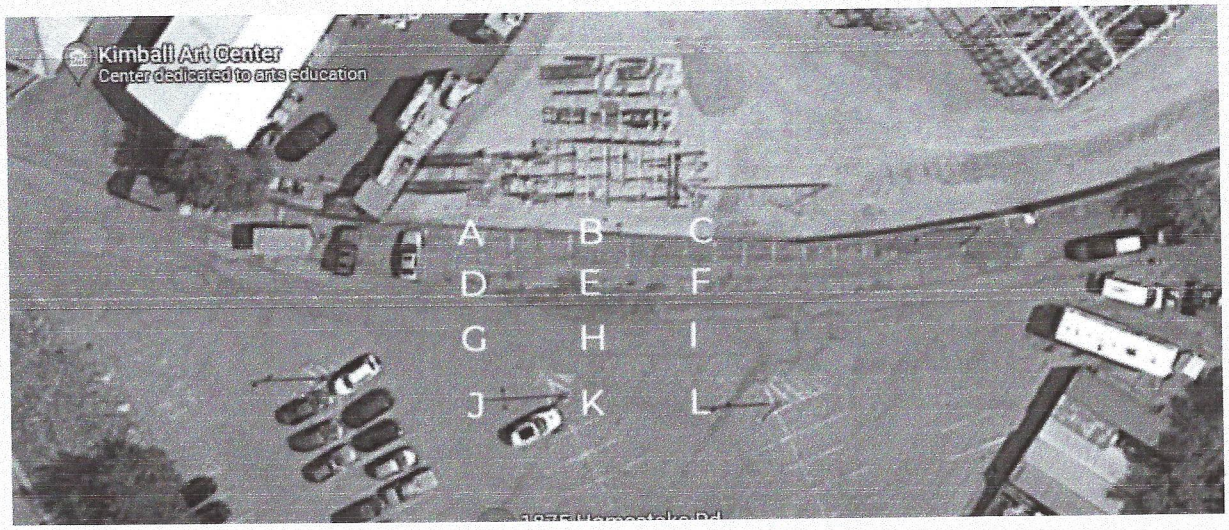
These additional readings allowed us to survey what the electric field levels would look like for a building with multiple floors.

## IMPORTANT

01 - These electric field survey readings are a snapshot in time and aren't predictive of what the readings will be at any point in the future or indicative of what the readings were in the past. These can and do change for a variety of reasons.

02 - EMF UTAH LLC and its employees make no claims regarding the health & safety (current, past or future) of a survey site based on EMF levels measured. Clients are advised to read the current health and safety documentation provided by federal, state, county and city environmental safety divisions, along with 3rd party environmental and technical organizations before making their own determination regarding the health and safety risk of the survey site.






# ELECTRIC FIELD SURVEY LOCATIONS

## THESE ARE THE APPROXIMATE LOCATIONS OF THE 12 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

The white letters on the above image of the 1875 Homestake Rd. parking lot indicate the approximate locations of the 12 survey points.

Locations A, B and C along the fence had readings taken only at ground level due to safety considerations and lack of access due to parked vehicles.

The remaining locations D through L also had measurements taken at ground level along with having measurements taken at close approximations of the following:

- 10' above ground,
- 20' above ground
- 30' above ground

The heights of these additional measurements were achieved with the assistance of a scissor lift.

The following measurement data is presented for each survey location and for each available height.

The subsequent section presents the measurements in a manner that better visually represents how the electric fields decrease in intensity with distance from the source.

# ELECTRIC FIELD MEASUREMENTS

## ALL MEASUREMENTS IN VOLTS PER METER OR V/M

### LOCATION A - FENCE

**GROUND LEVEL**
READINGS IN VOLTS PER METER

**32**

### LOCATION B - FENCE

**GROUND LEVEL**
READINGS IN VOLTS PER METER

**449**

### LOCATION C - FENCE

**GROUND LEVEL**
READINGS IN VOLTS PER METER

**143**

## LOCATION D

**GROUND**
READINGS IN VOLTS PER METER

**31**

**10' HIGH**
READINGS IN VOLTS PER METER

**64**

**20' HIGH**
READINGS IN VOLTS PER METER

**83**

**30' HIGH**
READINGS IN VOLTS PER METER

**96**

## LOCATION E

**GROUND**
READINGS IN VOLTS PER METER

**120**

**10' HIGH**
READINGS IN VOLTS PER METER

**230**

**20' HIGH**
READINGS IN VOLTS PER METER

**306**

**30' HIGH**
READINGS IN VOLTS PER METER

**324**

## LOCATION F

**GROUND**
READINGS IN VOLTS PER METER

**114**

**10' HIGH**
READINGS IN VOLTS PER METER

**158**

**20' HIGH**
READINGS IN VOLTS PER METER

**229**

**30' HIGH**
READINGS IN VOLTS PER METER

**198**

## LOCATION G

**GROUND**
READINGS IN VOLTS PER METER

**14**

**10' HIGH**
READINGS IN VOLTS PER METER

**29**

**20' HIGH**
READINGS IN VOLTS PER METER

**36**

**30' HIGH**
READINGS IN VOLTS PER METER

**41**

## LOCATION H

**GROUND**
READINGS IN VOLTS PER METER

**30**

**10' HIGH**
READINGS IN VOLTS PER METER

**79**

**20' HIGH**
READINGS IN VOLTS PER METER

**102**

**30' HIGH**
READINGS IN VOLTS PER METER

**107**

## LOCATION I

**GROUND**
READINGS IN VOLTS PER METER

**33**

**10' HIGH**
READINGS IN VOLTS PER METER

**47**

**20' HIGH**
READINGS IN VOLTS PER METER

**88**

**30' HIGH**
READINGS IN VOLTS PER METER

**69**

## LOCATION J

**GROUND**
READINGS IN VOLTS PER METER
6

**10' HIGH**
READINGS IN VOLTS PER METER
7

**20' HIGH**
READINGS IN VOLTS PER METER
9

**30' HIGH**
READINGS IN VOLTS PER METER
14

## LOCATION K

**GROUND**
READINGS IN VOLTS PER METER
7

**10' HIGH**
READINGS IN VOLTS PER METER
13

**20' HIGH**
READINGS IN VOLTS PER METER
16

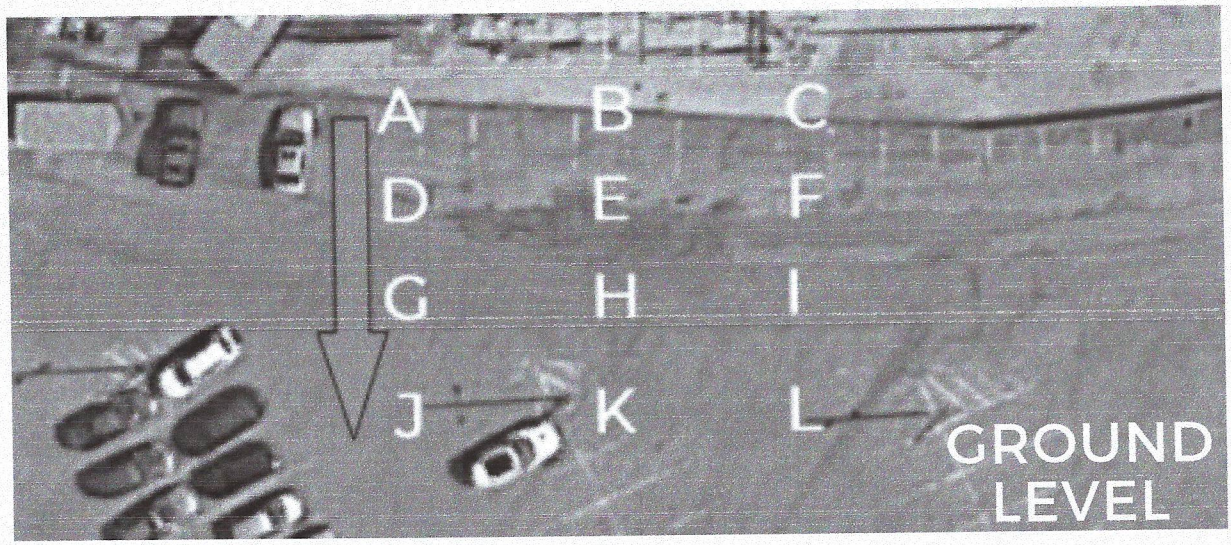
**30' HIGH**
READINGS IN VOLTS PER METER
22

## LOCATION L

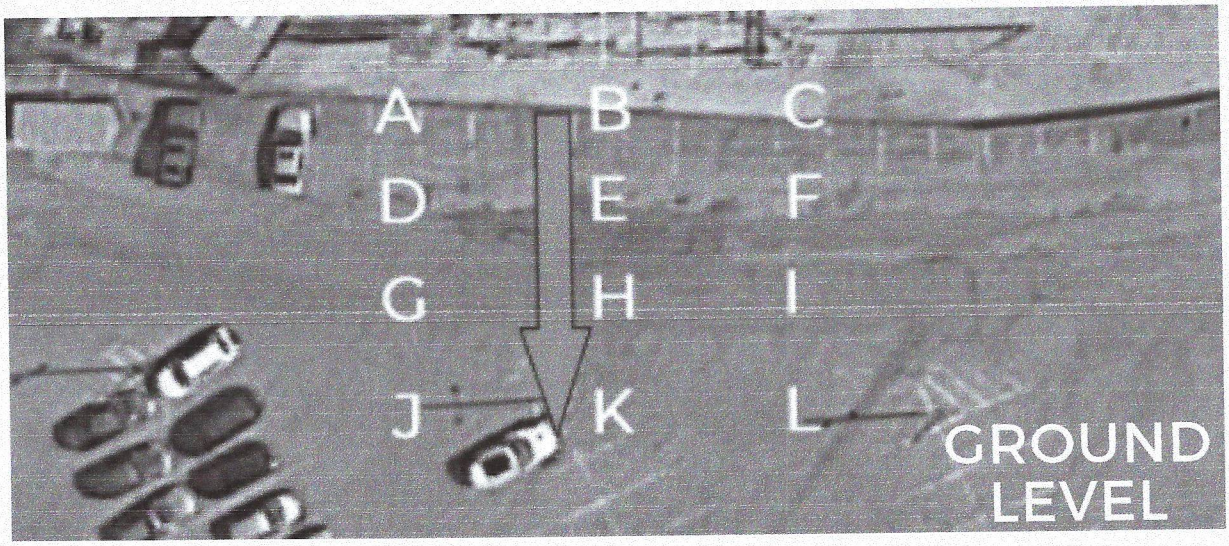
| | |
|---|---|
| **GROUND**<br>READINGS IN VOLTS PER METER | **11** |
| **10' HIGH**<br>READINGS IN VOLTS PER METER | **8** |
| **20' HIGH**<br>READINGS IN VOLTS PER METER | **11** |
| **30' HIGH**<br>READINGS IN VOLTS PER METER | **10** |

# GROUPED MEASUREMENTS FROM GROUND LEVEL

## TO HELP ILLUSTRATE THE EFFECT DISTANCE HAS REDUCTION OF ELECTRIC FIELDS BY DISTANCE




| GROUND LEVEL - LOCATIONS A-J | |
|---|---|
| **LOCATION A**<br>READINGS IN VOLTS PER METER | **32** |
| **LOCATION D**<br>READINGS IN VOLTS PER METER | **30** |
| **LOCATION G**<br>READINGS IN VOLTS PER METER | **14** |
| **LOCATION J**<br>READINGS IN VOLTS PER METER | **6** |




## GROUND LEVEL - LOCATIONS B-K

**LOCATION B**
READINGS IN VOLTS PER METER

**449**

**LOCATION E**
READINGS IN VOLTS PER METER

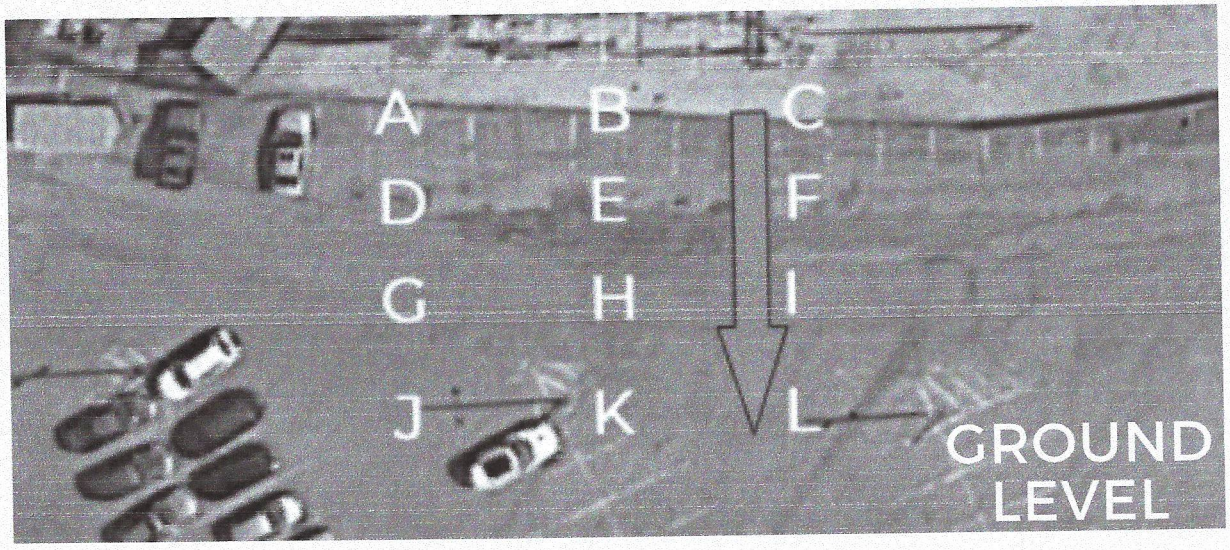
**120**

**LOCATION H**
READINGS IN VOLTS PER METER

**30**

**LOCATION K**
READINGS IN VOLTS PER METER

**7**




## GROUND LEVEL - LOCATIONS C-L

**LOCATION C**
READINGS IN VOLTS PER METER

**143**

**LOCATION F**
READINGS IN VOLTS PER METER

**113**

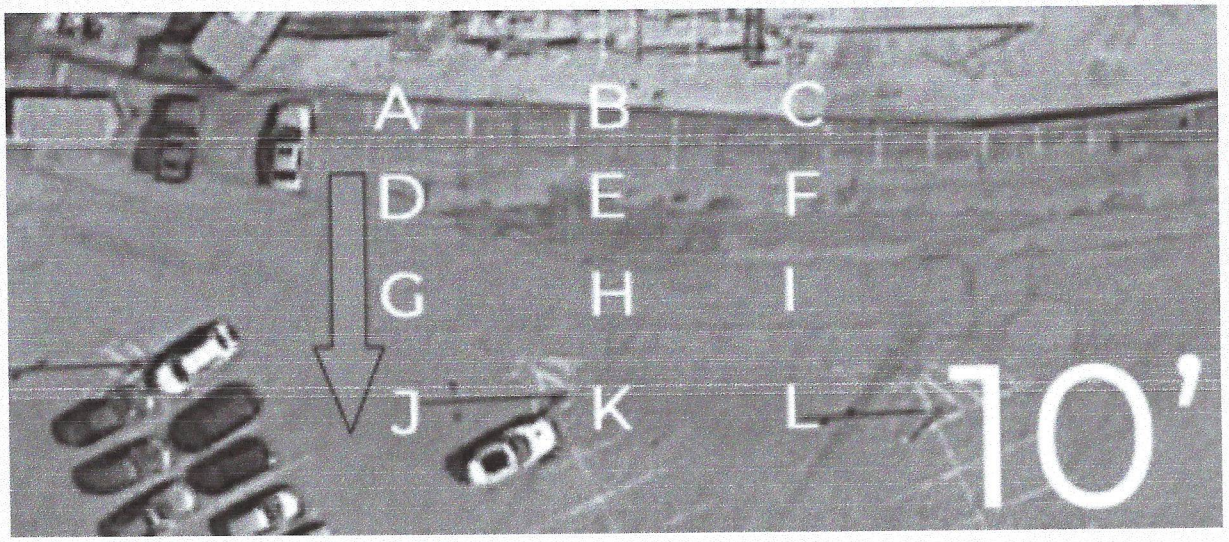
**LOCATION I**
READINGS IN VOLTS PER METER

**33**

**LOCATION L**
READINGS IN VOLTS PER METER

**11**

# GROUPED MEASUREMENTS BY 10' LIFT HEIGHT




## 10' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN VOLTS PER METER

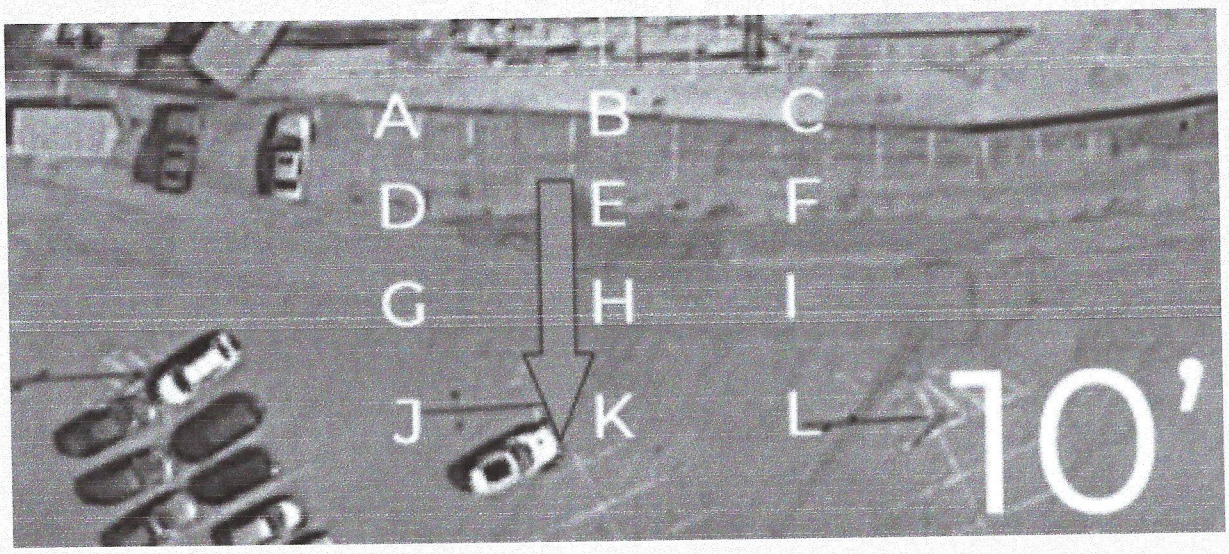
**64**

**LOCATION G**
READINGS IN VOLTS PER METER

**29**

**LOCATION J**
READINGS IN VOLTS PER METER

**7**




## 10' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN VOLTS PER METER

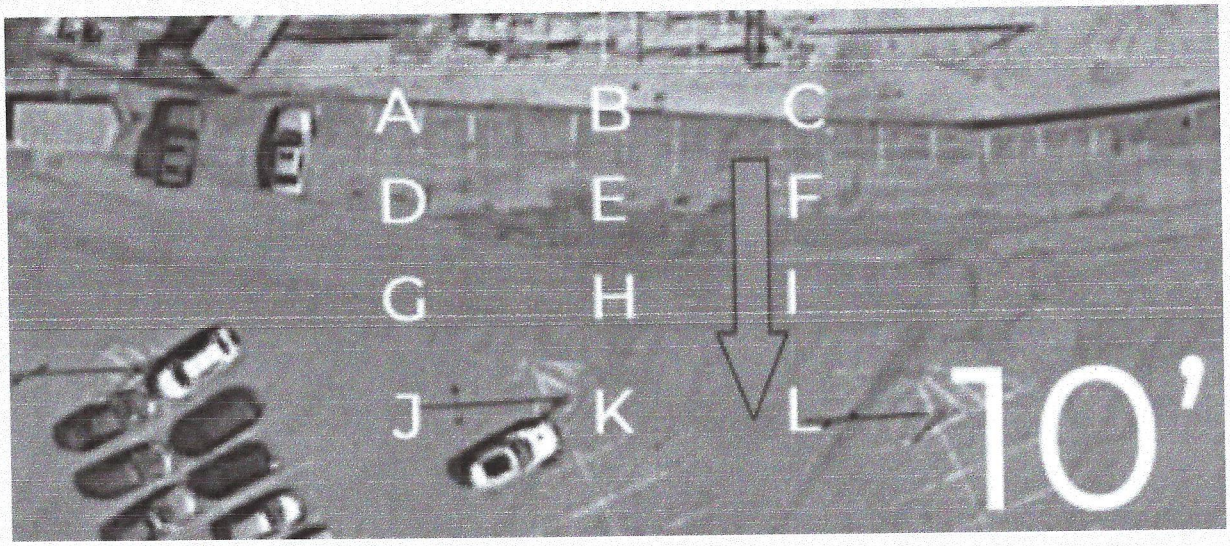
**230**

**LOCATION H**
READINGS IN VOLTS PER METER

**79**

**LOCATION K**
READINGS IN VOLTS PER METER

**13**




## 10' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN VOLTS PER METER

**158**

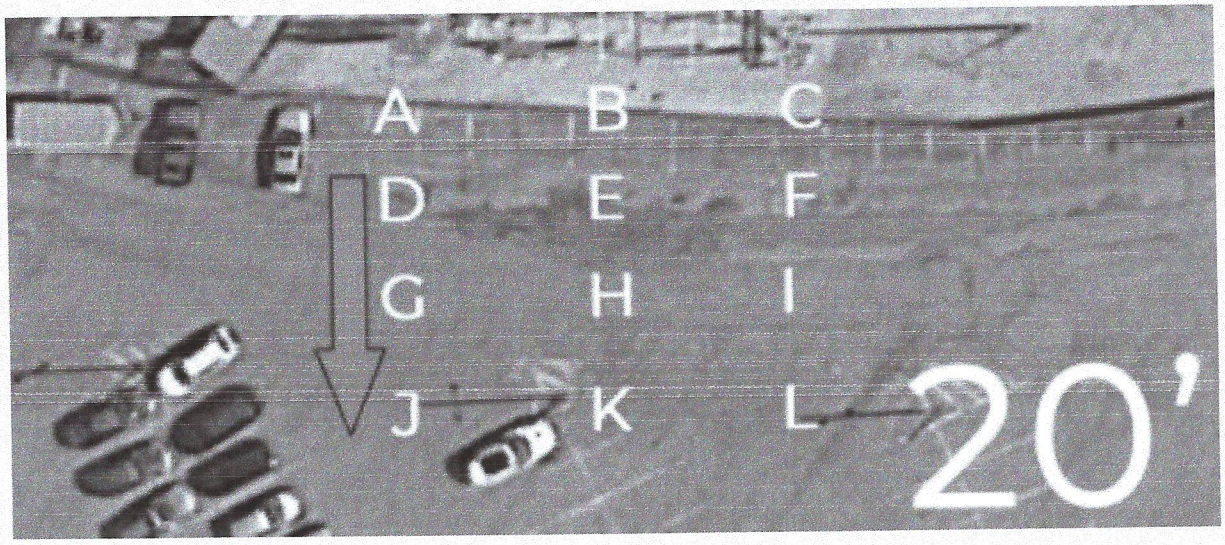
**LOCATION I**
READINGS IN VOLTS PER METER

**47**

**LOCATION L**
READINGS IN VOLTS PER METER

**8**

# GROUPED MEASUREMENTS BY 20' LIFT HEIGHT




## 20' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN VOLTS PER METER

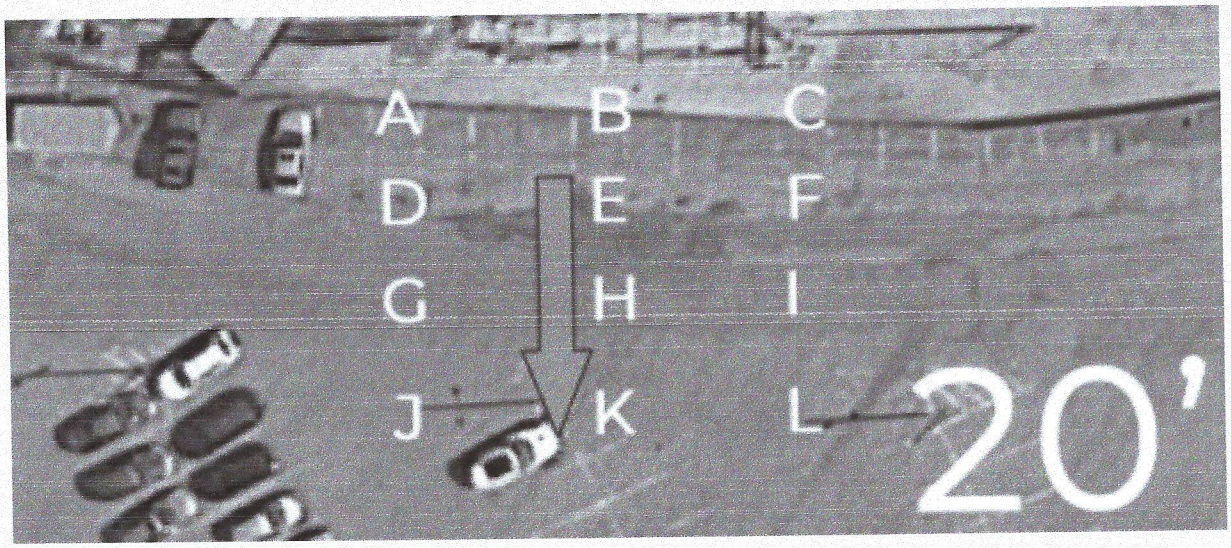
**88**

**LOCATION G**
READINGS IN VOLTS PER METER

**36**

**LOCATION J**
READINGS IN VOLTS PER METER

**9**




## 20' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN VOLTS PER METER

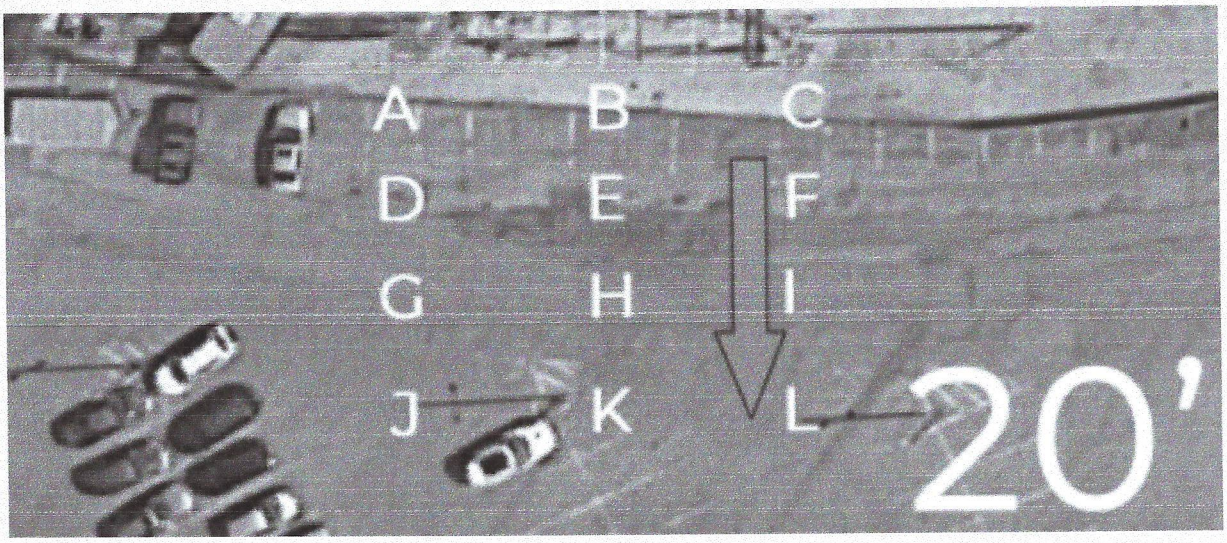
**386**

**LOCATION H**
READINGS IN VOLTS PER METER

**102**

**LOCATION K**
READINGS IN VOLTS PER METER

**16**




## 20' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN VOLTS PER METER

**229**

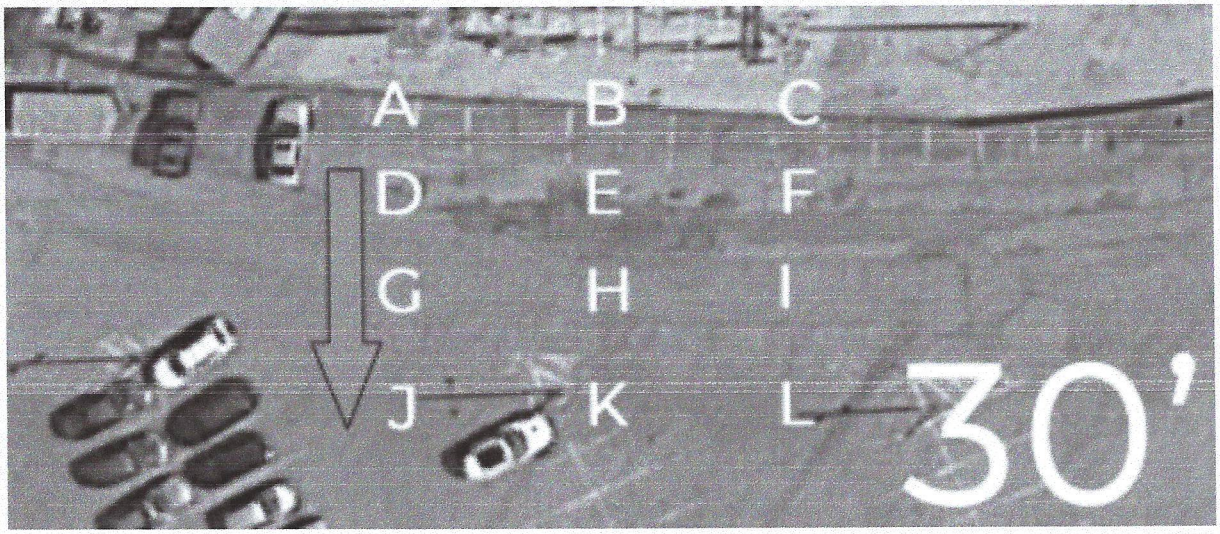
**LOCATION I**
READINGS IN VOLTS PER METER

**87**

**LOCATION L**
READINGS IN VOLTS PER METER

**11**

# GROUPED MEASUREMENTS BY 30' LIFT HEIGHT




## 30' ABOVE GROUND - LOCATIONS D-J

**LOCATION D**
READINGS IN VOLTS PER METER

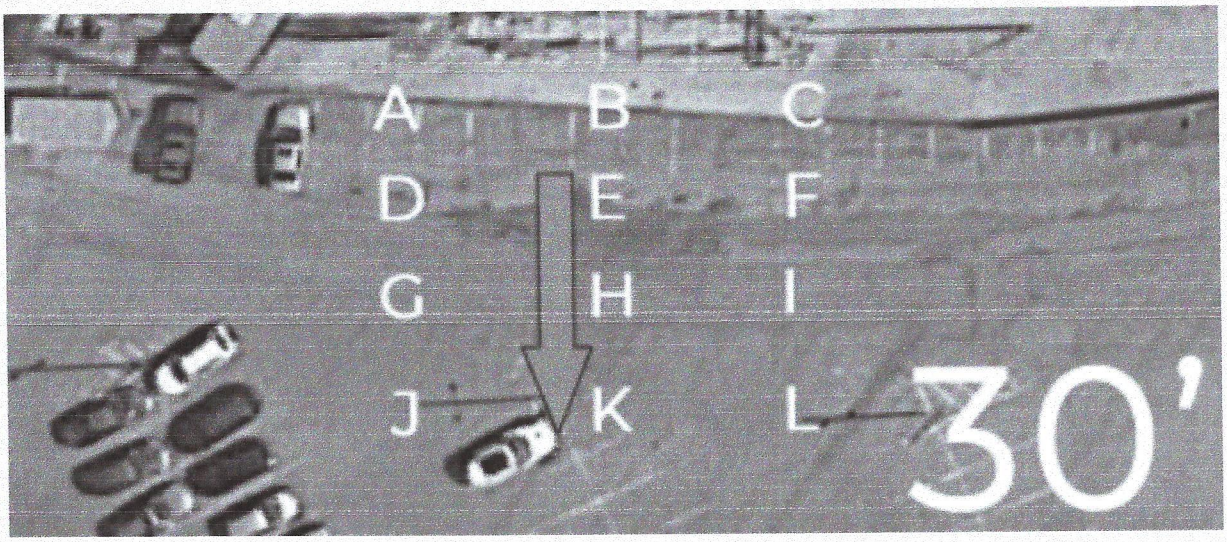
**96**

**LOCATION G**
READINGS IN VOLTS PER METER

**40**

**LOCATION J**
READINGS IN VOLTS PER METER

**14**




## 30' ABOVE GROUND - LOCATIONS E-K

**LOCATION E**
READINGS IN VOLTS PER METER

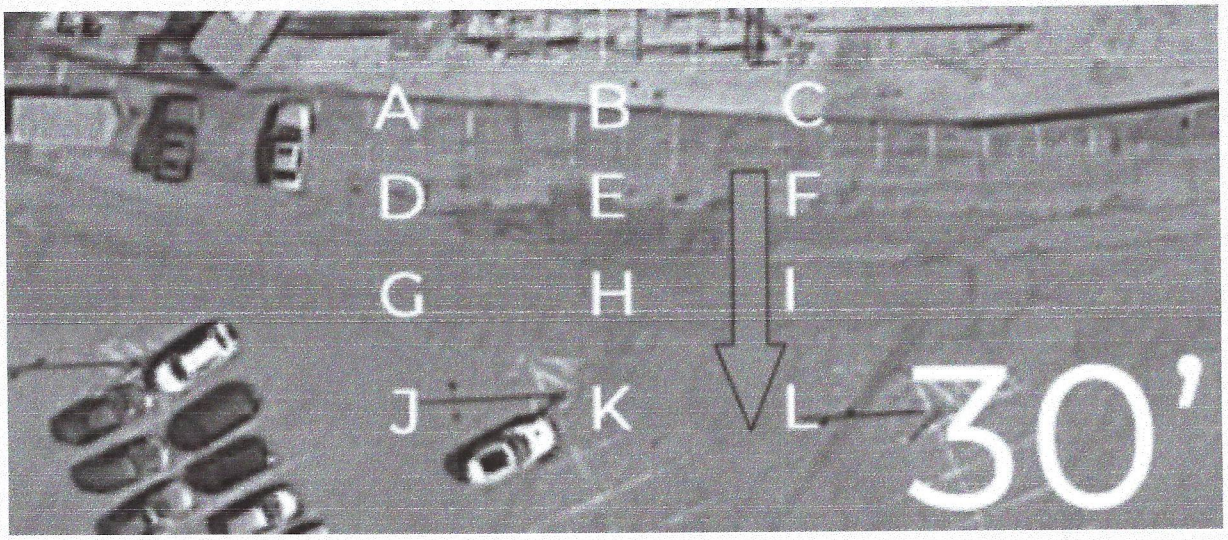
**329**

**LOCATION H**
READINGS IN VOLTS PER METER

**107**

**LOCATION K**
READINGS IN VOLTS PER METER

**22**




## 30' ABOVE GROUND - LOCATIONS F-L

**LOCATION F**
READINGS IN VOLTS PER METER

**198**

**LOCATION I**
READINGS IN VOLTS PER METER

**69**

**LOCATION L**
READINGS IN VOLTS PER METER

**11**

ADDENDUM 1.

NIH NATIONAL CANCER INSTITUTE

# Electromagnetic Fields and Cancer

## What are electric and magnetic fields?

Electric and magnetic fields are invisible areas of energy (also called radiation) that are produced by electricity, which is the movement of electrons, or current, through a wire.

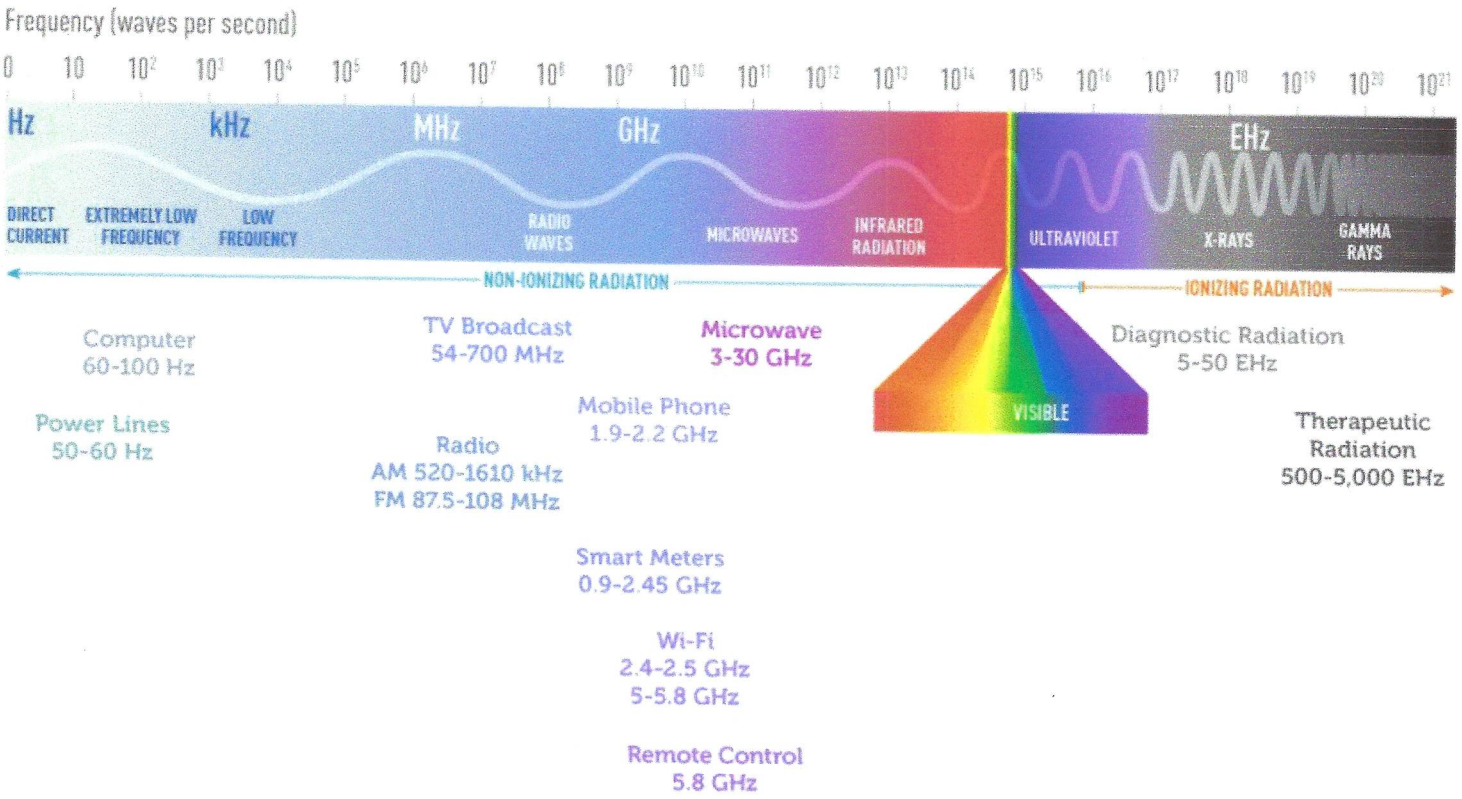
An electric field is produced by voltage, which is the pressure used to push the electrons through the wire, much like water being pushed through a pipe. As the voltage increases, the electric field increases in strength. Electric fields are measured in volts per meter (V/m).

A magnetic field results from the flow of current through wires or electrical devices and increases in strength as the current increases. The strength of a magnetic field decreases rapidly with increasing distance from its source. Magnetic fields are measured in microteslas (μT, or millionths of a tesla).

Electric fields are produced whether or not a device is turned on, whereas magnetic fields are produced only when current is flowing, which usually requires a device to be turned on. Power lines produce magnetic fields continuously because current is always flowing through them. Electric fields are easily shielded or weakened by walls and other objects, whereas magnetic fields can pass through buildings, living things, and most other materials.

Electric and magnetic fields together are referred to as electromagnetic fields, or EMFs. The electric and magnetic forces in EMFs are caused by electromagnetic radiation. There are two main categories of EMFs:

- Higher-frequency EMFs, which include x-rays and gamma rays. These EMFs are in the ionizing radiation part of the electromagnetic spectrum and can damage DNA or cells directly.
- Low- to mid-frequency EMFs, which include static fields (electric or magnetic fields that do not vary with time), magnetic fields from electric power lines and appliances, radio waves, microwaves, infrared radiation, and visible light. These EMFs are in the non-ionizing radiation part of the electromagnetic spectrum and are not known to damage DNA or cells directly. Low- to mid-frequency EMFs include extremely low frequency EMFs (ELF-EMFs) and radiofrequency EMFs. ELF-EMFs have frequencies of up to 300 cycles per second, or hertz (Hz), and radiofrequency EMFs range from 3 kilohertz (3 kHz, or 3,000 Hz) to 300 gigahertz (300 GHz, or 300 billion Hz). Radiofrequency radiation is measured in watts per meter squared ($W/m^2$).




The electromagnetic spectrum represents all of the possible frequencies of electromagnetic energy. It ranges from extremely long wavelengths (extremely low frequency exposures such as those from power lines) to extremely short wavelengths (x-rays and gamma rays) and includes both non-ionizing and ionizing radiation.

## What are common sources of non-ionizing EMFs?

There are both natural and human-made sources of non-ionizing EMFs. The earth's magnetic field, which causes the needle on a compass to point North, is one example of a naturally occurring EMF.

Human-made EMFs fall into both the ELF and radiofrequency categories of non-ionizing part of the electromagnetic spectrum. These EMFs can come from a number of sources.

**Extremely low frequency EMFs (ELF-EMFs).** Sources of ELF-EMFs include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets.

**Radiofrequency radiation.** The most common sources of radiofrequency radiation are wireless telecommunication devices and equipment, including cell phones, smart meters, and portable wireless devices, such as tablets and laptop computers (1). In the United States, cell phones currently operate in a frequency

range of about 1.8 to 2.2 GHz (2). (For more information about cell phones, see the NCI fact sheet Cell Phones and Cancer Risk.)

Other common sources of radiofrequency radiation include:

- **Radio and television signals.** AM/FM radios and older VHF/UHF televisions operate at lower radiofrequencies than cell phones. Radio signals are AM (amplitude-modulated) or FM (frequency-modulated). AM radio is used for broadcasting over very long distances, whereas FM radio covers more localized areas. AM signals are transmitted from large arrays of antennas that are placed at high elevation on sites that are off limits to the general public because exposures close to the source can be high. Maintenance workers could receive substantial radiofrequency exposures from AM radio antennas, but the general public would not. FM radio antennas and TV broadcasting antennas, which are much smaller than AM antennas, are generally mounted at the top of high towers. Radiofrequency exposures near the base of these towers are below guideline limits (3), so exposure of the general population is very low. Sometimes small local radio and TV antennas are mounted on the top of a building; access to the roof of such buildings is usually controlled.
- **Radar, satellite stations, magnetic resonance imaging (MRI) devices, and industrial equipment.** These operate at somewhat higher radiofrequencies than cell phones (1).
- **Microwave ovens** used in homes, which also operate at somewhat higher radiofrequencies than cell phones (1). Microwave ovens are manufactured with effective shielding that has reduced the leakage of radiofrequency radiation from these appliances to barely detectable levels.
- **Cordless telephones**, which can operate on analogue or DECT (Digital Enhanced Cordless Telecommunications) technology and typically emit radiofrequencies similar to those of cell phones. However, because cordless phones have a limited range and require a nearby base, their signal strengths are generally much lower than those of cell phones (1).
- **Cell phone base stations.** Antenna towers or base stations, including those for mobile phone networks and for broadcasting for radio and for television, emit various types of radiofrequency energy. Because the majority of individuals in the general population are exposed only intermittently to base stations and broadcast antennas, it is difficult to estimate exposures for a population (4). The strength of these exposures varies based on the population density of the region, the average distance from the source, and the time of day or the day of the week (lower exposures on the weekends or at night) (1). A study that used using personal portable exposure meters to assess exposures to different sources of radiofrequency EMFs among children in Europe found that the single largest contributor to the total radiofrequency EMF exposure was the proximity to base stations (5).

  In general, exposures decrease with increasing distance from the source (6). Exposures among maintenance workers have been found to vary depending on their tasks, the type of antenna, and the location of the worker in relation to the source (1). Cumulative exposures of such workers are very difficult to estimate.
- **Televisions and computer screens** produce electric and magnetic fields at various frequencies, as well as static electric fields. The liquid crystal displays found in some laptop and desktop computers do not produce substantial electric or magnetic fields. Modern computers have conductive screens that reduce static fields produced by the screen to normal background levels.
- **Wireless local area networks**, commonly known as Wi-Fi. These are specific types of wireless networking systems and an increasingly common source of radiofrequency radiation. Wireless networks use radio waves to connect Wi-Fi–enabled devices to an access point that is connected to the internet, either physically

or through some form of data connection. Most Wi-Fi devices operate at radiofrequencies that are broadly similar to cell phones, typically 2.4 to 2.5 GHz, although in recent years Wi-Fi devices that operate at somewhat higher frequencies (5, 5.3, or 5.8 GHz) have appeared (7). Radiofrequency radiation exposure from Wi-Fi devices is considerably lower than that from cell phones (8). Both sources emit levels of radiofrequency radiation that are far below the guideline of 10 $W/m^2$ as specified by the International Commission on Non-Ionizing Radiation Protection (3).

- **Digital electric and gas meters, also known as "smart meters."** These devices, which operate at about the same radiofrequencies as cell phones, transmit information on consumption of electricity or gas to utility companies. Smart meters produce very low level fields that sometimes cannot be distinguished from the total background radiofrequency radiation levels inside a home (9).

For household appliances and other devices used in the home that require electricity, magnetic field levels are highest near the source of the field and decrease rapidly the farther away the user is from the source. Magnetic fields drop precipitously at a distance of about 1 foot from most appliances. For computer screens, at a distance of 12–20 inches from the screen that most persons using computers sit, magnetic fields are similarly dramatically lower.

## Why are non-ionizing EMFs studied in relation to cancer?

Power lines and electrical appliances that emit non-ionizing EMFs are present everywhere in homes and workplaces. For example, wireless local networks are nearly always "on" and are increasingly commonplace in homes, schools, and many public places.

No mechanism by which ELF-EMFs or radiofrequency radiation could cause cancer has been identified. Unlike high-energy (ionizing) radiation, EMFs in the non-ionizing part of the electromagnetic spectrum cannot damage DNA or cells directly. Some scientists have speculated that ELF-EMFs could cause cancer through other mechanisms, such as by reducing levels of the hormone melatonin. There is some evidence that melatonin may suppress the development of certain tumors.

Studies of animals have not provided any indications that exposure to ELF-EMFs is associated with cancer (10–13). The few high-quality studies in animals have provided no evidence that Wi-Fi is harmful to health (8).

Although there is no known mechanism by which non-ionizing EMFs could damage DNA and cause cancer, even a small increase in risk would be of clinical importance given how widespread exposure to these fields is.

## What have studies shown about possible associations between non-ionizing EMFs and cancer in children?

Numerous epidemiologic studies and comprehensive reviews of the scientific literature have evaluated possible associations between exposure to non-ionizing EMFs and risk of cancer in children (13–15). (Magnetic fields are the component of non-ionizing EMFs that are usually studied in relation to their possible health effects.) Most of the research has focused on leukemia and brain tumors, the two most common cancers in children. Studies have examined associations of these cancers with living near power lines, with magnetic fields in the home, and

with exposure of parents to high levels of magnetic fields in the workplace. No consistent evidence for an association between any source of non-ionizing EMF and cancer has been found.

**Exposure from power lines.** Although a study in 1979 pointed to a possible association between living near electric power lines and childhood leukemia (16), more recent studies have had mixed findings (17–25). Most of these studies did not find an association or found one only for those children who lived in homes with very high levels of magnetic fields, which are present in few residences.

Several studies have analyzed the combined data from multiple studies of power line exposure and childhood leukemia:

- A pooled analysis of nine studies reported a twofold increase in risk of childhood leukemia among children with exposures of 0.4 μT or higher. Less than 1% of the children in the studies experienced this level of exposure (26).
- A meta-analysis of 15 studies observed a 1.7-fold increase in childhood leukemia among children with exposures of 0.3 μT or higher. A little more than 3% of children in the studies experienced this level of exposure (27).
- More recently, a pooled analysis of seven studies published after 2000 reported a 1.4-fold increase in childhood leukemia among children with exposures of 0.3 μT or higher. However, less than one half of 1% of the children in the studies experienced this level of exposure (28).

For the two pooled studies and the meta-analysis, the number of highly exposed children was too small to provide stable estimates of the dose–response relationship. This means that the findings could be interpreted to reflect linear increases in risk, a threshold effect at 0.3 or 0.4 μT, or no significant increase.

The interpretation of the finding of increased childhood leukemia risk among children with the highest exposures (at least 0.3 μT) is unclear.

**Exposure from electrical appliances.** Another way that children can be exposed to magnetic fields is from household electrical appliances. Although magnetic fields near many electrical appliances are higher than those near power lines, appliances contribute less to a person's total exposure to magnetic fields because most appliances are used for only short periods of time. And moving even a short distance from most electrical appliances reduces exposure dramatically. Again, studies have not found consistent evidence for an association between the use of household electrical appliances and risk of childhood leukemia (29).

**Exposure to Wi-Fi.** In view of the widespread use of Wi-Fi in schools, the UK Health Protection Agency (now part of Public Health England) has conducted the largest and most comprehensive measurement studies to assess exposures of children to radiofrequency electromagnetic fields from wireless computer networks (30, 31). This agency concluded that radiofrequency exposures were well below recommended maximum levels and that there was "no reason why Wi-Fi should not continue to be used in schools and in other places" (32).

A review of the published literature concluded that the few high-quality studies to date provide no evidence of biological effects from Wi-Fi exposures (7).

**Exposure from cell phone base stations.** Few studies have examined cancer risk in children living close to cell phone base stations or radio or television transmitters. Mobile phone base stations transmit and receive

radiofrequency signals to and from mobile phones near the station. None of the studies that estimated exposures on an individual level found an increased risk of pediatric tumors (33–35).

**Parental exposure and risk in offspring.** Several studies have examined possible associations between maternal or paternal exposure to high levels of magnetic fields before conception and/or during pregnancy and the risk of cancer in their future children. The results to date have been inconsistent (36, 37). This question requires further evaluation.

**Exposure and cancer survival.** A few studies have investigated whether magnetic field exposure is associated with prognosis or survival of children with leukemia. Several small retrospective studies of this question have yielded inconsistent results (38–40). An analysis that combined prospective data for more than 3,000 children with acute lymphoid leukemia from eight countries showed that ELF magnetic field exposure was not associated with their survival or risk of relapse (41).

## What have studies shown about possible associations between non-ionizing EMFs and cancer in adults?

Many studies have examined the association between non-ionizing EMF exposure and cancer in adults, of which few studies have reported evidence of increased risk (1).

**Residential exposures.** The majority of epidemiologic studies have shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs (ELF-EMFs) in the home (42–45), although a few individual studies have suggested an association; only one reported results that were statistically significant (46).

**Workplace exposures to ELF radiation.** Several studies conducted in the 1980s and early 1990s reported that people who worked in some electrical occupations that exposed them to ELF radiation (such as power station operators and telephone line workers) had higher-than-expected rates of some types of cancer, particularly leukemia, brain tumors, and male breast cancer (13). Most of the results were based on participants' job titles and not on actual measurements of their exposures. More recent studies, including some that considered exposure measurements as well as job titles, have generally not shown an increasing risk of leukemia, brain tumors, or female breast cancer with increasing exposure to magnetic fields at work (46–51).

**Workplace exposures to radiofrequency radiation.** A limited number of studies have evaluated risks of cancer in workers exposed to radiofrequency radiation. A large study of U.S. Navy personnel found no excess of brain tumors among those with a high probability of exposure to radar (including electronics technicians, aviation technicians, and fire control technicians); however, nonlymphocytic leukemia, particularly acute myeloid leukemia, was increased in electronics technicians in aviation squadrons, but not in Navy personnel in the other job categories (52). A case–control study among U.S. Air Force personnel found the suggestion of an increased risk of brain cancer among personnel who maintained or repaired radiofrequency or microwave-emitting equipment (53). A case–control study found the suggestion of an increased risk of death from brain cancer among men occupationally exposed to microwave and/or radiofrequency radiation, with all of the excess risk among workers in electrical and electronics jobs involving design, manufacture, repair, or installation of electrical or electronics equipment (54). There was no evidence that electrical utility workers who were exposed to pulsed electromagnetic fields produced by power lines were more likely to develop brain tumors or leukemia than the general population (55). Employees of a large manufacturer of wireless communication products were not more likely to die from brain tumors or cancers of the hematopoietic or lymphatic system than the general

population (56). A large prospective study among police officers in Great Britain found no evidence for an association between radiofrequency EMF exposure from personal radio use and the risk of all cancers combined (57). A large multinational population-based case–control study found no clear evidence that occupational exposures to radiofrequency radiation are associated with increased risks of glioma or meningioma (58).

## What do expert organizations conclude about the cancer risk from EMFs?

In 2002, the International Agency for Research on Cancer (IARC), a component of the World Health Organization, appointed an expert Working Group to review all available evidence on static and extremely low frequency electric and magnetic fields (13). The Working Group classified ELF-EMFs as "possibly carcinogenic to humans," based on limited evidence from human studies in relation to childhood leukemia. Static electric and magnetic fields and extremely low frequency electric fields were determined "not classifiable as to their carcinogenicity to humans" (13).

In 2015, the European Commission Scientific Committee on Emerging and Newly Identified Health Risks reviewed electromagnetic fields in general, as well as cell phones in particular. It found that, overall, epidemiologic studies of extremely low frequency fields show an increased risk of childhood leukemia with estimated daily average exposures above 0.3 to 0.4 μT, although no mechanisms have been identified and there is no support from experimental studies that explains these findings. It also found that the epidemiologic studies on radiofrequency exposure do not show an increased risk of brain tumors or other cancers of the head and neck region, although the possibility of an association with acoustic neuroma remains open (59).

## Where can people find additional information on EMFs?

The National Institute of Environmental Health Sciences (NIEHS) website has information about EMFs and cancer.

The Occupational Safety and Health Administration website has information about workplace exposures to ELF-EMF.

The US Environmental Protection Agency website has information on power lines and other sources of EMF.

The European Commission also has general information on EMF.

The World Health Organization website also has information about EMFs and public health.

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## Related Resources

Cell Phones and Cancer Risk

**Reviewed:** May 30, 2022

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ADDENDUM 2.

IOWA STATE UNIVERSITY
OF SCIENCE AND TECHNOLOGY

**Environmental Health and Safety**
2408 Wanda Daley Drive
Ames, Iowa 50011-3602
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# Electromagnetic Fields Factsheet

## What is EMF?

Electricity and magnetism are two closely related fundamental forces of the universe which have existed since the beginning of time. Early civilizations were aware of their existence and used the earth's natural magnetic field for navigational purposes. The use of compasses made with naturally occurring magnetic ores is older than written historical records. Until about 100 years ago, human exposure to electric and magnetic fields was limited to naturally occurring fields. With the introduction of electricity into homes and businesses, the potential for Electromagnetic Field (EMF) exposure has significantly increased. EMFs are created anywhere electricity is generated, transmitted or used.

## Characteristics of Electromagnetic Fields

EMF is a combination of electrical and magnetic fields. The strength of an EMF is directly related to the amount of electricity in use (the current) and to the electrical potential (the voltage) in the electric circuit. That means the more current or the higher the voltage, the greater the EMF which could be generated.

Electric fields are measured in volts per meter (V/m). A one volt electrical potential one meter away will have an electric field of 1 V/m. This is a very small field, so it is common to see measurements which are thousands of volts per meter (kV/m).

The standard unit of magnetic field strength is called the tesla (T). The tesla is a very large unit, so measured magnetic fields are often only a few millionths of a tesla, called a microtesla ($\mu$T). An older, nonstandard unit of magnetic field is the gauss (G). 10,000 gauss = 1 tesla.

An important characteristic of an EMF is the frequency of the electrical source. Frequency is the change in the flow of electric current over time. It can range from zero for a direct current (DC) to several millions of cycles per second. The unit of frequency is the hertz (Hz), which is equal to one electrical cycle per second. In North America, the frequency of the electrical power system is 60 Hz. Europe and other parts of the world use 50 Hz electricity. Three phase electrical devices may have EMFs with a frequency of 180 Hz. Fields at other frequencies arise when devices modify the electricity, such as computer video screens.

## Why are some people worried about EMF?

Within all organisms are internally generated electrical currents which play a role in complex physiological mechanisms such as neuromuscular activity, glandular secretion, cell membrane function and the growth, development and repair of tissue. Because of the role of these internal electric fields and currents in so many basic physiological processes, concern has been raised about the possible biological effects of exposure to external, artificially produced EMFs.

Reviewed 2022

Public concern regarding these effects has grown, and many countries have requested regulatory and scientific advisory groups to investigate these possible effects. In many places, there is a controversy between the proponents of restrictive regulations versus advocates of technological growth which will increase the EMF exposure of the population. There are gaps in the scientific understanding of the effects of EMFs, and many research projects are currently underway to increase that knowledge. Studies have been, and are being, conducted by the Institute of Electrical and Electronics Engineers (IEEE), United Nations World Health Organization (WHO), United States Environmental Protection Agency (EPA), United States Department of Energy (DOE) and many other organizations. The International Radiation Protection Association (IRPA) has chartered a committee called the International Non-Ionizing Radiation Committee (INIRC) to study the issue of EMFs. This committee is a scientific advisory group whose members have extensive expertise with non-ionizing radiations like microwaves and EMFs. They have published guidelines on limits of exposure to 50/60 Hz electric and magnetic fields. These recommendations considered all the available scientific information. The recommendations state that "members of the general public should not be exposed on a continuous basis to . . . electric field strengths exceeding 5 kV/m," or to magnetic fields exceeding 0.1 mT (1 gauss or 1,000 mG). Electrical workers, such as utility linemen or electrical service personnel, should not be exposed to electric fields greater than 10 kV/m except for short periods of time. Magnetic fields for occupational exposures should be limited to less than 0.5 mT (5 gauss or 5,000 mG).

**Should I be worried about my exposure to EMF?**

The scientific information which exists doesn't indicate that exposure levels which are commonly encountered have any health effect which requires corrective action. In 1989, the U.S. Department of Labor asked the Committee on Interagency Radiation Research and Policy Coordination (CIRRPC) to help in evaluating the articles in the popular press which reported cancer being caused by EMFs from electric power transmission lines and household appliances. CIRRPC was an executive-branch federal agency which coordinated radiation related issues between various federal agencies, such as the Nuclear Regulatory Commission, Food and Drug Administration, and EPA. A panel was formed to conduct an independent scientific review of exposure data and reported biological and health effects. The panel reviewed about 1,000 scientific articles. They concluded that there was "No convincing evidence . . . that exposures to extremely low-frequency electric and magnetic fields (ELF-EMF) generated by sources such as household appliances, video display terminals, and local power lines are demonstrable health hazards."

The Electric Power Research Institute (EPRI) is a non-profit research institute funded by a group of electrical equipment manufacturers. EPRI conducted a large study called the Electric and Magnetic Field Measurement Project for Utilities. Measurements were collected in eight work and three non work environments. The measurements were intended to be representative of the type and magnitude of EMF exposure which would be encountered in these environments. These measurements indicate that the EMFs encountered in all the non work environments, and the work environments not considered to be "electrical work" were well below the levels which the IRPA INIRC have set as guidelines for the limits of exposure to 50/60 Hz electric and magnetic fields. Even some of the work environments which would be clearly considered to be "electrical work," such as electrical utility lineman, were below these guidelines. The average electrical field measured in a typical office environment was below 0.01 kV/m and the magnetic field was only about 0.1 μT (1 mG ).

Reviewed 2022

**What about the "Swedish Standard?"**

There is a government regulation in Sweden which requires that all video display terminals (VDTs) and Cathode Ray Tube (CRT) video monitors have magnetic fields less than 2 mG at the operator's position, which is assumed to be 1 meter in front of the screen. This Swedish standard was the first law anywhere in the world which put limits on EMF. This standard only applies to video display units, but has been widely misunderstood and applied to circumstances for which it is not appropriate. It was never intended to be a limit on general EMF exposures.

Some vendors of dubious EMF measuring devices have sales literature with out-of-context references to the Swedish standard, and imply that any EMF above 2 mG is hazardous and needs to be fixed. Often these same vendors also sell something like a "Low EMF" video display to help you fix it.

***Summary***

*Electricity and magnetism are fundamental forces of nature. Electric and magnetic fields exist wherever electricity is made or used. Some measurable biological effects from exposure to very high levels of EMF can be detected. There is no scientific evidence that exposure to normal levels of EMFs has any health effect.*

Reviewed 2022

# EXHIBIT D. SUBSTATION

September 2, 2022

Rebecca Ward, Assistant Planner
Spencer Cawley, Planner 1

**Renderings and Details Regarding Proposed Wall/Mural Screening Substation**

Rebecca and Spencer,

Please find attached to this letter five possible art forms that could be considered for the proposed wall between the substation and the proposed Homestake project. One is simply a board-from concrete wall approximately 8'-10' high. Another would be a painted scene showing mountains and forests, but in subdued colors and style. A third shows an abstract art concept. A fourth shows a more historical train mural and the fifth shows more of interpretive industrial look.

While our original intention at the time of submittal was to install a large (20') wall to block as much of the substation as possible from the public view, it was decided that this would create a "tunnel" effect that was not conducive to lighting and feel for the area. The renderings give a good illustration on this concept. The area should be well-lit and open to the sky. The reality is that, quite frankly, the substation cannot realistically be blocked from the upper floors, so functionality is more important than height. Blocking the substation view from the pedestrian level will allow this space to be utilized by the tenants without the imposing form of the substation. Any additional height is difficult to engineer and will not serve the purpose it was intended to.

Please let us know if you have additional questions or concerns regarding the proposed screening wall.

Sincerely,

Rory Murphy

# LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT FOR HOMESTAKE PARCEL

**Tax Assessor Parcel #YARD-B-1X; Lot B (1.86-acres)**

**Summit County, Utah**

Prepared for:
J Fisher Companies
1216 W Legacy Crossing Blvd #300
Centerville, UT 84014

Prepared by:
Stantec Consulting Services Inc.
2890 East Cottonwood Parkway; Suite 300
Salt Lake City UT 84121-7283

Project No.: 203722755

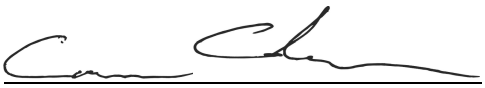
**September 13, 2022**

## Sign-off Sheet and Signature of Environmental Professional

This document was prepared by Stantec Consulting Services Inc. ("Stantec") for the account of J Fisher Companies. The material in it reflects Stantec's professional judgment in light of the scope, schedule and other limitations stated in the document and in the contract between Stantec and the Client. The opinions in the document are based on conditions and information existing at the time the document was published and do not take into account any subsequent changes. In preparing the document, Stantec did not verify information supplied to it by others. Any use which a third party makes of this document is the responsibility of such third party. Such third party agrees that Stantec shall not be responsible for costs or damages of any kind, if any, suffered by it or any other third party as a result of decisions made or actions taken based on this document.

Prepared by:

John G. Russell, III, CPG
Utah PG #5216074-2250
Sr. Hydrogeologist, Environmental Risk Manager

Reviewed By: 

Cameron Cordner
Hydrogeological Scientist

## Sign-off Sheet and Signature of Environmental Professional

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Appendix A Chemtech-Ford Laboratories' Soil Result Report

# 1.0 INTRODUCTION

On behalf of J. Fisher Companies ("Client"), and in accordance with Stantec Consulting Services Inc.'s ("Stantec") July 8, 2022 *Proposal and Cost Estimate*, Stantec conducted a limited topsoil and subsurface soil investigation at the Homestake parcel located at 1875 Homestake Road in Park City, Summit County, Utah ("Property"). The intent of the investigation was to investigate if, and to what degree, soils might be impacted by heavy metals at specific locations where the Client is considering redevelopment activities, including proposed construction of abovegrade residences and underground parking structures. This report presents a summary of field activities and analytical results associated with the investigation.

The limited soil investigation was conducted in response to the Client's and Stantec's review of historical *Phase I Environmental Site Assessment (ESA) Reports* (Terracon, 2016 and 2017), a *Limited Site Investigation Report* (Terracon, 2016), and a more recent *Site Assessment Report* (Blue Ledge Consulting, LLC, 2021), documents prepared on behalf of the Park City Municipal Corporation (PCMC) and shared with the Client. The 2016 and 2017 investigations included the Property and off-site lands located immediately north of the Property, which extended from the generalized northern Property boundary to Kearns Boulevard (a distance of approximately 400 feet).

The 2016 investigation included field-screening of soils at eight soil test borings to 20 to 25 feet below grade, utilizing a portable x-ray fluorescence (XRF) analyzer to screen for metals and a portable photoionization detector (PID) to screen for volatile organic compound (VOC) constituents. The 2016 XRF study identified localized Property topsoil and near-surface soil (generally within the upper two feet of the ground surface) that contained lead concentrations in excess of PCMC's *Soil Ordinance* screening level for lead at occupied properties (200 milligrams per kilogram (mg/kg); i.e., parts per million-ppm). Reportedly, all other metal XRF concentrations were deemed representative of typical background metal concentrations. Field-screening of soils using the PID indicated no qualitative signs of VOCs.

This 2022 limited soil investigation, conducted on August 22, 2022, included the collection of topsoil and subsurface soil samples and field-screening for metals using an XRF analyzer, with select soil samples being submitted for quantitative laboratory analysis of the eight Resource Conservation and Recovery Act (RCRA) Metals by Method EPA 6010B/C/D (mercury: EPA 7471A). Stantec, the Client, and PCMC representatives agreed on the sampling locations in advance of the investigation, as outlined and proposed within Stantec's July 8, 2022 Proposal. In accordance with United States Environmental Protection Agency (US EPA) *Method 6200. Field Portable X-Ray Fluorescence Spectrometry for the Determination of Elemental Concentrations in Soil and Sediment*, the XRF field results were used in part to identify which soil samples were analyzed by the laboratory.

The 2022 site and soil test boring locations are identified on Figures 1 and 2, respectively herein. Metal results and sampling depths of particular interest are presented on Figure 3. A copy of the

laboratory Quality Assurance/Quality Control (QA/QC) Level III result report is attached as Appendix A.

# 2.0 SOIL SAMPLING ACTIVITIES

In advance of field drilling activities, Stantec spray-painted the proposed boring locations for easy reference when locating buried utilities. Stantec coordinated a private ground-penetrating radar (GPR) utility locate by GPRS, LLC (GPRS) of Salt Lake City, Utah and a public utility locate by Blue Stakes Utility Locators of Utah (Blue Stakes). GPRS and Blue Stakes did not identify any buried utilities within 10 feet of any proposed soil test boring location.

## 2.1 SOIL SAMPLING PROTOCOL

On August 22, 2022, a Stantec geologist observed the drilling and sampling of 17 soil test borings by Direct Push Services, LLC of Salt Lake City, Utah, utilizing direct-push technology (reference Figure 2). Each soil test boring was drilled and sampled using a GeoProbe™ direct-push drill rig, equipped with an approximate 3.25-inch (3.25-in.) diameter, steel drive-point that was pushed hydraulically into the subsurface. Soil samples were collected continuously within new disposable, 5-feet long, clear-acrylic, sampling tubes for easy visual inspection and sample collection.

Stantec observed that the land surface was covered by an approximate 4-inch thick, asphalt-paved surface. There appeared to be a thin layer of imported or other roadbase material located between the bottom of the asphalt cover and underlying soil material, although at some borings it was difficult to differentiate between possible imported material and underlying soils. During soil sampling, Stantec screened soil samples for qualitative signs (visual and olfactory observations) of potential contamination. Stantec did not observe any qualitative signs of potential contamination at any of the borings.

At ten of the shallow topsoil sampling boreholes noted on Figure 2 (borings HS-2, -4, -6, -8, -10, -12, -14, -15, -16, and HS-17), Stantec used a portable XRF analyzer to screen soils in approximate six-inch vertical intervals within the upper, approximate 1.5 feet (i.e., 3-in., 9-in., 15-in. depths beneath the bottom of the asphalt pavement, etc.) of soils located immediately beneath the asphalt-paved surface. At the seven deep soil test boreholes (borings HS-1, -3, -5, -7, -9, -11, and HS-13), Stantec used the XRF to screen soils in approximate 2.5-ft. intervals within the upper, approximate 20 feet (i.e., 3-in., 2.5-ft., 5-ft., 7.5-ft., 10-ft., 12.5-ft., 15-ft., 17.5-ft., and 20-ft.) of soils beneath the asphalt pavement. Stantec's uppermost soil sample collected beneath the asphalt-paved, parking lot was collected of material that appeared to represent uppermost natural soil (i.e., not asphalt material or underlying roadbase, etc.).

Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils at depths between 15 to 20 feet, including increasing moisture content with increasing depth.

September 13, 2022
SOIL SAMPLING ACTIVITIES

All soil samples were screened in the field for 11 of the 13 Priority Pollutant Metals using a hand-held, XRF analyzer (i.e., Niton™ XL2 GOLDD analyzer). Prior to analyzing samples, the calibration of the XRF analyzer was checked using a RCRA 500 standard and a blank standard (pure silica sand). Beryllium is too light for analysis by typical hand-held, XRF analyzers, and the Niton XRF did not screen for Thallium. Neither metal is anticipated to be of environmental concern, related to the Property or nearby, surrounding lands, based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years. The XRF Limit of Detection (LOD) differed for each metal, typically between 5 to 10 ppm.

Stantec's field geologist extended the X-ray detector end of the XRF analyzer atop each sample to measure the outer, exposed surface of soil, in general accordance with the XRF analyzing protocol detailed within US EPA Method 6200. All XRF readings were logged within the XRF analyzer and then downloaded subsequently onto a Stantec computer for archiving.

Stantec reviewed the XRF results in terms of criteria outlined within Stantec's July 8, 2022 Proposal, including at least one soil representative of each of the highest, moderate, and lowest lead concentrations and 12 additional samples that exhibited some of the highest lead or other metal concentrations, to help select which specific soil samples would be analyzed quantitatively by the laboratory. In some instances, Stantec collected samples for laboratory analysis which represented sampling intervals that were either overlying or underlying soils that exhibited slightly elevated lead or other metal XRF concentrations.

As outlined within Stantec's Proposal, a total of 15 soil samples were collected within laboratory-provided sample containers for quantitative analysis of the eight Resource Conservation and Recovery Act (RCRA) metals by Method EPA 6010B/C/D (Mercury by EPA 7471A). Stantec's field geologist utilized nitrile gloves during soil sample collection and XRF screening. Following sample collection, each container was labeled as to sample location, date, and analysis and then hand-delivered to Chemtech-Ford Laboratories of Salt Lake City, Utah, a Utah-certified, analytical laboratory. Strict Chain-of Custody (CoC) and Quality Assurance/Quality Control (QA/QC) protocol were administered throughout the sampling program and delivery of samples to the laboratory.

Following sampling activities, each borehole was backfill-abandoned with bentonite pellets, from the bottom of each borehole, progressing upward and including an asphalt-patch material emplaced within the upper approximate 1- to 1.5 feet, flush to grade. Stantec inspected the backfilled boreholes on the evening of August 22 and the morning of August 23, 2002 to verify that all borings' asphalt backfill had cured flush with the existing asphalt-paved, land surface.

## 2.2 SOIL ANALYTICAL RESULTS

Attached Table 1 presents a summary of Stantec's XRF field-screening results, while attached Table 2 presents a comparative analysis of XRF and laboratory results. A copy of the analytical report is presented as Appendix A herein.

In consideration of the heterogenous nature of the lithologic characteristics of the soil materials (sand, gravel, pebbles, rock fragments, etc.), it is not surprising that XRF field-screening results and analytical laboratory results may differ. However, in general, Stantec's review of XRF and laboratory results indicate reasonable correlation between the data. Stantec's review of the XRF and laboratory results indicates that all but seven soil samples exhibited metal concentrations deemed representative of natural background metal concentrations – based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years.

Seven soil samples exhibited a lead concentration in excess of the PCMC's *Soil Ordinance* screening level of 200 ppm:

| **Sample** | **Depth** (below asphalt) | ***XRF* Lead (ppm*)** | ***Lab* Lead (ppm)** |
|---|---|---|---|
| HS-1-2.5 | 2.5 feet | 592 | 531 |
| HS-2-1 | 9-inches | 541 | 193 (less than 200 ppm) |
| HS-3-2.5 | 2.5 feet | 471 | 668 |
| HS-5-2.5 | 2.5 feet | 6,686 | 11,000 |
| HS-6-1.5 | 15-inches | 589 | 1,730 |
| HS-16-1 | 9-inches | 413 | 374 |
| HS-17-1 | 9-inches | 440 | 572 |

* ppm – milligrams per kilogram; aka, parts per million

XRF and laboratory lead concentrations in all other soil samples are deemed by Stantec to represent typical background lead concentrations. The US EPA Risk-Based Screening Level (RSL) for lead, deemed protective of residential land use, is 400 ppm. The RSL for lead under industrial land use scenarios is 800 ppm. Aside from lead and arsenic, no other metal concentration in any soil sample exceeded a corollary RSL deemed protective of residential land use.

It is well-documented throughout Utah that natural background concentrations of arsenic almost always exceed the US EPA's residential RSL for arsenic of 0.68 ppm, which is based on national, generic exposure factors. Stantec's review of the analytical data indicates that there were only three soil samples that exhibited what Stantec believes to be representative of arsenic concentrations in excess of natural background conditions, namely laboratory samples: HS-5-2.5 (arsenic at 260 ppm); HS-6-1.5 (79.2 ppm); and HS-17-1 (61 ppm). As listed above, each of the three samples also exhibited elevated lead concentrations. All other XRF and laboratory arsenic concentrations are deemed representative of typical, natural background arsenic concentrations.

# 3.0 SUMMARY OBSERVATIONS AND CONCLUSIONS

This limited soil sampling investigation provided a timely and cost-effective means by which soil beneath the asphalt-paved, land surface were investigated for heavy metal presence. The intent of the investigation was not to fully delineate potential metal contamination at the property but provide data to help estimate potential presence and generalized concentrations of metals within near-surface and subsurface soils beneath the property.

The XRF and laboratory results should be reviewed in light of corollary boring locations and soil sampling depths for extrapolation of subsurface soil conditions and lateral and vertical metal concentrations laterally between the different soil test borings and vertically within individual soil boreholes. Since individual XRF and laboratory samples were collected at specific sampling depths within each individual soil test boring (every 6-inches at shallow borings and at 2.5-ft. intervals at the 20-ft. deep borings), the results should be used to estimate metal concentrations across the property in adjacent, overlying, and/or underlying soils that were not XRF field-screened or laboratory-analyzed.

At the time of investigation, the property was covered by an approximate, 4-inch thick, asphalt-paved, vehicle parking lot. Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils between 15 to 20 feet, including increasing moisture content with increasing depth to borehole completion depths of 20 feet below grade. Stantec estimated that the depth to the water table may approximate 20 or more feet below grade.

Topsoil and near-surface soil sampling across the property indicated that at least the upper six inches of soil beneath the bottom of the approximate four inch thick, asphalt parking lot appear to contain metal concentrations representative of typical, natural background metal concentrations. The results suggest the possibility that, under future potential land redevelopment activities which may include removal of the asphalt pavement, the upper six inches of soil (if exposed to the natural elements but not disturbed) may pose little to no risk to human health as regards heavy metal concentrations in topsoil.

For instance, as long as the upper six inches of soil is not penetrated, it is possible that movement of pedestrians, vehicles, and/or equipment across exposed property topsoil may pose no unacceptable risk to human health and the environment. Since the upper six inches of soil appear to reflect natural background conditions and metal concentrations, risk associated with potential direct physical contact (dermal exposure) and/or air dispersion of soil/particulate matter (inhalation and/or ingestion exposure) appears to be of little to no significant risk as regards metal concentrations in the soil. For instance, as long as the upper six inches of soil is not penetrated, it may be possible to mobilize vehicles, construction trailers, and earth-moving

equipment onto the property in preparation for future land redevelopment with little to no risk to human health and the environment as regards metal concentrations in topsoil.

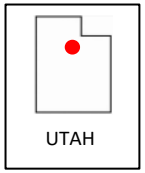
However, if the upper six inches of soil at the property is penetrated during future land redevelopment activities, thereby exposing underlying, subsurface soil to the natural atmosphere, there are localized subsurface soils that *may* pose unacceptable risk to human health. As identified on Figure 3, three soil samples contained lead concentrations in excess of 200 ppm at a depth of nine inches below the bottom of the asphalt, namely samples HS-2-1, HS-16-1, and HS-17-1. The next deepest depth at which an elevated lead concentration was identified in any boring was at 15 inches beneath the bottom of the asphalt parking lot at lone boring HS-6. The next depth at which an elevated lead concentration was identified was at 2.5-ft. beneath the bottom of the asphalt parking lot at borings HS-1, HS-3, and HS-5. Subsurface soils at deeper depths at borings HS-1, -3, -5, -7, -9, -11, and HS-13 appeared to reflect typical, natural background metal concentrations, which are anticipated to pose little to no risk to human health and the environment as regards metal concentrations.

**Figure 1 General Property Location Map**

# INSET

**SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS***

**Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)**




Stantec

INSET SCALE
1 in = 70 feet

0 35 70

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

| DRAWN BY: JR | 1ST REVIEW: CC | 2ND REVIEW: SS |
|---|---|---|
| DATE: 8/23/2022 | PROJECT NO: 203722755 | |

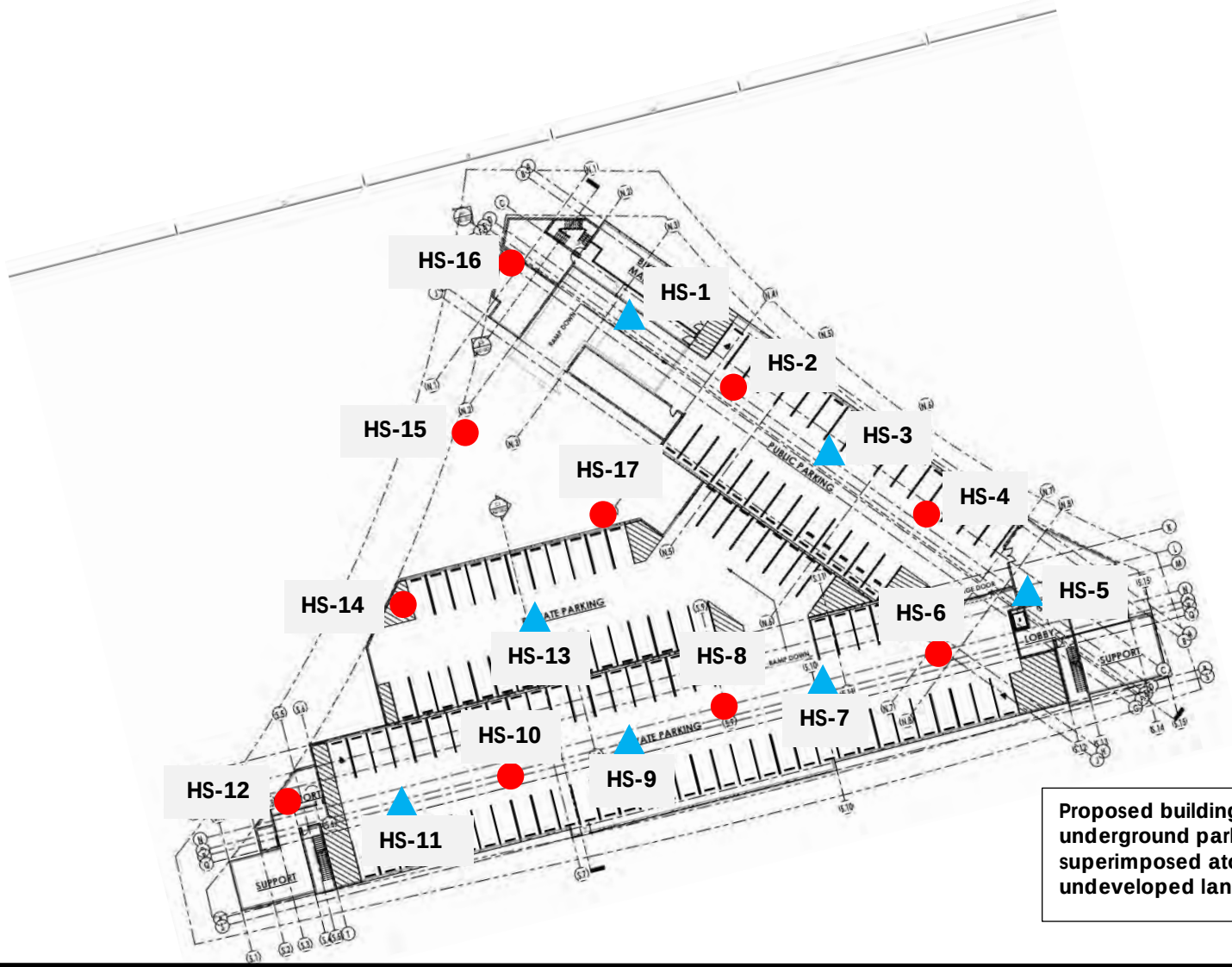
PCMC-Homestake Project

**Figure 1**

**General Property Location, Aerial Map**

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Figure 2 Soil Test Boring Location Map**




**Proposed buildings and/or underground parking structures superimposed atop vacant, undeveloped land surface**

**SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS***

**Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)**

**HS – Topsoil (0 to 18 inches) Boring**

**HS – Subsurface Soil (20-ft. depth) Boring**

UTAH

Stantec

Feet

0 50 100 1 in = 100 feet

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

| DRAWN BY: JR | 1ST REVIEW: CC | 2ND REVIEW: SS |
|---|---|---|
| DATE: 8/23/2022 | PROJECT NO: 203722755 | |

PCMC-Homestake Project

# Figure 2

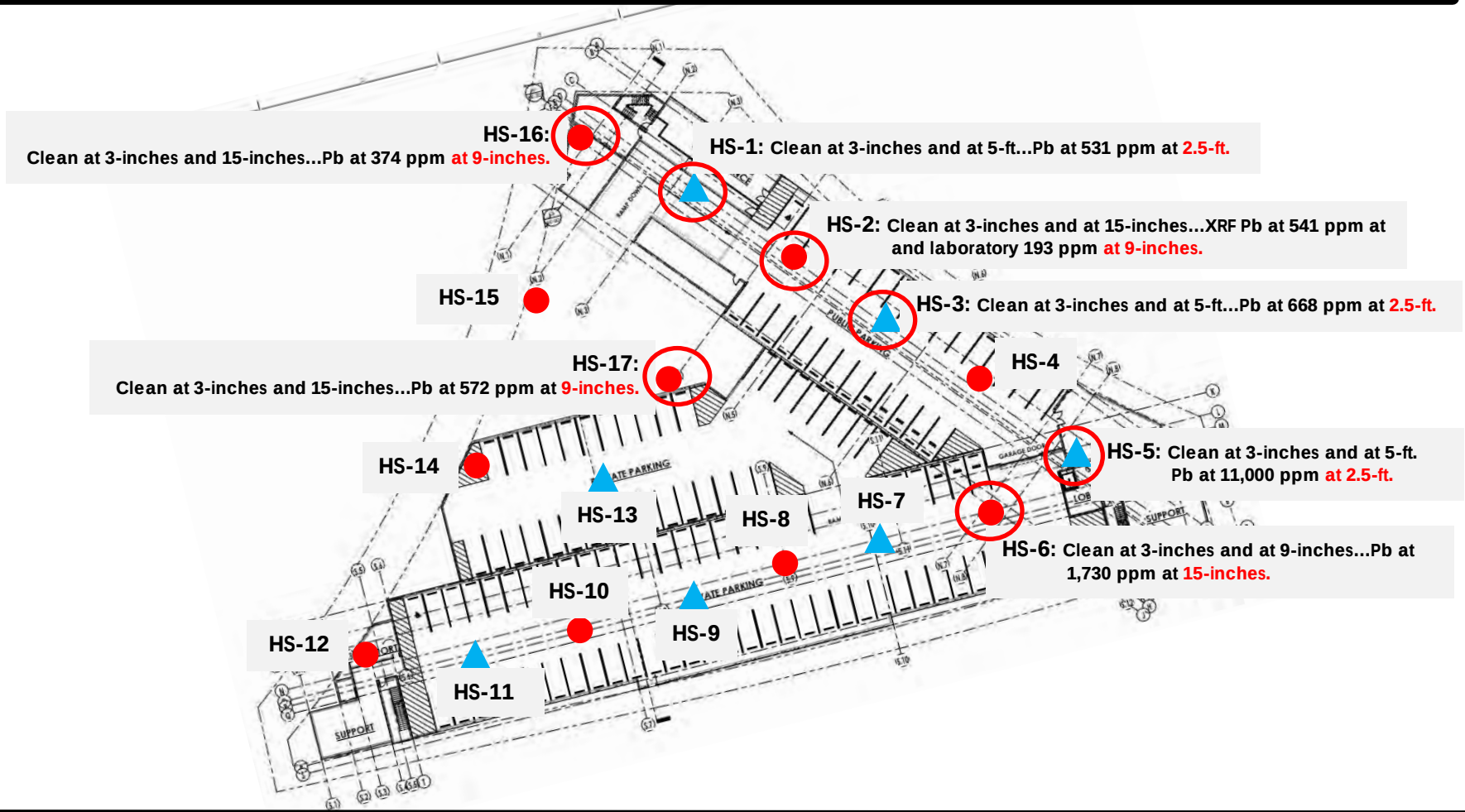
## Soil Test Boring Locations

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**Figure 3 Laboratory Analytical Results**

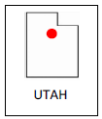
**Only those samples with Lead (Pb) laboratory concentrations in excess of PCMC's *Soil Ordinance* screening level for lead of 200 ppm are noted herein. All other samples are "clean."**

**Depths are below the asphalt-paved, land surface.**




**SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS***

**Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)**




**HS – Topsoil (0 to 18 inches) Boring: clean at 3-, 9-, & 15-inches...except where noted.**

**HS – Subsurface Soil (20-ft. depth) Boring: clean at 3-inches and 2.5-, 5-, 7.5-, 10-, 12.5-, 15-,17.5- and 20-feet...except where noted.**

Stantec

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

| DRAWN BY: JR | 1ST REVIEW: CC | 2ND REVIEW: SS |
|---|---|---|
| DATE: 9/7/2022 | PROJECT NO: 203722755 | |

PCMC-Homestake Project

# Figure 3
# Laboratory Results

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

## TABLE 1 XRF FIELD-SCREENING RESULTS

**TABLE 1. XRF FIELD-SCREENING RESULTS**
**Homestake Property**
**Park City, Utah**

| SAMPLE | Sb** | Cd | Ag | Pb, Lead | Se | As | Hg | Zn | Cu | Ni | Cr |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HS-1 (3-inches) * | 23.04 | 13 | 8.55 | < LOD *** | < LOD | 6.54 | < LOD | 32.21 | 16.92 | < LOD | 126.1 |
| **HS-1-2.5** (2.5-ft.) | 21.65 | 14.47 | < LOD | **592.28** | < LOD | 46.82 | < LOD | 2137.7 | 78.55 | < LOD | < LOD |
| HS-1-5 (5-ft.) | 33.35 | 12.17 | 11.34 | 31.98 | < LOD | 12.57 | < LOD | 236.32 | < LOD | < LOD | < LOD |
| HS-1-7.5 (7.5-ft.) | 23.75 | < LOD | < LOD | 30.46 | < LOD | 13.42 | < LOD | 129.11 | < LOD | < LOD | < LOD |
| HS-1-10 (10-ft.) | 40.81 | 13.92 | 14.7 | 107.61 | < LOD | 20.52 | < LOD | 164.04 | 37.57 | 37.93 | < LOD |
| HS-1-12.5 (12.5-ft.) | 26.2 | 11.19 | 9.81 | 54.2 | < LOD | 8.92 | < LOD | 206.64 | 18.55 | < LOD | < LOD |
| HS-1-15 (15-ft.) | 32.3 | 9 | 8.44 | 52.28 | < LOD | 15.58 | < LOD | 142.17 | 24.7 | 32.05 | < LOD |
| HS-1-17.5 (17.5-ft.) | 33.04 | 11.71 | < LOD | 30.3 | < LOD | 14.85 | < LOD | 136.31 | < LOD | < LOD | < LOD |
| HS-1-20 (20-ft.) | 42.67 | 12.66 | 12.35 | 27.13 | < LOD | 26.67 | < LOD | 267.41 | 19.02 | < LOD | < LOD |
| HS-2-0.5 (3-inches) | 38.8 | < LOD | 10.17 | < LOD | < LOD | 6.53 | < LOD | 41.82 | 25.52 | < LOD | < LOD |
| **HS-2-1** (9-inches) | 46.22 | 32.65 | < LOD | **541.15** | < LOD | < LOD | < LOD | 924.75 | 63.18 | < LOD | < LOD |
| HS-2-1.5 (15-inches) | < LOD | < LOD | < LOD | 29.15 | < LOD | 11.92 | < LOD | 762.45 | 25.07 | < LOD | < LOD |
| HS-3 (3-inches) | 42.27 | 18.55 | 9.51 | 14.7 | < LOD | < LOD | < LOD | 39.29 | 24 | 28.09 | < LOD |
| **HS-3-2.5** (2.5-ft.) | 20.19 | < LOD | < LOD | **471.96** | < LOD | 21.03 | < LOD | 1291.6 | 59.39 | < LOD | < LOD |
| HS-3-5 (5-ft.) | 35.96 | 15.83 | 9.87 | 38.53 | < LOD | 16.17 | < LOD | 132.41 | 20.59 | 33.51 | < LOD |
| HS-3-7.5 (7.5-ft.) | 28.97 | < LOD | < LOD | 55.54 | < LOD | 23.76 | < LOD | 140.63 | 20.46 | < LOD | < LOD |
| HS-3-10 (10-ft.) | 18.73 | < LOD | < LOD | 58.95 | < LOD | 16.18 | < LOD | 165.13 | 19.35 | < LOD | < LOD |
| HS-3-12.5 (12.5-ft.) | 23.31 | < LOD | < LOD | 28.82 | < LOD | 12.8 | < LOD | 76.62 | 16.13 | < LOD | 87.55 |
| HS-3-15 (15-ft.) | 31.63 | 8.6 | < LOD | 20.57 | < LOD | 8.69 | < LOD | 107.53 | 54.85 | 38.58 | < LOD |
| HS-3-17.5 (17.5-ft.) | < LOD | < LOD | < LOD | 20.89 | < LOD | 12.68 | < LOD | 93.65 | 34.37 | < LOD | < LOD |
| HS-3-20 (20-ft.) | 22.79 | < LOD | < LOD | 45.45 | < LOD | 14.25 | < LOD | 115.74 | 33.13 | 36.95 | 115.2 |
| HS-4-0.5 (3-inches) | < LOD | < LOD | < LOD | < LOD | < LOD | 7.7 | < LOD | 29.82 | 17.82 | < LOD | < LOD |
| HS-4-1 (9-inches) | 33.11 | 8.53 | 8.73 | 16.16 | < LOD | 5.62 | < LOD | 75.19 | 348.6 | < LOD | < LOD |
| HS-4-1.5 (15-inches) | < LOD | < LOD | < LOD | 34.16 | < LOD | 17.33 | < LOD | 186.45 | 35.69 | < LOD | < LOD |
| HS-5 (3-inches) | < LOD | < LOD | < LOD | < LOD | < LOD | 12.84 | < LOD | 47.58 | 27.97 | < LOD | < LOD |
| **HS-5-2.5** (2.5-ft.) | 253.4 | 13.57 | 64.52 | **6686.27** | < LOD | 107.5 | 9.7 | 3821.3 | 399.7 | < LOD | < LOD |
| HS-5-5 (5-ft.) | < LOD | < LOD | < LOD | 79.86 | < LOD | 24.65 | < LOD | 2974.5 | 21.37 | 39.69 | < LOD |
| HS-5-7.5 (7.5-ft.) | < LOD | 9.99 | < LOD | 64.51 | < LOD | 23.07 | < LOD | 1306.2 | 22.37 | 29.25 | < LOD |
| HS-5-10 (10-ft.) | 34.67 | 13.64 | 13.56 | < LOD | < LOD | 9.74 | < LOD | 236.09 | < LOD | < LOD | < LOD |
| HS-5-12.5 (12.5-ft.) | < LOD | < LOD | < LOD | 69 | < LOD | 17.95 | < LOD | 243.84 | 26 | 29.21 | < LOD |
| HS-5-15 (15-ft.) | 16.61 | < LOD | < LOD | 50.03 | < LOD | 21.34 | < LOD | 186.81 | 25.31 | < LOD | < LOD |
| HS-5-17.5 (17.5-ft.) | 20.35 | < LOD | < LOD | 44.34 | < LOD | 26.82 | < LOD | 185.91 | 33.31 | 23.17 | 109.7 |
| HS-5-20 (20-ft.) | 21.96 | < LOD | 8.49 | 24.36 | < LOD | 12.74 | < LOD | 135.66 | 18.04 | < LOD | < LOD |
| HS-6-0.5 (3-inches) | < LOD | < LOD | < LOD | < LOD | < LOD | 9.6 | < LOD | 66.56 | 33.09 | < LOD | < LOD |
| HS-6-1 (9-inches) | 54.06 | 15.05 | 8.92 | 61.93 | < LOD | < LOD | < LOD | 217.57 | 22.4 | < LOD | < LOD |
| **HS-6-1.5** (15-inches) | 44.73 | 9.29 | < LOD | **589.75** | < LOD | < LOD | < LOD | 1212.5 | 60.28 | < LOD | < LOD |
| HS-7 (3-inches) | 21.31 | < LOD | 8.98 | < LOD | < LOD | 12.57 | < LOD | 39.2 | 25.08 | < LOD | < LOD |
| HS-7-2.5 (2.5-ft.) | 20.56 | < LOD | < LOD | 81.15 | < LOD | 17.1 | < LOD | 192.88 | 23.65 | < LOD | < LOD |
| HS-7-5 (5-ft.) | 57.24 | 15.74 | 9.32 | 41.31 | < LOD | 27.83 | 6.46 | 245.83 | 21.04 | 40.77 | < LOD |
| HS-7-7.5 (7.5-ft.) | 17.54 | < LOD | < LOD | 46.93 | < LOD | 17.11 | < LOD | 132.98 | 26.35 | < LOD | < LOD |

**TABLE 1. XRF FIELD-SCREENING RESULTS**
**Homestake Property**
**Park City, Utah**

| SAMPLE | Sb | Cd | Ag | Pb, Lead | Se | As, Arsenic | Hg | Zn | Cu | Ni | Cr |
|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | |
| HS-7-10 (10-ft.) | < LOD | < LOD | < LOD | 63.86 | < LOD | 18.7 | < LOD | 156.09 | 22.5 | 24.62 | < LOD |
| HS-7-12.5 (12.5-ft.) | < LOD | < LOD | < LOD | 23.93 | < LOD | 13.63 | < LOD | 116.09 | 15.49 | 25.9 | < LOD |
| HS-7-15 (15-ft.) | 48.97 | 16.06 | 13.04 | 40.1 | < LOD | 13.69 | < LOD | 110.31 | 27.52 | < LOD | < LOD |
| HS-7-17.5 (17.5-ft.) | 21.81 | < LOD | < LOD | 73.61 | < LOD | 19.71 | < LOD | 144.61 | 39.94 | 36.57 | < LOD |
| HS-7-20 (20-ft.) | < LOD | < LOD | < LOD | 16.58 | < LOD | 14.46 | < LOD | 136.53 | 25.25 | < LOD | < LOD |
| HS-8-0.5 (3-inches) | 52.92 | 14.38 | 15.22 | < LOD | < LOD | 10.45 | < LOD | 54.77 | 37.53 | < LOD | < LOD |
| HS-8-1 (9-inches) | 52.67 | 13.51 | 15.31 | 14.47 | < LOD | 8.73 | < LOD | 48.37 | 30.63 | < LOD | < LOD |
| HS-8-1.5 (15-inches) | 17.05 | < LOD | < LOD | 170.29 | < LOD | 13.49 | < LOD | 529.19 | 128.3 | 26.71 | < LOD |
| HS-9 (3-inches) | 32.56 | < LOD | < LOD | 13.1 | < LOD | 6.9 | < LOD | 41.07 | 34.47 | < LOD | 138.8 |
| HS-9-2.5 (2.5-ft.) | 35.36 | 11.86 | 9.44 | 46.82 | < LOD | 14.55 | < LOD | 130.96 | 21.05 | < LOD | < LOD |
| HS-9-5 (5-ft.) | 27.11 | 10.88 | 7.41 | 26.46 | < LOD | 16.65 | < LOD | 171.12 | 20.06 | < LOD | < LOD |
| HS-9-7.5 (7.5-ft.) | 20.88 | 12.19 | 9.41 | 38.2 | < LOD | 20.82 | < LOD | 96.66 | 22.42 | < LOD | < LOD |
| HS-9-10 (10-ft.) | 39.61 | 10.63 | 11.56 | 90.56 | < LOD | 25.22 | < LOD | 168.88 | 27.73 | 29.83 | < LOD |
| HS-9-12.5 (12.5-ft.) | 35.23 | 13.47 | 10.21 | 43.89 | < LOD | 19.55 | < LOD | 140.59 | 25.78 | < LOD | < LOD |
| HS-9-15 (15-ft.) | 43.76 | 16.76 | 13.43 | 19.68 | < LOD | 13.03 | < LOD | 91.86 | 14.86 | < LOD | < LOD |
| HS-9-17.5 (17.5-ft.) | 20.03 | < LOD | 6.85 | 31.3 | < LOD | 13.88 | < LOD | 105.82 | 27.43 | 30.96 | 113.8 |
| HS-9-20 (20-ft.) | 26.53 | < LOD | < LOD | 27.24 | < LOD | 16.28 | < LOD | 96.26 | 13.94 | < LOD | 97.37 |
| HS-10-0.5 (3-inches) | 38.08 | 14.23 | 18.23 | < LOD | < LOD | 13.28 | < LOD | 61.91 | < LOD | < LOD | < LOD |
| HS-10-1 (9-inches) | 36.89 | 13.25 | 7.32 | 9.36 | < LOD | 7.8 | < LOD | 43.31 | 32.23 | < LOD | < LOD |
| HS-10-1.5 (15-inches) | < LOD | < LOD | < LOD | 6.37 | < LOD | 8.24 | < LOD | 44.14 | 22.71 | < LOD | < LOD |
| HS-11 (3-inches) | 34.36 | 10.34 | 8.39 | < LOD | < LOD | 7.33 | < LOD | 46.8 | 43.74 | 31.99 | < LOD |
| HS-11-2.5 (2.5-ft.) | 15 | < LOD | < LOD | 13.96 | < LOD | 6.92 | < LOD | 69.04 | 34.34 | < LOD | 115.9 |
| HS-11-5 (5-ft.) | 29.85 | < LOD | < LOD | 65.89 | < LOD | 14.97 | < LOD | 166.22 | 15.54 | < LOD | < LOD |
| HS-11-7.5 (7.5-ft.) | 26.75 | < LOD | < LOD | 32.61 | < LOD | 16.1 | < LOD | 141.66 | < LOD | 40.01 | 102 |
| HS-11-10 (10-ft.) | 24.3 | < LOD | < LOD | 78.62 | < LOD | 24.87 | < LOD | 134.28 | 18.75 | < LOD | < LOD |
| HS-11-12.5 (12.5-ft.) | 44.91 | 11.74 | 12.21 | 70.2 | < LOD | 15.53 | < LOD | 89.84 | 16.86 | < LOD | 122.3 |
| HS-11-15 (15-ft.) | 21.79 | 8.3 | < LOD | 50.82 | < LOD | 13.68 | < LOD | 179.39 | 19.68 | < LOD | < LOD |
| HS-11-17.5 (17.5-ft.) | 31.57 | 10.1 | 9.76 | 77.62 | < LOD | 15.18 | < LOD | 121.89 | 24.78 | < LOD | < LOD |
| HS-11-20 (20-ft.) | 36.11 | 11.51 | 7.71 | 18.74 | < LOD | 19.11 | < LOD | 211.89 | 12.79 | < LOD | < LOD |
| HS-12-0.5 (3-inches) | 69.23 | 23.33 | 24.12 | 12.04 | < LOD | 7.94 | < LOD | 51.07 | < LOD | < LOD | < LOD |
| HS-12-1 (9-inches) | 25.61 | < LOD | < LOD | 75.42 | < LOD | 21.29 | < LOD | 285.43 | 32.04 | < LOD | < LOD |
| HS-12-1.5 (15-inches) | 31.71 | 8.99 | < LOD | 130.33 | < LOD | 23.12 | < LOD | 310.82 | 40.39 | < LOD | < LOD |
| HS-13 (3-inches) | 39.3 | 14.54 | 15.46 | 12.32 | < LOD | < LOD | < LOD | 40.6 | 42.95 | < LOD | < LOD |
| HS-13-2.5 (2.5-ft.) | 36.47 | 12.6 | 8.5 | 32.92 | < LOD | 14.94 | < LOD | 98.46 | 44.87 | < LOD | < LOD |
| HS-13-5 (5-ft.) | 26.72 | < LOD | 12.46 | < LOD | < LOD | 11.74 | < LOD | 70.08 | < LOD | < LOD | < LOD |
| HS-13-7.5 (7.5-ft.) | 38.85 | 11.16 | 11.17 | 84.01 | < LOD | 20.48 | < LOD | 150 | 25.38 | 31.91 | < LOD |
| HS-13-10 (10-ft.) | 13.74 | < LOD | < LOD | 99.94 | < LOD | 18.88 | < LOD | 177.36 | 31.54 | < LOD | < LOD |
| HS-13-12.5 (12.5-ft.) | < LOD | < LOD | < LOD | 51.04 | < LOD | 17.76 | < LOD | 114.38 | 13.97 | < LOD | < LOD |
| HS-13-15 (15-ft.) | < LOD | < LOD | < LOD | 29.86 | < LOD | 9.31 | < LOD | 121.19 | 18.21 | 24.18 | < LOD |
| HS-13-17.5 (17.5-ft.) | 25.54 | < LOD | < LOD | 20.77 | < LOD | 13.56 | < LOD | 156.75 | 82.27 | < LOD | < LOD |

**TABLE 1. XRF FIELD-SCREENING RESULTS**
**Homestake Property**
**Park City, Utah**

| SAMPLE | Sb | Cd | Ag | Pb | Se | As | Hg | Zn | Cu | Ni | Cr |
|---|---|---|---|---|---|---|---|---|---|---|---|
| HS-13-20 (20-ft.) | < LOD | < LOD | < LOD | < LOD | < LOD | < LOD | < LOD | 51.58 | < LOD | < LOD | < LOD |
| HS-14-0.5 (3-inches) | 46.73 | 13.22 | 11.77 | < LOD | < LOD | 10.62 | < LOD | 52.66 | 52.66 | 31.9 | 119.1 |
| HS-14-1 (9-inches) | 57.28 | 14.39 | 18.53 | 28.15 | < LOD | < LOD | < LOD | 309.36 | 34.77 | < LOD | < LOD |
| HS-14-1.5 (15-inches) | 35.52 | < LOD | 16.79 | 17.52 | < LOD | 16.13 | < LOD | 66.2 | < LOD | < LOD | < LOD |
| HS-15-0.5 (3-inches) | 48.09 | 21.05 | 13.46 | 6.69 | < LOD | 7.54 | < LOD | 31.17 | 30.39 | 23.89 | < LOD |
| HS-15-1 (9-inches)) | 50 | < LOD | < LOD | 52.43 | < LOD | < LOD | < LOD | 91.71 | 38.92 | < LOD | < LOD |
| HS-15-1.5 (1.5-ft.) | < LOD | < LOD | < LOD | 44.7 | < LOD | 14.85 | < LOD | 133.65 | 21.33 | < LOD | < LOD |
| HS-16-0.5 (3-inches) | 23.86 | < LOD | < LOD | < LOD | < LOD | 13.06 | < LOD | 45.19 | 35.91 | < LOD | < LOD |
| **HS-16-1** (9-inches) | 52.13 | 10.67 | 11.11 | **413.5** | < LOD | 25.12 | < LOD | 527.18 | 75.52 | 28.41 | < LOD |
| HS-16-1.5 (15-inches) | < LOD | < LOD | < LOD | 32.21 | < LOD | 12.05 | < LOD | 162.76 | 26.89 | < LOD | < LOD |
| HS-17-0.5 (3-inches) | 24.24 | 12.54 | 7.72 | 13.9 | < LOD | 9.48 | < LOD | 71.41 | 31.15 | < LOD | < LOD |
| **HS-17-1** (9-inches) | < LOD | < LOD | < LOD | **440.1** | < LOD | 27 | < LOD | 787.58 | 64.76 | < LOD | < LOD |
| HS-17-1.5 (15-inches) | 38.89 | 19.68 | 7.97 | 141.06 | < LOD | < LOD | < LOD | 319.6 | 28.98 | < LOD | < LOD |

***All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.***

* Depth beneath the approximate 4-inch thick, asphalt-paved, land surface.

Sb**: Antimony

Cd: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Zn: Zinc

Cu: Copper

Ni: Nickel

Cr: Chromium

**< LOD *****: Less than Limit of Detection (all LOD < corollary US EPA *Risk-Based Screening Levels* [RSLs]).

**Emboldened Lead (Pb) XRF Field Results exceed PCMC *Soils Ordinance* screening level of 200 ppm for occupied properties.**

## TABLE 2 COMPARATIVE ANALYSIS OF XRF AND LABORATORY ANALYTICAL RESULTS

**TABLE 2. XRF and Laboratory Comparative Analysis**
**Homestake Property**
**Park City, Utah**

| SAMPLE | Cd * XRF | Cd lab | Ag XRF | Ag lab | Pb XRF | Pb lab | Se XRF | Se lab | As XRF | As lab | Hg XRF | Hg lab | Cr XRF | Cr lab |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | |
| HS-1 | 13 | 0.319 J | 8.55 | < 0.479 | < LOD ** | 15.2 | < LOD | < 4.79 | 6.54 | 5.35 J | < LOD | 0.02 J | 126.1 | 13.7 |
| **HS-1-2.5** | 14.47 | 17.60 | < LOD | 3.54 | **592.28** | **531.00** | < LOD | < 12.7 | 46.82 | 25 J | < LOD | 1.24 | < LOD | 20.7 |
| HS-2-1 | 32.65 | 5.20 | < LOD | 1.7 | **541.15** | 193.00 | < LOD | < 3.52 | < LOD | 11.7 | < LOD | 1.04 | < LOD | 12.7 |
| **HS-3-2.5** | < LOD | 11.7 | < LOD | 4.58 | **471.96** | **668.00** | < LOD | < 13.3 | 21.03 | 32.30 | < LOD | 0.73 | < LOD | 21.1 |
| HS-5 | < LOD | 0.171 J | < LOD | 0.152 J | < LOD | 30.2 | < LOD | < 3.28 | 12.84 | 8.35 | < LOD | 0.02 J | < LOD | 6.92 |
| **HS-5-2.5** | 13.57 | 39.30 | 64.52 | 45.10 | **6686.27** | **11000.00** | < LOD | < 10.4 | 107.5 | 260.0 | 9.7 | 2.7 | < LOD | 12.2 |
| HS-5-5 | < LOD | 12.1 | < LOD | 0.646 J | 79.86 | 81.10 | < LOD | < 5.38 | 24.65 | 17.80 | < LOD | 0.48 | < LOD | 19.8 |
| HS-5-7.5 | 9.99 | 17.20 | < LOD | 0.672 J | 64.51 | 73.70 | < LOD | < 5.42 | 23.07 | 45.10 | < LOD | 0.5 | < LOD | 21.6 |
| HS-6-1 | 15.05 | 9.42 | 8.92 | 1.64 J | 61.93 | 179.00 | < LOD | < 16.4 | < LOD | 14 J | < LOD | 0.03 | < LOD | 19.3 |
| **HS-6-1.5** | 9.29 | 21.20 | < LOD | 12.9 | **589.75** | **1730.00** | < LOD | < 10.8 | < LOD | 79.2 | < LOD | 0.98 | < LOD | 21.9 |
| HS-7-5 | 15.74 | 1.45 J | 9.32 | < 1.12 | 41.31 | 32.40 | < LOD | < 11.2 | 27.83 | 30.10 | 6.46 | 0.05 | < LOD | 21.7 |
| HS-11-10 | < LOD | 0.977 J | < LOD | 0.448 J | 78.62 | 107.00 | < LOD | < 3.39 | 24.87 | 24.10 | < LOD | 0.04 | < LOD | 21.4 |
| HS-12-0.5 | 23.33 | 0.168 J | 24.12 | 0.285 | 12.04 | 7.26 | < LOD | < 2.85 | 7.94 | 3.89 J | < LOD | 0.03 | < LOD | 8.5 |
| **HS-16-1** | 10.67 | 3.42 | 11.11 | 3.01 | **413.5** | **374.0** | < LOD | < 2.94 | 25.12 | 14.90 | < LOD | 0.77 | < LOD | 10.7 |
| **HS-17-1** | < LOD | 9.28 | < LOD | 3.6 | **440.1** | **572.0** | < LOD | < 15.1 | 27 | 61 | < LOD | 1.51 | < LOD | 20.8 |

***All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.***

Cd*: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Cr: Chromium

**< LOD ****: Less than XRF Limit of Detection (all LOD < corollary US EPA Risk-Based Screening Levels [RSLs]).

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration.

**Emboldened Lead (Pb) Results exceed PCMC *Soils Ordinance* screening level of 200 ppm for occupied properties.**

# APPENDIX A

## A Copy of Chemtech-Ford Laboratories' Soil Result Report

CHEMTECH-FORD
LABORATORIES

9/6/2022

# Work Order: 22H2269
# Project: Homestake

**Stantec Consulting Inc.**
**Attn: John Russell**
**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

**Client Service Contact: 801.262.7299**

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.

NELAP ACCREDITED TNI LABORATORY

Approved By:

Mark Broadhead, Project Manager

**Stantec Consulting Inc.**

**Project:** Homestake
**Project Manager:** John Russell

| Laboratory ID | Sample Name |
|---|---|
| 22H2269-01 | HS-1 |
| 22H2269-02 | HS-1-2.5 |
| 22H2269-03 | HS-2-1 |
| 22H2269-04 | HS-3-2.5 |
| 22H2269-05 | HS-5 |
| 22H2269-06 | HS-5-2.5 |
| 22H2269-07 | HS-5-5 |
| 22H2269-08 | HS-5-7.5 |
| 22H2269-09 | HS-6-1 |
| 22H2269-10 | HS-6-1.5 |
| 22H2269-11 | HS-7-5 |
| 22H2269-12 | HS-11-10 |
| 22H2269-13 | HS-12-0.5 |
| 22H2269-14 | HS-16-1 |
| 22H2269-15 | HS-17-1 |

# Work Order Report Narrative

**Sample Preparation**

All samples were prepared within method specified holding times. No preparation issues were noted.

**Method Blanks**

All blank values were within method acceptance criteria. No blank values exceeded the minimum reporting limit for any analysis in this work order.

**Laboratory Control Samples**

All laboratory control samples were within method acceptance criteria.

**Method Spikes**

All method spike recoveries were within method acceptance criteria, except as noted by qualifying flags.

**Method Spike Duplicates**

All method spike duplicates were within method acceptance criteria, except as noted by qualifying flags.

**Corrective Actions**

There are no corrective actions associated with this work order.

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Sandy, UT 84070
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# Certificate of Analysis

**Stantec Consulting Inc.**
**John Russell**
**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-1**

Matrix: **Solid**
Lab ID: **22H2269-01**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 99.1 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 5.35 | mg/kg dry | 9.58 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Barium, Total | 54.5 | mg/kg dry | 0.479 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 0.319 | mg/kg dry | 0.479 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Chromium, Total | 13.7 | mg/kg dry | 0.479 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 15.2 | mg/kg dry | 4.79 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.02 | mg/kg dry | 0.03 | EPA 7471A | 8/26/22 | 8/29/22 | J |
| Selenium, Total | ND | mg/kg dry | 4.79 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | ND | mg/kg dry | 0.479 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-1-2.5**

Matrix: **Solid**
Lab ID: **22H2269-02**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 86.4 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 25.0 | mg/kg dry | 25.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Barium, Total | 177 | mg/kg dry | 1.27 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 17.6 | mg/kg dry | 1.27 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 20.7 | mg/kg dry | 1.27 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 531 | mg/kg dry | 12.7 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 1.24 | mg/kg dry | 0.02 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 12.7 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 3.54 | mg/kg dry | 1.27 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-2-1**

Matrix: **Solid**
Lab ID: **22H2269-03**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 92.4 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 11.7 | mg/kg dry | 7.04 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 87.3 | mg/kg dry | 0.352 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 5.20 | mg/kg dry | 0.352 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 12.7 | mg/kg dry | 0.352 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 193 | mg/kg dry | 3.52 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 1.04 | mg/kg dry | 0.02 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 3.52 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 1.70 | mg/kg dry | 0.352 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-3-2.5**

Matrix: **Solid**
Lab ID: **22H2269-04**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 84.8 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 32.3 | mg/kg dry | 26.6 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 175 | mg/kg dry | 1.33 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 11.7 | mg/kg dry | 1.33 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 21.1 | mg/kg dry | 1.33 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 668 | mg/kg dry | 13.3 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.73 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 13.3 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 4.58 | mg/kg dry | 1.33 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5**

Matrix: **Solid**
Lab ID: **22H2269-05**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 99.5 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 8.35 | mg/kg dry | 6.56 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 31.3 | mg/kg dry | 0.328 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 0.171 | mg/kg dry | 0.656 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Chromium, Total | 6.92 | mg/kg dry | 0.328 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 30.2 | mg/kg dry | 3.28 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.02 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | J |
| Selenium, Total | ND | mg/kg dry | 3.28 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 0.152 | mg/kg dry | 0.328 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5-2.5**

Matrix: **Solid**
Lab ID: **22H2269-06**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 87.4 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 260 | mg/kg dry | 20.7 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 209 | mg/kg dry | 1.04 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 39.3 | mg/kg dry | 1.04 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 12.2 | mg/kg dry | 1.04 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 11000 | mg/kg dry | 10.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 2.72 | mg/kg dry | 0.31 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 10.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 45.1 | mg/kg dry | 1.04 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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# Certificate of Analysis

**Stantec Consulting Inc.**
**John Russell**
**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5-5**

Matrix: **Solid**
Lab ID: **22H2269-07**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 91.3 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 17.8 | mg/kg dry | 10.8 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 51.7 | mg/kg dry | 0.538 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 12.1 | mg/kg dry | 0.538 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 19.8 | mg/kg dry | 0.538 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 81.1 | mg/kg dry | 5.38 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.48 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 5.38 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 0.646 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |

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**John Russell**
**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5-7.5**

Matrix: **Solid**
Lab ID: **22H2269-08**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 90.7 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 45.1 | mg/kg dry | 10.8 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 54.9 | mg/kg dry | 0.542 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 17.2 | mg/kg dry | 0.542 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 21.6 | mg/kg dry | 0.542 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 73.7 | mg/kg dry | 5.42 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.50 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 5.42 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 0.672 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |

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# Certificate of Analysis

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**John Russell**
**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-6-1**

Matrix: **Solid**
Lab ID: **22H2269-09**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 91.1 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 14.0 | mg/kg dry | 32.7 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Barium, Total | 223 | mg/kg dry | 1.64 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 9.42 | mg/kg dry | 1.64 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 19.3 | mg/kg dry | 1.64 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 179 | mg/kg dry | 16.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.03 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 16.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 1.24 | mg/kg dry | 1.64 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |

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**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-6-1.5**

Matrix: **Solid**
Lab ID: **22H2269-10**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 84.4 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 79.2 | mg/kg dry | 21.7 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 162 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 21.2 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 21.9 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 1730 | mg/kg dry | 10.8 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.98 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 10.8 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 12.9 | mg/kg dry | 1.08 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-7-5**

Matrix: **Solid**
Lab ID: **22H2269-11**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 92.1 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 30.1 | mg/kg dry | 22.4 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 29.0 | mg/kg dry | 1.12 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 1.45 | mg/kg dry | 1.86 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Chromium, Total | 21.7 | mg/kg dry | 1.12 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 32.4 | mg/kg dry | 11.2 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.05 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 11.2 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | ND | mg/kg dry | 1.12 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-11-10**

Matrix: **Solid**
Lab ID: **22H2269-12**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 94.1 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 24.1 | mg/kg dry | 6.78 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 35.2 | mg/kg dry | 0.339 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 0.977 | mg/kg dry | 1.02 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Chromium, Total | 21.4 | mg/kg dry | 0.339 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 107 | mg/kg dry | 3.39 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.04 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 3.39 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 0.448 | mg/kg dry | 1.02 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-12-0.5**

Matrix: **Solid**
Lab ID: **22H2269-13**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 98.2 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 3.89 | mg/kg dry | 5.69 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Barium, Total | 39.8 | mg/kg dry | 0.285 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 0.168 | mg/kg dry | 0.285 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | J |
| Chromium, Total | 8.50 | mg/kg dry | 0.285 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 7.26 | mg/kg dry | 2.85 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.03 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 2.85 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | ND | mg/kg dry | 0.285 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**2890 East Cottonwood Parkway, Suite 300**
**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-16-1**

Matrix: **Solid**
Lab ID: **22H2269-14**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 92.2 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 14.9 | mg/kg dry | 5.89 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 81.8 | mg/kg dry | 0.294 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 3.42 | mg/kg dry | 0.294 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 10.7 | mg/kg dry | 0.294 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 374 | mg/kg dry | 2.94 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 0.77 | mg/kg dry | 0.03 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 2.94 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 3.01 | mg/kg dry | 0.294 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-17-1**

Matrix: **Solid**
Lab ID: **22H2269-15**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

| | Result | Units | Minimum Reporting Limit | Method | Preparation Date/Time | Analysis Date/Time | Flag(s) |
|---|---|---|---|---|---|---|---|
| **Inorganic** | | | | | | | |
| Total Solids | 86.3 | % | 0.1 | EPA 8000C | 8/24/22 | 8/25/22 | |
| **Metals** | | | | | | | |
| Arsenic, Total | 60.6 | mg/kg dry | 30.2 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Barium, Total | 171 | mg/kg dry | 1.51 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Cadmium, Total | 9.28 | mg/kg dry | 1.51 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Chromium, Total | 20.8 | mg/kg dry | 1.51 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Lead, Total | 572 | mg/kg dry | 15.1 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Mercury, Total | 1.51 | mg/kg dry | 0.22 | EPA 7471A | 8/25/22 | 8/29/22 | |
| Selenium, Total | ND | mg/kg dry | 15.1 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |
| Silver, Total | 3.60 | mg/kg dry | 1.51 | EPA 6010B/C/D | 8/23/22 | 8/25/22 | |

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**Salt Lake City, UT 84121**

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

# Report Footnotes

**Abbreviations**

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).
1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.
1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.
1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.

**Flag Descriptions**

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).

# CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

COMPANY: Stantec
ADDRESS: 2890 E Cottonwood Parkway, Suite 300
CITY/STATE/ZIP: Salt Lake City, UT 84121
PHONE #: 801-703-1927
CONTACT: John Russell
EMAIL: john.russelliii@stantec.com
PROJECT: ~~2037~~ ce Homestake
PO Number: 203722755
INVOICE EMAIL ADDRESS: see contact

22H2269 (1 of 2)

| RUSH Due Date*: | QC Level |
|---|---|
| | 3 |

* Expedited turnaround subject to additional charge

QC levels definition: QC1: none QC2: Batch QC, random sample
QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
QC4: 40% surcharge. Add raw data

CHEMTECH-FORD LABORATORIES

Chemtech-Ford Laboratories
9632 South 500 West
Sandy, UT 84070
Phone: 801-262-7299
www.chemtechford.com

| Sample condition | | | |
|---|---|---|---|
| Custody Seal | Correct Containers | Glass 2oz 1104 | |
| Container Intact | Sufficient Sample Volume | Delivery Method | |
| COC/Labels Agree | Headspace Present (VOC) | UPS | USPS |
| Received on Ice | Temperature Blank | FedEx | Chemtech-Ford Courier |
| | Received within Holding Time | Walk-in | Customer Courier |

| Lab Use Only | CLIENT SAMPLE INFORMATION | | | | TESTS REQUESTED |
|---|---|---|---|---|---|
| | LOCATION / IDENTIFICATION | DATE | TIME | MATRIX | 8 RCRA Metals |
| -01 | 1. HS-1 | 8/22/22 | | Soil | X |
| -02 | 2. HS-1-2.5 | | | | |
| -03 | 3. HS-2-1 | | | | |
| -04 | 4. HS-3-2.5 | | | | |
| -05 | 5. HS-5 | | | | |
| -06 | 6. HS-5-2.5 | | | | |
| -07 | 7. HS-5-5 | | | | |
| -08 | 8. HS-5-7.5 | | | | |
| -09 | 9. HS-6-1 | | | | |
| -10 | 10. HS-6-1.5 | | | | |

Bottle type
Lot #

Sampled by: [print] Cameron Cordner
Sampled by: [signature]

ON ICE NOT ON ICE Temp (C°): 2.7

Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.

***Special Instructions:***

| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |
|---|---|---|---|
| | 8/23/22 15:18 | | 8/23/22 15:18 |
| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |
| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |

*Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agrees to pay collection costs and attorney's fees.*

689

# CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

COMPANY: Stantec
ADDRESS: 2890 E Cottonwood Parkway, Suite 300
CITY/STATE/ZIP: Salt Lake City, UT 84121
PHONE #: 801-703-1927
CONTACT: John Russell
EMAIL: john.russell.iii@stantec.com
PROJECT: Homestake
PO Number: 203722755
INVOICE EMAIL ADDRESS: see contact

22H2269 (2 of 2)

| RUSH Due Date*: |
|---|
| |

* Expedited turnaround subject to additional charge

| QC Level |
|---|
| 3 |

QC levels definition: QC1: none QC2: Batch QC, random sample
QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
QC4: 40% surcharge. Add raw data

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Phone: 801-262-7299
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Sample condition

| | | | | | |
|---|---|---|---|---|---|
| | Custody Seal | | Correct Containers | | |
| | Container Intact | | Sufficient Sample Volume | Delivery Method | |
| | COC/Labels Agree | | Headspace Present (VOC) | UPS | USPS |
| | Received on Ice | | Temperature Blank | FedEx | Chemtech-Ford Courier |
| | | | Received within Holding Time | Walk-in | Customer Courier |

| Lab Use Only | CLIENT SAMPLE INFORMATION | | | | TESTS REQUESTED: 8 RCRA metals |
|---|---|---|---|---|---|
| | LOCATION / IDENTIFICATION | DATE | TIME | MATRIX | |
| -11 -10 | 1. HS-7-5 | 8/22/22 | | Soil | X |
| -12 -11 | 2. HS-11-10 | ↓ | | ↓ | ↓ |
| 13 -12 | 3. HS-12-0.5 | | | | |
| 14 -13 | 4. HS-16-1 | | | | |
| 5 -14 | 5. HS-19-1 | | | | |
| DB | 6. | | | | |
| | 7. | | | | |
| | 8 | | | | |
| | 9 | | | | |
| | 10. | | | | |

Bottle type

Lot #

Sampled by: [print] Cameron Gardner
Sampled by: [signature]

ON ICE NOT ON ICE Temp (C°): 2.7

***Special Instructions:***

Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.

| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |
|---|---|---|---|
| | 8/23/22 15:18 | Denise Brun | 8/23/22 15:18 |
| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |
| Relinquished by: [signature] | Date/Time | Received by: [signature] | Date/Time |

*Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agress to pay collection costs and attorney's fees.*

069

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site. discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/14/2022 10:29:14 AM

**JFRM**

# HOMESTAKE MPD
# AFFORDABLE HOUSING
## 1875 Homestake Road
## Park City, Utah

## MPD/CUP SUBMITTAL - UPDATED ARCHITECTURAL EXHIBITS

**10.14.2022**

### PROJECT CONTACT INFORMATION

**OWNER**

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**STRUCTURAL ENGINEER**

**MECHANICAL ENGINEER**

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**INTERIOR DESIGNER**

**ENERGY CONSULTANT**

**CONTRACTOR**

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GENERAL DRAWINGS
GI-000 COVER SHEET
GI-001 GENERAL NOTES AND CODE ANALYSIS

GENERAL EXHIBITS
EXHIBIT A SITE AERIAL MAP
EXHIBIT B AREA PLANS
EXHIBIT B.1 AREA PLANS
EXHIBIT D ALLOWABLE AREA - HEIGHT ANALYSIS
EXHIBIT E OPEN SPACE DIAGRAM
EXHIBIT G PEDESTRIAN CIRCULATION PLAN
EXHIBIT H CROSS CANYON VIEWS
EXHIBIT J SITE APPROACH VIEWS
EXHIBIT K FACADE VARIATION EXHIBIT
EXHIBIT K.1 FACADE VARIATION EXHIBIT

CIVIL DRAWINGS
1 ALTA/NSPS LAND TITLE SURVEY
2 ALTA/NSPS LAND TITLE SURVEY
C200 SITE PLAN
C201 AERIAL SITE PLAN
C300 GRADING PLAN
C400 UTILITY PLAN

LANDSCAPE DRAWING
L101 LANDSCAPE PLAN

ARCHITECTURAL SITE DRAWINGS
AS-101 ARCHITECTURAL SITE PLAN

ARCHITECTURAL DRAWINGS
AE-101 PARKING LEVEL PLAN
AE-102 GROUND LEVEL FLOOR PLAN
AE-103 SECOND LEVEL FLOOR PLAN
AE-104 THIRD LEVEL FLOOR PLAN
AE-105 FOURTH LEVEL FLOOR PLAN
AE-109 ARCHITECTURAL ROOF PLAN
AE-201 ELEVATIONS
AE-202 ELEVATIONS
AE-301 BUILDING SECTIONS

WOW

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

COVER SHEET
GI-000

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# GENERAL PROJECT 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. FAILURE TO DO SO WAIVES THE DESIGN INTENT.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER, WAIVES DESIGN INTENT.

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, BEFORE PROCEEDING WITH WORK NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT.

6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.

7. 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.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR 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. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.

10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

11. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND CONSTRUCTION THAT CONFORMS TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, PROVIDED BY THE SUPPLIER OF THE FIRE STOP MATERIAL, THAT INDICATE COMPLETE CONFORMANCE WITH THE UL LISTING. DRAWINGS SHALL REMAIN AVAILABLE AT THE WORK SITE TO ARCHITECT/ENGINEER, OWNER, AND INSPECTORS. DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # AND ALL VARIATIONS CLEARLY DEFINED.

12. THIS DESIGN PURPORTS TO PERMIT FULL ACCOMMODATION ACCESS, AND/OR ADAPTABILITY FOR HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW AND LOCAL STIPULATION. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK.

13. ALL GLASS IN HAZARDOUS LOCATIONS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER SECTION 2406 OF THE IBC.

14. SMOKE DETECTORS SHALL BE PROVIDED AS SPECIFIED IN IBC 907. SEE ELECTRICAL DRAWINGS, FIRE AND EGRESS PLANS AND SPECIFICATIONS FOR LOCATIONS.

15. ALL WALLS SURROUNDING, TOILETS IN PRIVATE OFFICE SHALL BE FULLY BLOCKED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON UNIT PLANS AND ADA REQUIREMENTS SHEET.

16. FOR TYPICAL ACCESSORY/EQUIPMENT MOUNTING LOCATIONS SEE ADA REQUIREMENTS SHEET -

19. DIMENSIONS (ON ARCHITECTURAL DRAWINGS) ARE TAKEN TO:
- A. COORDINATE GRID LINES
- B. FACE OF CONCRETE OR CONCRETE MASONRY UNITS (CMU) - F.O.C.
- C. FACE OR CENTERLINE OF VERTICAL STUD OR COLUMN - F.O.S.
- D. TOP SURFACE OF FLOOR (WITHOUT FINISH) WALL, TRIM. CAP, RAILING, ETC. ABOVE NEAREST REFERENCE LEVEL - A.F.F.
- E. UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.

# BUILDING CODE ANALYSIS

APPLICABLE CODES

2018 EDITION OF THE INTERNATIONAL BUILDING CODE
2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2017 EDITION OF THE NATIONAL ELECTRICAL CODE
2018 EDITION OF THE INTERNATIONAL FUEL CODE
2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
2018 EDITION OF THE INTERNATIONAL FIRE CODE

OCCUPANCY CLASSIFICATION - IBC CHAPTER THREE
R-2: RESIDENTIAL
S-2: STORAGE

CHAPTER FIVE: GENERAL BUILDING HEIGHTS AND AREAS

**ALLOWABLE HEIGHT AND BUILDING AREAS**

| OCC. | CONSTRUCTION | HEIGHT | AREA |
|---|---|---|---|
| S-2 | TYPE 1-A | UL | UL |
| R-2 | TYPE 5-A | 4 STORIES (70') | 49,887 SF (SEE CALCS - GI-005) |

**ACTUAL HEIGHTS AND BUILDING AREAS**

ACTUAL BUILDING HEIGHT: (45' - HIGHEST POINT ABOVE GRADE)
ACTUAL BUILDING STORIES: 4 STORIES

| OCC. | CONSTRUCTION | HEIGHT | AREA |
|---|---|---|---|
| S-2 | TYPE I-A | 1 STORY | 50,666 SF |
| R-2 | TYPE 5-A | 4 STORIES | SEE AREAS ON GI-002 & GI-003 |

TYPE OF CONSTRUCTION - IBC CHAPTER SIX

TABLE 601 - TYPE 5A CONSTRUCTION REQUIREMENTS

| | |
|---|---|
| STRUCTURAL FRAME: | 1 HOUR |
| BEARING WALLS: | 1 HOUR |
| NON BEARING WALLS AND PARTITIONS: | 0 HOUR |
| FLOOR CONSTRUCTION: | 1 HOUR |
| ROOF CONSTRUCTION: | 1 HOUR |

TABLE 601 - TYPE 1A CONSTRUCTION REQUIREMENTS

| | |
|---|---|
| STRUCTURAL FRAME: | 3 HOUR |
| BEARING WALLS: | 3 HOUR |
| NON BEARING WALLS AND PARTITIONS: | 0 HOUR |
| FLOOR CONSTRUCTION: | 3 HOUR |
| ROOF CONSTRUCTION: | 1-1/2 HOUR |

TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

EXTERIOR WALLS SHALL BE 1HR RATED AT ALL LOCATIONS BASED ON ANTICIPATED OCCUPANCIES AND THEIR SEPARATIONS.

FIRE RESISTANCE RATED CONSTRUCTION - IBC CHAPTER SEVEN

SECTION 706 FIRE WALLS
TABLE 706.4(a) - FIRE WALL RATING - 2 HOURS
SECTION 708 FIRE PARTITIONS - 1 HOUR
SECTION 711 HORIZONTAL ASSEMBLIES - 1 HOUR
SECTION 713 SHAFT ENCLOSURES
STAIR & ELEVATOR SHAFT REQUIREMENTS - 2 HOURS (4+ STORIES)

FIRE PROTECTION SYSTEM - IBC CHAPTER NINE

SYSTEM IN ACCORDANCE WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.

MEANS OF EGRESS - IBC CHAPTER TEN

ACCESSIBILITY - IBC CHAPTER ELEVEN

| | |
|---|---|
| TOTAL UNITS: | 123 |
| TOTAL REQUIRED TYPE A UNITS: | 3 |
| TOTAL PROVIDED TYPE A UNITS: | 3 |
| TOTAL PARKING SPOTS: | 125 |
| TOTAL REQUIRED ADA SPOTS: | 5 |
| TOTAL PROVIDED ADA SPOTS: | 5 |

# STANDARD/ GENERAL ABBREVIATIONS

| | |
|---|---|
| @ | AT |
| & | AND |
| " | INCH |
| ' | FOOT |
| # | NUMBER |
| C, CL | CENTER LINE |
| AC | AIR CONDITIONING |
| A.D.A. | AMERICANS WITH DISABILITIES ACT OF 1992 |
| A.F.F. | ABOVE FINISH FLOOR |
| A.I.A. | AMERICAN INSTITUTE OF ARCHITECTS |
| AL/ ALIGN | ALIGN |
| ALUM | ALUMINUM |
| APPROX | APPROXIMATE |
| ARCH | ARCHITECT, ARCHITECTURAL |
| ASPH | ASPHALT |
| AUTO | AUTOMATIC |
| BDRM | BEDROOM |
| BLDG | BUILDING |
| BLKG | BLOCKING |
| BSMT | BASEMENT |
| C.C. | CENTER TO CENTER |
| CAD | COMPUTERAIDED DRAFTING |
| CLG | CEILING |
| CMU | CONCRETE MASONRY UNIT |
| CNTR | CENTER |
| C.O. | CASED OPENING |
| COMB | COMBINED |
| CONC | CONCRETE |
| CONT | CONTINUOUS |
| CONST | CONSTRUCTION |
| C.T. | CERAMIC TILE |
| DBL | DOUBLE |
| DEMO | DEMOLISH |
| DEPT | DEPARTMENT |
| DET | DETAIL |
| D.F. | DRINKING FOUNTAIN |
| DIA | DIAMETER |
| DIM | DIMENSION |
| DIV | DIVISION |
| DN | DOWN |
| DR | DOOR |
| DWG | DRAWING |
| DWGS | DRAWINGS |
| EA | EACH |
| EIFS | EXTERIOR INSULATION AND FINISH SYSTEM |
| ELEC | ELECTRIC |
| ELEV | ELEVATION |
| EMER | EMERGENCY |
| ENGR | ENGINEER, ENGINEERING |
| EQ | EQUAL |
| EQUIP | EQUIPMENT |
| EXIST | EXISTING |
| EXT | EXTERIOR |
| FAB | FABRICATE |
| FDN | FOUNDATION |
| F.E.C. | FIRE EXTINGUISHER AND CABINET |
| FIN | FINISH |
| F.O.C. | FACE OF CONCRETE |
| F.O.S. | FACE OF STUD |
| F.R. | FIRE RESISTIVE |
| FURN | FURNISH, FURNITURE |
| GALV | GALVANIZED |
| ENL | GENERAL |
| GOVT | GOVERNMENT |
| GYP | GYPSUM |
| G.W.B | GYPSUM WALL BOARD |
| HORZ | HORIZONTAL |
| HR | HOUR |
| HVAC | HEATING, VENTILATION & AIR CONDITIONING |
| I.E. | ID EST (THAT IS) |
| INFO | INFORMATION |
| INSUL | INSULATION |
| INT | INTERIOR |
| JAN | JANITOR |
| LAM | LAMINATE |
| LAV | LAVATORY |
| L.F. | LINEAR FEET |
| LTR | LETTER |
| MACH | MACHINE |
| MAS | MASONRY |
| MAX | MAXIMUM |
| MECH | MECHANICAL |
| MFGR | MANUFACTURER |
| MIN | MINIMUM |
| MISC | MISCELLANEOUS |
| MTD | MOUNTED |
| MTL | METAL |
| N.I.C. | NOT IN CONTRACT |
| N.A. | NOT APPLICABLE |
| O.C. | ON CENTER |
| PERP | PERPENDICULAR |
| PERIM | PERIMETER |
| PKG | PARKING |
| PLAS | PLASTER |
| P | PLATE |
| PLWD | PLYWOOD |
| PLBG | PLUMBING |
| PORT | PORTABLE |
| PREFAB | PREFABRICATED |
| PSI | POUNDS PER SQUARE INCH |
| PWR | POWER |
| QTY | QUANTITY |
| RAD | RADIUS |
| REFG | REFRIGERATOR |
| REG | REGULAR |
| REQ | REQUIRED |
| RES | RESILIENT |
| R.B. | RESILIENT BASE |
| REV | REVERSE |
| RM | ROOM |
| S.D. | SMOKE DETECTOR |
| SECT | SECTION |
| S.F. | SQUARE FEET |
| SHT | SHEET |
| SHWR | SHOWER |
| SIM | SIMILAR |
| SPEC | SPECIFICATION |
| SPECS | SPECIFICATIONS |
| SPKR | SPEAKER |
| SQ | SQUARE |
| STD | STANDARD |
| STL | STEEL |
| TV | TELEVISION |
| UT | UTILITY |
| SHT | SHEET |
| SNGL | SINGLE |
| STRG | STORAGE |
| STRUCT | STRUCTURAL |
| SYM | SYMMETRICAL |
| TEL | TELEPHONE |
| TEMP | TEMPORARY |
| T.O.W/S/ | TOP OF WALL/SLAB/ETC |
| T.O.C.S. | TOP OF CONCRETE SLAB |
| V.C.T. | VINYL COMPOSITION TILE |
| VERT | VERTICAL |
| W/ | WITH |
| W/O | WITHOUT |
| W.C. | WATER CLOSET |
| WD | WOOD, (HDWD, HARDWOOD) |
| WDW | WINDOW |
| W.V. | WOOD VENEER |

# SYMBOL INDEX/ DRAWING CONVENTIONS

| | | | |
|---|---|---|---|
| N 90 00' 00" E<br>Distance | PROPERTY LINE TAG - SEE SITE PLAN | 1 SIM<br>A101 | SECTION MARKER |
| 0 | GRID MARKER | 1 | REVISION TAG |
| 12 / 6 | SLOPE (RUN) / SLOPE (RISE) | ℄ | CENTERLINE MARKER |
| Name<br>Elevation | VERTICAL COORDINATE REFERENCE | ? | KEYNOTE. SEE REFERRING SHEET |
| 101 | DOOR TAG - REFER TO SCHEDULE FOR DETAILS | ELEV | SPOT ELEVATION |
| 1i | WALL TAG. SEE WALL TYPES | 1 SIM<br>A101 | DETAIL MARKER.<br>DETAIL SHEET |
| 1i | WINDOW TYPE. SEE SCHEDULE | | |
| Room name / 101 / 150 SF | ROOM NAME / ROOM # / SQUARE FOOTAGE (WHERE SHOWN) | 1i | CASEWORK TAG |

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
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PROJECT #: 210036
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GENERAL NOTES AND CODE ANALYSIS

GI-001

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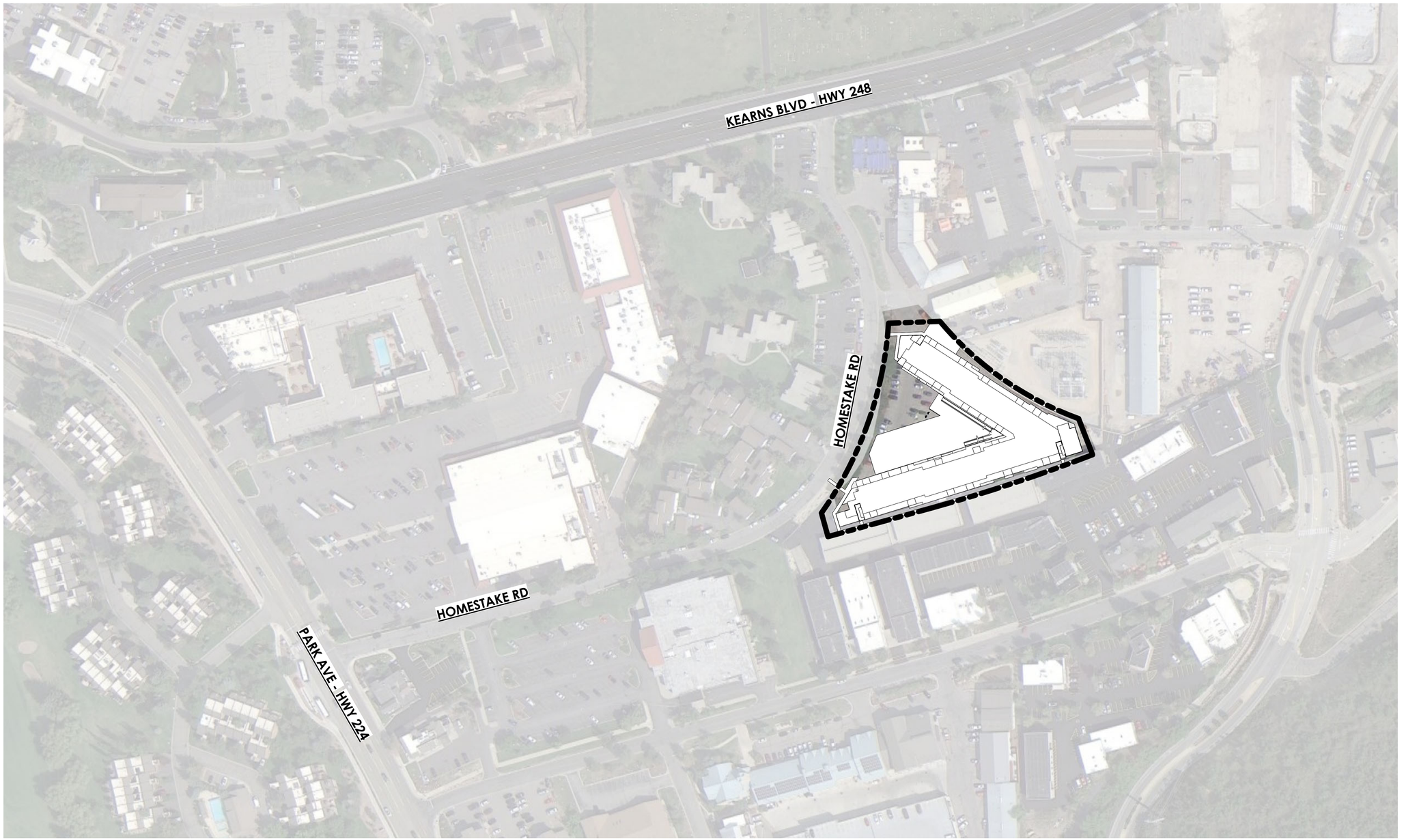
plot date: 10/14/2022 10:29:15 AM D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt




A1 ARCHITECTURAL SITE PLAN AERIAL
SCALE: 1" = 80'-0"

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plot date: 10/14/2022 10:29:16 AM> D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
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HOMESTAKE MPD
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1875 Homestake Road
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REVISIONS

SITE AERIAL MAP

EXHIBIT A

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## AREA ANALYIS

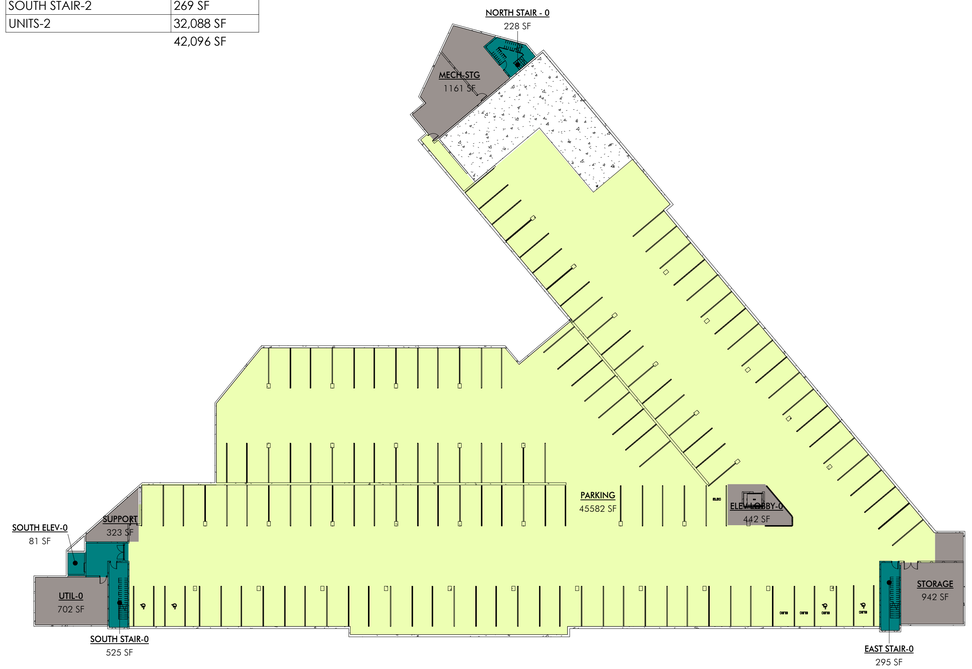
| AREA NAME | AREA (SF) |
|---|---|
| PARKING LEVEL | |
| ELEV LOBBY-0 | 442 SF |
| MECH-STG | 1,161 SF |
| STORAGE | 942 SF |
| SUPPORT | 323 SF |
| UTIL-0 | 702 SF |
| PARKING | 45,582 SF |
| EAST STAIR-0 | 295 SF |
| NORTH STAIR - 0 | 228 SF |
| SOUTH ELEV-0 | 81 SF |
| SOUTH STAIR-0 | 525 SF |
| | 50,282 SF |
| GROUND LEVEL | |
| AMENITY-1 | 1,552 SF |
| CIRC-1 | 5,354 SF |
| LOBBY | 3,623 SF |
| TRASH A1 | 451 SF |
| TRASH B1 | 304 SF |
| UTIL-1 | 721 SF |
| EAST ELEV-1 | 77 SF |
| EAST STAIR-1 | 291 SF |
| NORTH STAIR - 1 | 224 SF |
| SOUTH ELEV-1 | 95 SF |
| SOUTH STAIR-1 | 279 SF |
| UNITS-1 | 26,395 SF |
| | 39,364 SF |
| LEVEL 2 | |
| AMENITY-2 | 1,640 SF |
| CIRC-2 | 6,006 SF |
| DECKS-2 | 61 SF |
| TRASH A2 | 202 SF |
| TRASH B2 | 167 SF |
| DECKS-2 | 970 SF |
| EAST ELEV-2 | 78 SF |
| EAST STAIR-2 | 282 SF |
| NORTH STAIR-2 | 239 SF |
| SOUTH ELEV-2 | 92 SF |
| SOUTH STAIR-2 | 269 SF |
| UNITS-2 | 32,088 SF |
| | 42,096 SF |

## AREA ANALYIS

| AREA NAME | AREA (SF) |
|---|---|
| LEVEL 3 | |
| AMENITY-3 | 1,643 SF |
| CIRC-3 | 6,010 SF |
| DECKS-3 | 90 SF |
| TRASH A3 | 202 SF |
| TRASH B3 | 167 SF |
| DECKS-3 | 941 SF |
| EAST ELEV-3 | 76 SF |
| EAST STAIR-3 | 282 SF |
| NORTH STAIR-3 | 239 SF |
| SOUTH ELEV-3 | 84 SF |
| SOUTH STAIR-3 | 269 SF |
| UNITS-3 | 32,097 SF |
| | 42,100 SF |
| LEVEL 4 | |
| AMEMITY-4 | 1,105 SF |
| CIRC-4 | 5,544 SF |
| ELEV/UTIL | 220 SF |
| TRASH A4 | 184 SF |
| TRASH B4 | 162 SF |
| AMENITY DECKS-4 | 1,996 SF |
| DECKS-4 | 2,535 SF |
| EAST ELEV-4 | 77 SF |
| EAST STAIR-4 | 179 SF |
| NORTH STAIR-4 | 231 SF |
| SOUTH ELEV-4 | 84 SF |
| SOUTH STAIR-4 | 260 SF |
| UNITS-4 | 19,222 SF |
| | 31,799 SF |
| | 205,640 SF |

## UNIT BREAKDOWN/ PARKING ANALYSIS

| UNIT REQUIREMENTS | UNITS | AFFORD. UNITS | MARKET UNITS | LMC PARKING | AMPD PARKING |
|---|---|---|---|---|---|
| **1 BEDROOM UNITS** | | | | | |
| GROUND LEVEL | 5 | 4 | 1 | 5 | 3 |
| LEVEL 2 | 8 | 7 | 1 | 8 | 4.5 |
| LEVEL 3 | 8 | 6 | 2 | 8 | 5 |
| LEVEL 4 | 7 | 6 | 1 | 7 | 4 |
| **2 BEDROOM UNITS** | | | | | |
| GROUND LEVEL | 22 | 18 | 4 | 22 | 13 |
| LEVEL 2 | 26 | 21 | 5 | 26 | 15.5 |
| LEVEL 3 | 26 | 21 | 5 | 26 | 15.5 |
| LEVEL 4 | 14 | 11 | 3 | 14 | 8.5 |
| **3 BEDROOM UNITS** | 7 | 5 | 2 | 10.5 | 8 |
| TOTAL PARKING REQUIREMENT | | | | 126.5 (127) | **77** |
| **TOTAL STALLS PROVIDED** | **140 (128 UNDERGROUND + 12 SURFACE STALLS)** | | | | |




A1 PARKING AREA PLAN
SCALE: 1/32" = 1'-0"

A4 GROUND LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"

PLANNING
MPD/ CUP
REVIEW ONLY
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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
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AREA PLANS

EXHIBIT B

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## AREA ANALYIS

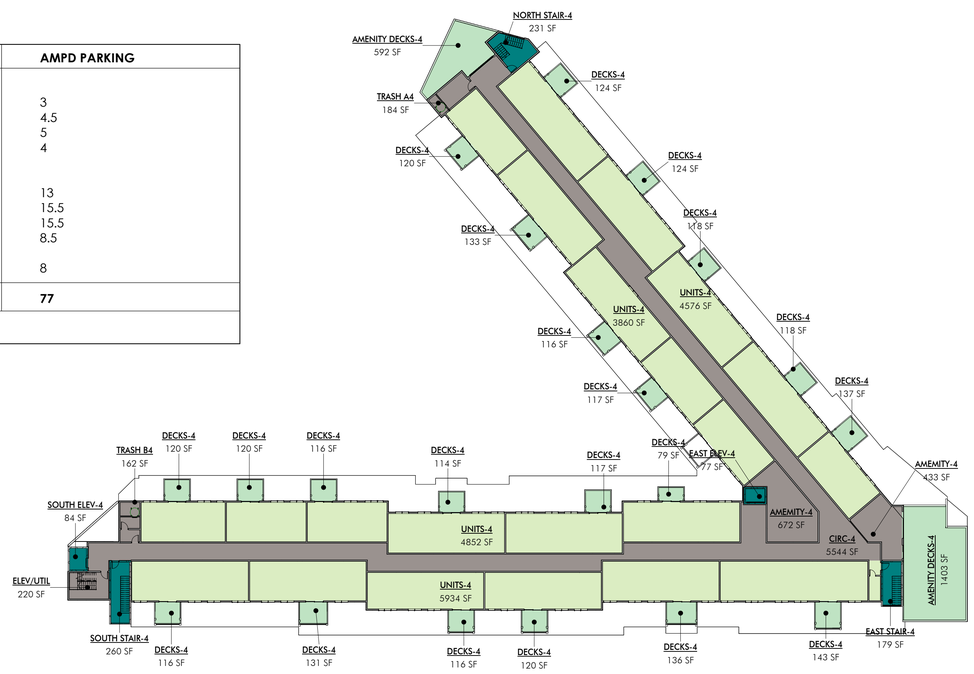
| AREA NAME | AREA (SF) |
|---|---|
| PARKING LEVEL | |
| ELEV LOBBY-0 | 442 SF |
| MECH-STG | 1,161 SF |
| STORAGE | 942 SF |
| SUPPORT | 323 SF |
| UTIL-0 | 702 SF |
| PARKING | 45,582 SF |
| EAST STAIR-0 | 295 SF |
| NORTH STAIR - 0 | 228 SF |
| SOUTH ELEV-0 | 81 SF |
| SOUTH STAIR-0 | 525 SF |
| | 50,282 SF |
| GROUND LEVEL | |
| AMENITY-1 | 1,552 SF |
| CIRC-1 | 5,354 SF |
| LOBBY | 3,623 SF |
| TRASH A1 | 451 SF |
| TRASH B1 | 304 SF |
| UTIL-1 | 721 SF |
| EAST ELEV-1 | 77 SF |
| EAST STAIR-1 | 291 SF |
| NORTH STAIR - 1 | 224 SF |
| SOUTH ELEV-1 | 95 SF |
| SOUTH STAIR-1 | 279 SF |
| UNITS-1 | 26,395 SF |
| | 39,364 SF |
| LEVEL 2 | |
| AMENITY-2 | 1,640 SF |
| CIRC-2 | 6,006 SF |
| DECKS-2 | 61 SF |
| TRASH A2 | 202 SF |
| TRASH B2 | 167 SF |
| DECKS-2 | 970 SF |
| EAST ELEV-2 | 78 SF |
| EAST STAIR-2 | 282 SF |
| NORTH STAIR-2 | 239 SF |
| SOUTH ELEV-2 | 92 SF |
| SOUTH STAIR-2 | 269 SF |
| UNITS-2 | 32,088 SF |
| | 42,096 SF |

## AREA ANALYIS

| AREA NAME | AREA (SF) |
|---|---|
| LEVEL 3 | |
| AMENITY-3 | 1,643 SF |
| CIRC-3 | 6,010 SF |
| DECKS-3 | 90 SF |
| TRASH A3 | 202 SF |
| TRASH B3 | 167 SF |
| DECKS-3 | 941 SF |
| EAST ELEV-3 | 76 SF |
| EAST STAIR-3 | 282 SF |
| NORTH STAIR-3 | 239 SF |
| SOUTH ELEV-3 | 84 SF |
| SOUTH STAIR-3 | 269 SF |
| UNITS-3 | 32,097 SF |
| | 42,100 SF |
| LEVEL 4 | |
| AMENITY-4 | 1,105 SF |
| CIRC-4 | 5,544 SF |
| ELEV/UTIL | 220 SF |
| TRASH A4 | 184 SF |
| TRASH B4 | 162 SF |
| AMENITY DECKS-4 | 1,996 SF |
| DECKS-4 | 2,535 SF |
| EAST ELEV-4 | 77 SF |
| EAST STAIR-4 | 179 SF |
| NORTH STAIR-4 | 231 SF |
| SOUTH ELEV-4 | 84 SF |
| SOUTH STAIR-4 | 260 SF |
| UNITS-4 | 19,222 SF |
| | 31,799 SF |
| | 205,640 SF |

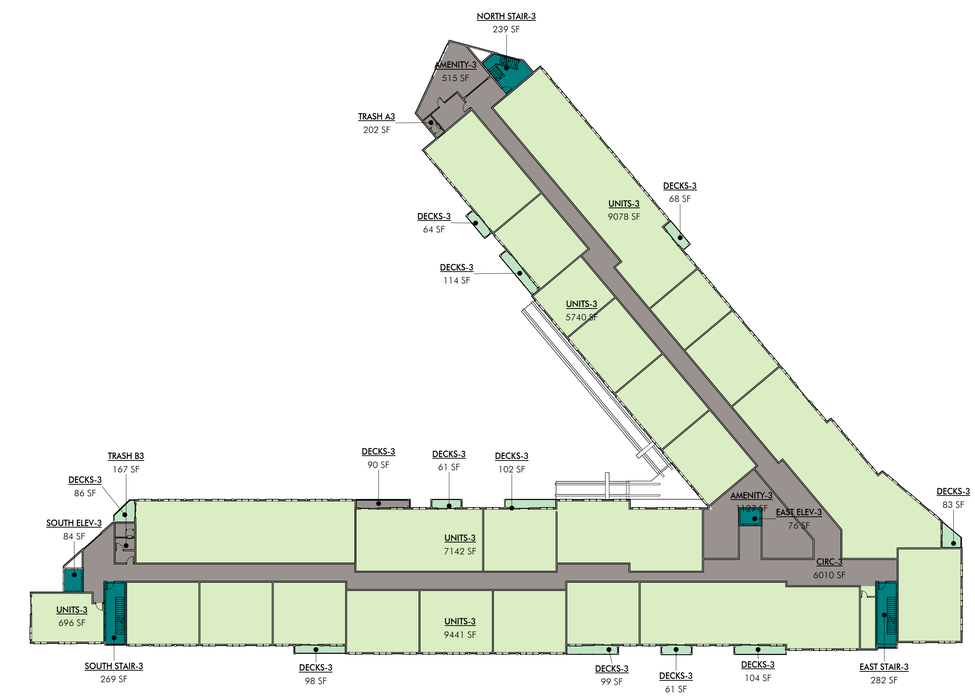
## UNIT BREAKDOWN/ PARKING ANALYSIS

| UNIT REQUIREMENTS | UNITS | AFFORD. UNITS | MARKET UNITS | LMC PARKING | AMPD PARKING |
|---|---|---|---|---|---|
| **1 BEDROOM UNITS** | | | | | |
| GROUND LEVEL | 5 | 4 | 1 | 5 | 3 |
| LEVEL 2 | 8 | 7 | 1 | 8 | 4.5 |
| LEVEL 3 | 8 | 6 | 2 | 8 | 5 |
| LEVEL 4 | 7 | 6 | 1 | 7 | 4 |
| **2 BEDROOM UNITS** | | | | | |
| GROUND LEVEL | 22 | 18 | 4 | 22 | 13 |
| LEVEL 2 | 26 | 21 | 5 | 26 | 15.5 |
| LEVEL 3 | 26 | 21 | 5 | 26 | 15.5 |
| LEVEL 4 | 14 | 11 | 3 | 14 | 8.5 |
| **3 BEDROOM UNITS** | 7 | 5 | 2 | 10.5 | 8 |
| TOTAL PARKING REQUIREMENT | | | | 126.5 (127) | **77** |
| **TOTAL STALLS PROVIDED** | | **140 (128 UNDERGROUND + 12 SURFACE STALLS)** | | | |




C4 LEVEL 4
SCALE: 1/32" = 1'-0"

A1 2ND LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"




A4 3RD LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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AFFORDABLE HOUSING
1875 Homestake Road
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AREA PLANS

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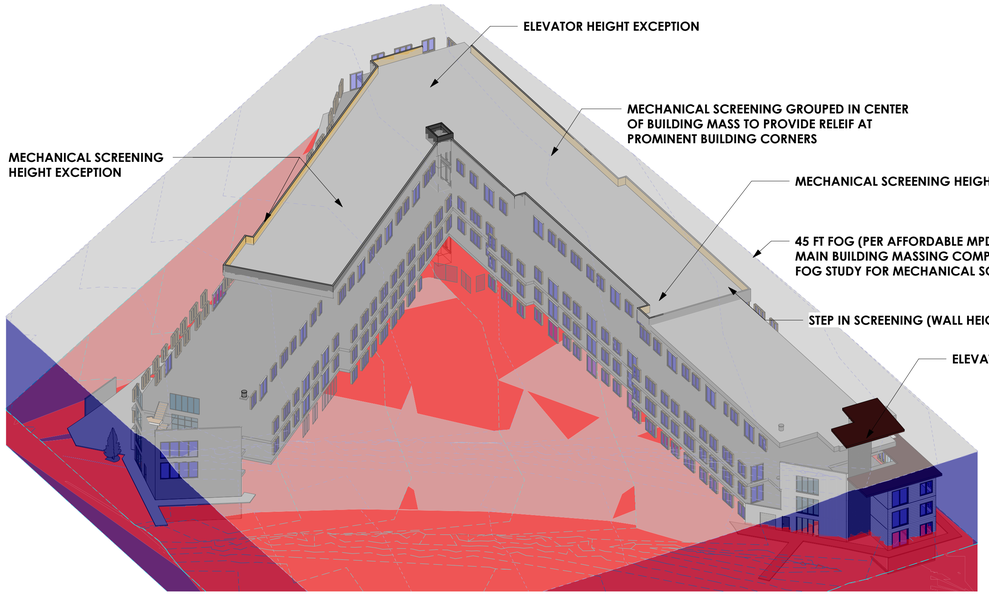
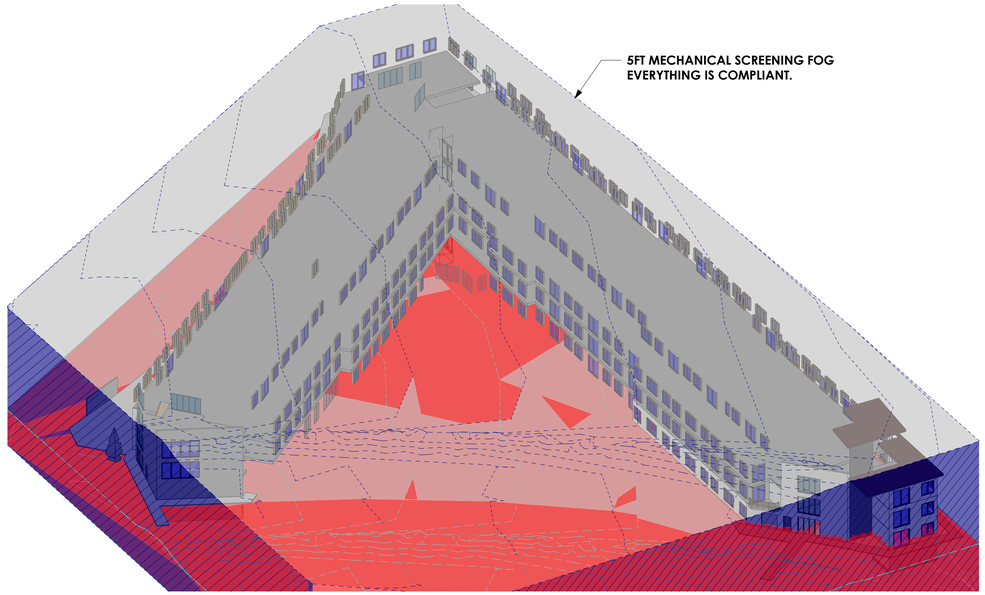



C1 FOG STUDY
SCALE:




C4 FOG STUDY - EXCEPTION
SCALE:

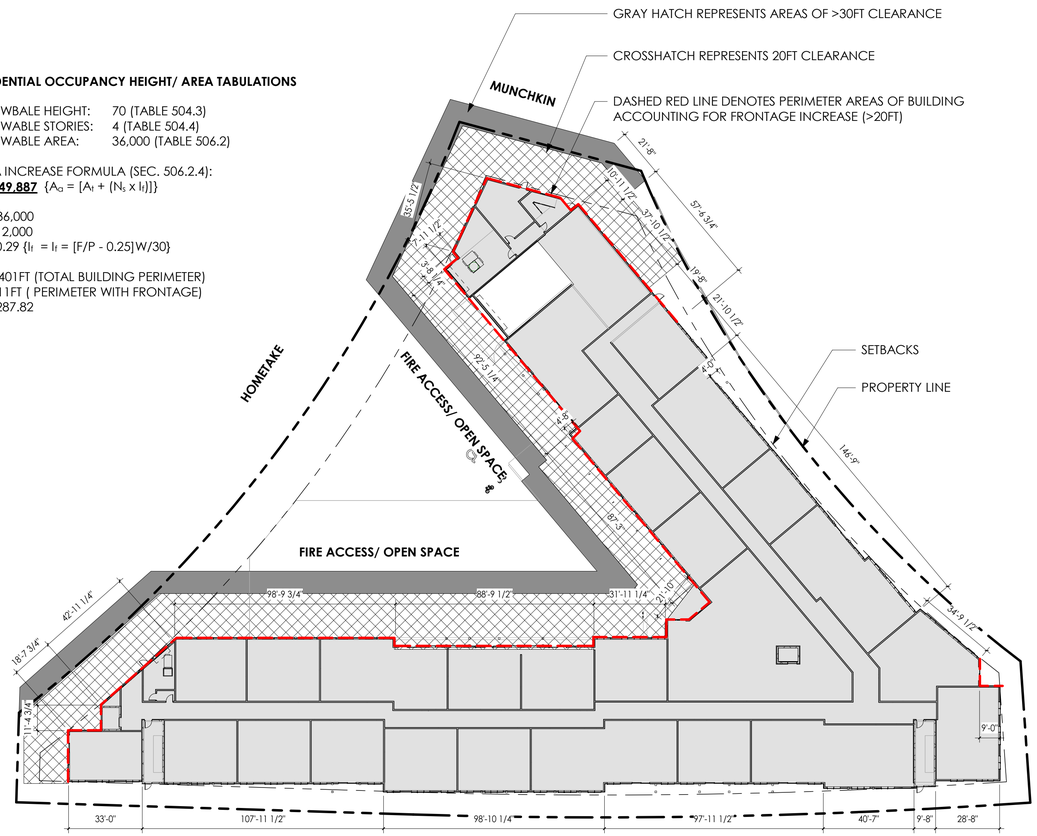
**RESIDENTIAL OCCUPANCY HEIGHT/ AREA TABULATIONS**

ALLOWBALE HEIGHT: 70 (TABLE 504.3)
ALLOWABLE STORIES: 4 (TABLE 504.4)
ALLOWABLE AREA: 36,000 (TABLE 506.2)

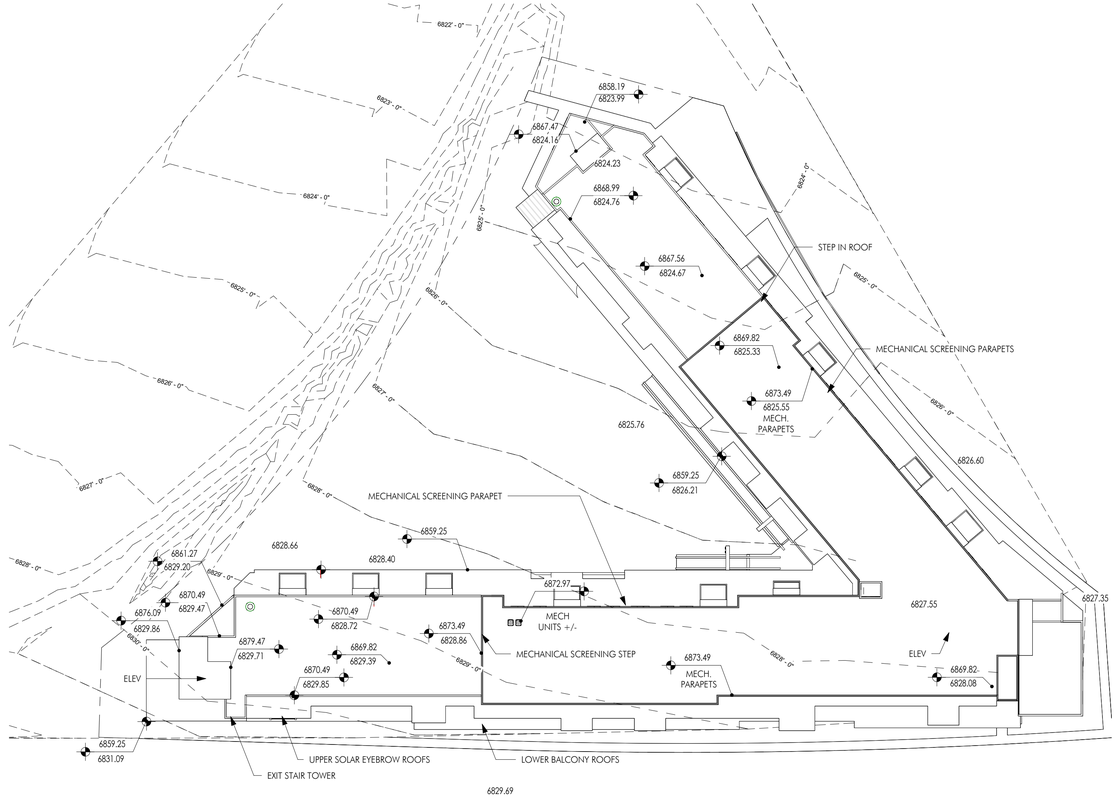
AREA INCREASE FORMULA (SEC. 506.2.4):
$\underline{A_a = 49,887}$ $\{A_a = [A_t + (N_s \times I_f)]\}$

$A_t$ = 36,000
$N_s$ = 12,000
$I_f$ = 0.29 $\{I_f = I_f = [F/P - 0.25]W/30\}$

P =1,401FT (TOTAL BUILDING PERIMETER)
F = 711FT ( PERIMETER WITH FRONTAGE)
W = 287.82




A1 GROUND LEVEL - FLOOR AREA CALCULATION
SCALE: 1/32" = 1'-0"




A4 ROOF OVER EXISTING TOPOGRAPHY
SCALE: 1/32" = 1'-0"

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LANDSCAPE: STB DESIGN
INTERIOR:

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ALLOWABLE AREA - HEIGHT ANALYSIS

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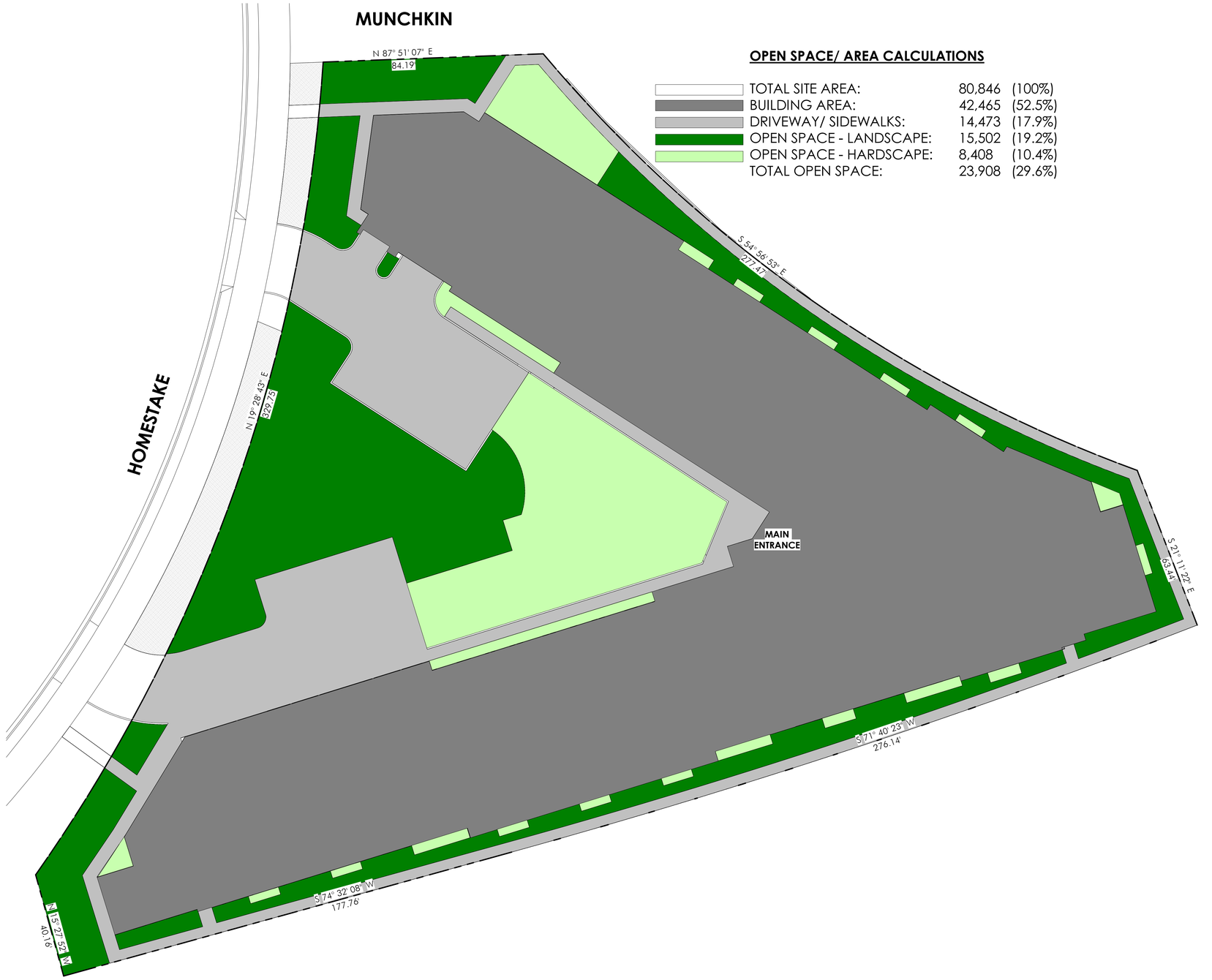


## OPEN SPACE/ AREA CALCULATIONS

| | | |
|---|---|---|
| TOTAL SITE AREA: | 80,846 | (100%) |
| BUILDING AREA: | 42,465 | (52.5%) |
| DRIVEWAY/ SIDEWALKS: | 14,473 | (17.9%) |
| OPEN SPACE - LANDSCAPE: | 15,502 | (19.2%) |
| OPEN SPACE - HARDSCAPE: | 8,408 | (10.4%) |
| TOTAL OPEN SPACE: | 23,908 | (29.6%) |

A2 OPEN SPACE DIAGRAM
SCALE: 1" = 20'-0"

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LANDSCAPE: STB DESIGN
INTERIOR:

# HOMESTAKE MPD
## AFFORDABLE HOUSING

1875 Homestake Road
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## OPEN SPACE DIAGRAM

# EXHIBIT E

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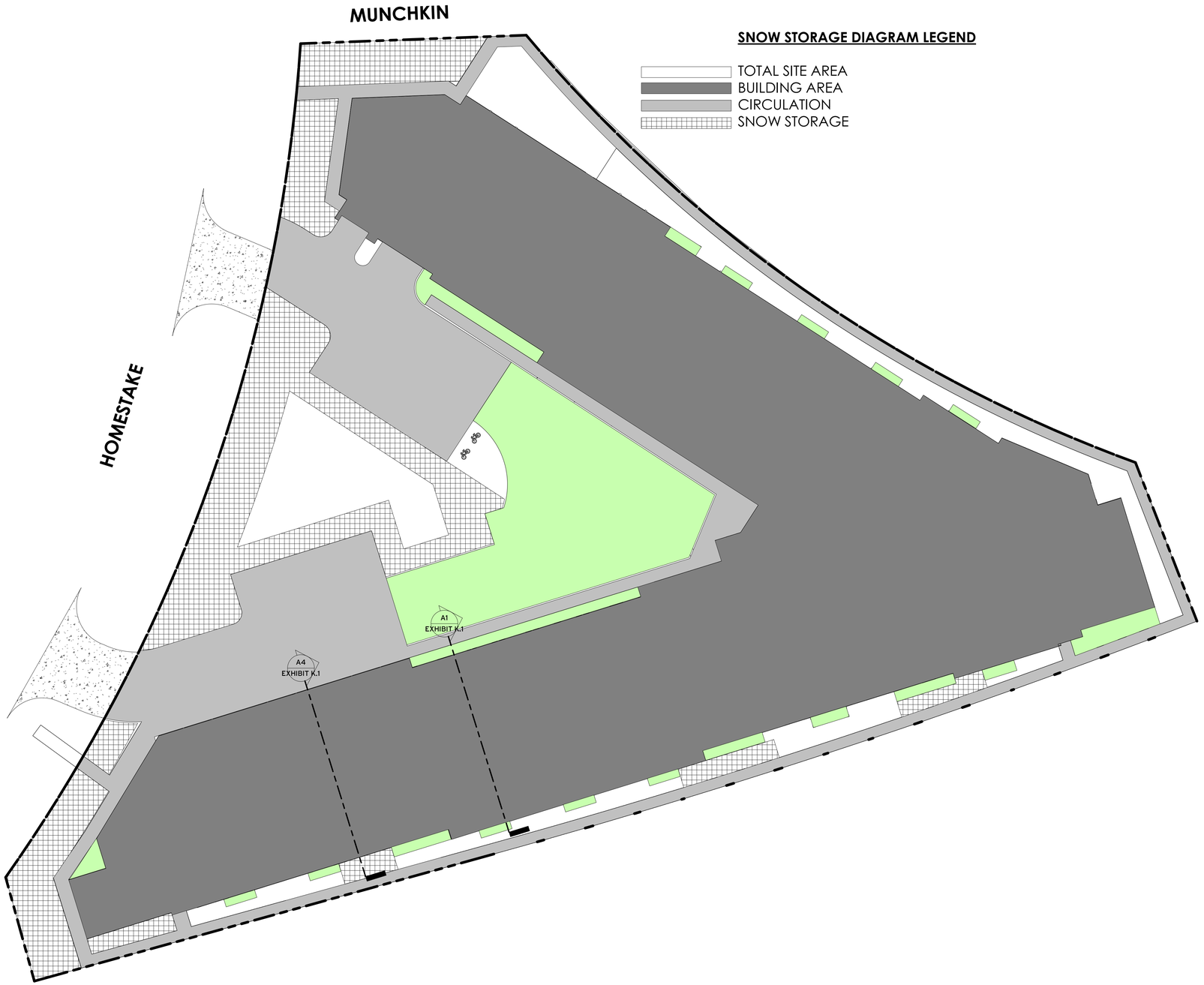


A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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SNOW STORAGE DIAGRAM

EXHIBIT F

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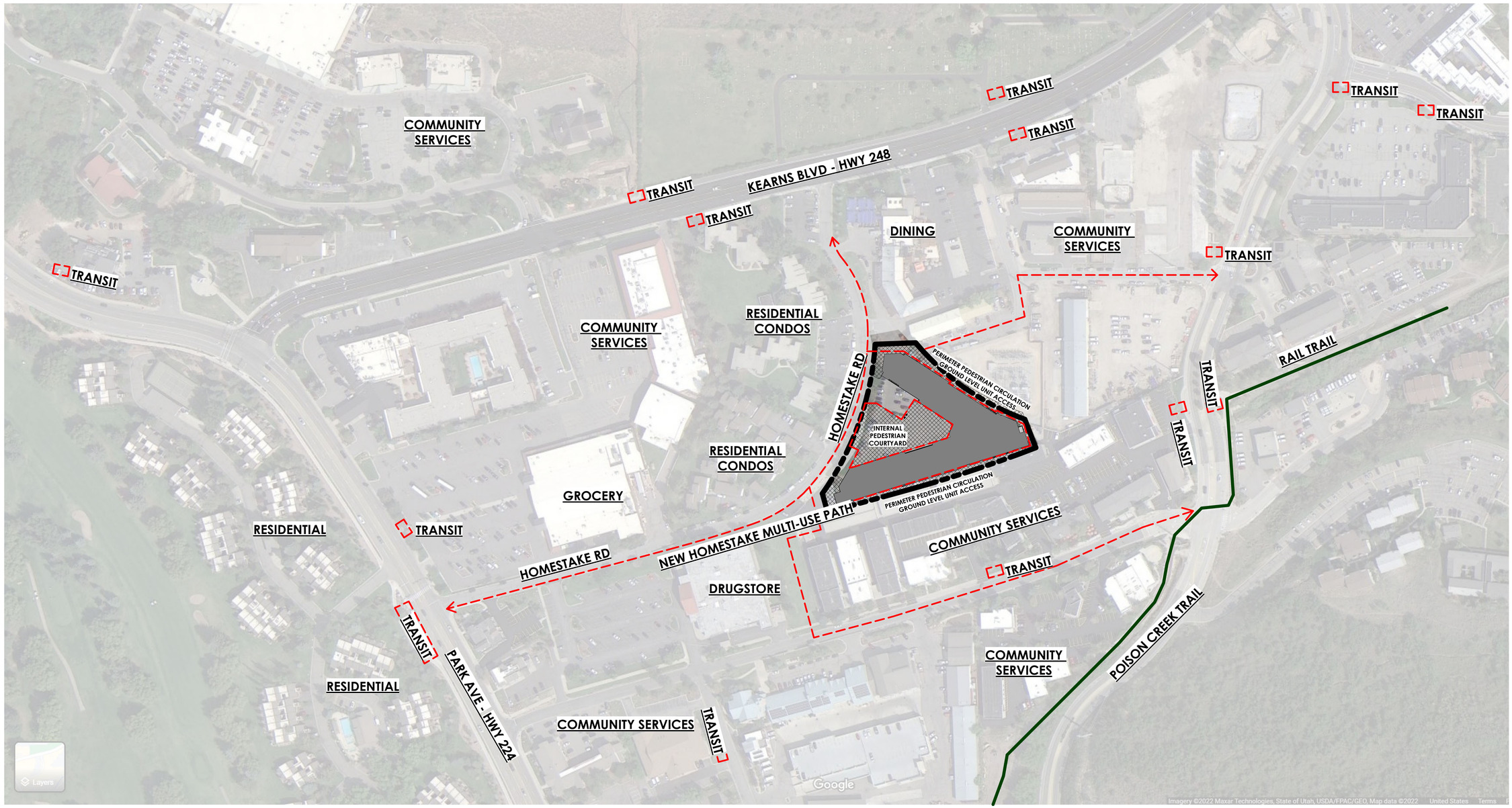


A1 ARCHITECTURAL SITE PLAN PEDESTRIAN/ COMMUNITY CONNECTIVITY
SCALE: 1" = 100'-0"

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CIVIL: TALISMAN
STRUCTURAL:
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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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PEDESTRIAN CIRCULATION PLAN

EXHIBIT G

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A2 FACADE STEPBACK DIAGRAM
SCALE: 1" = 20'-0"

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LANDSCAPE: STB DESIGN
INTERIOR:

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FACADE VARIATION EXHIBIT

# EXHIBIT K

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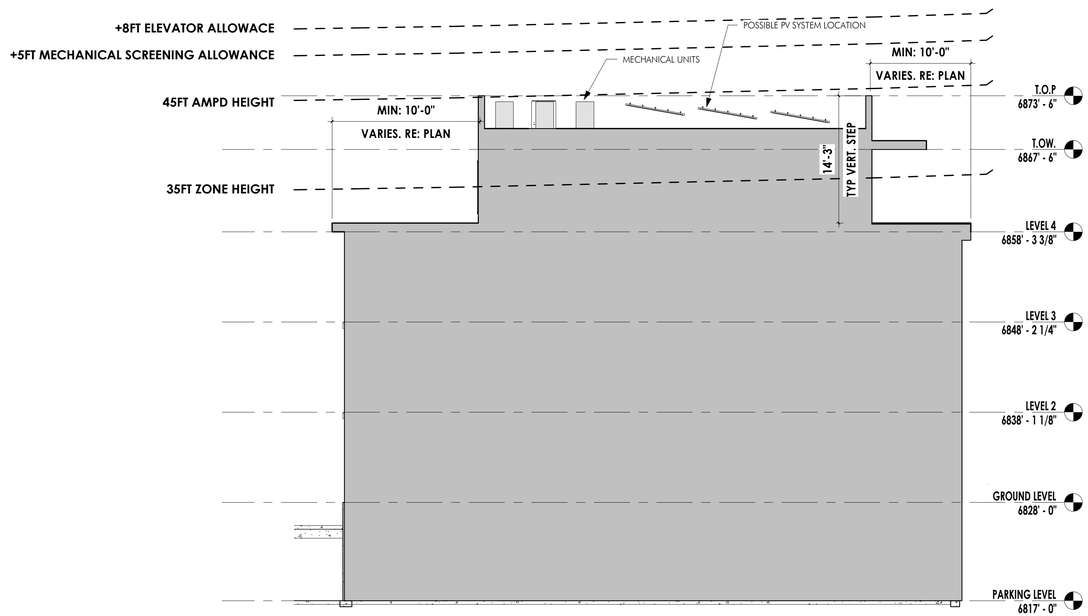
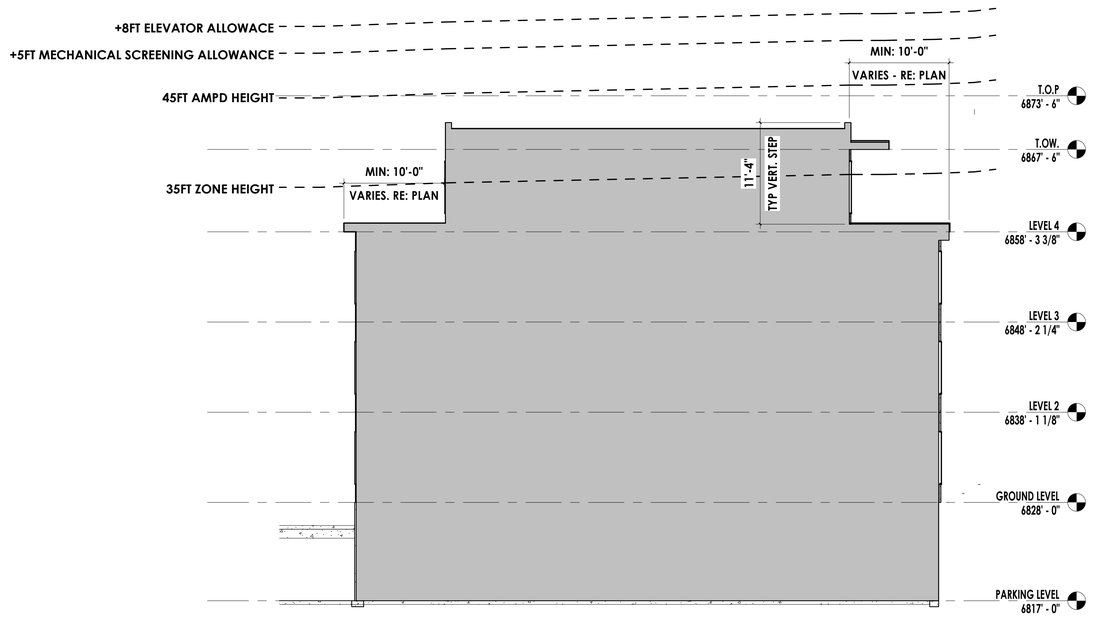



A1 FACADE STEPBACK SECTION @ MECH
SCALE: 1/8" = 1'-0"




A4 FACADE STEPBACK SECTION
SCALE: 1/8" = 1'-0"

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STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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FACADE VARIATION EXHIBIT

# EXHIBIT K.1

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## LEGEND

PROPERTY LINE

SETBACK LINE

EXTERIOR AMENITY/OPEN SPACE/ LANDSCAPE AREA

A1 **ARCHITECTURAL SITE PLAN**
SCALE: 1" = 20'-0"

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**CIVIL:** TAUSMAN
**STRUCTURAL:**
**MECHANICAL:** PVE INC
**ELECTRICAL:** PVE INC
**LANDSCAPE:** STB DESIGN
**INTERIOR:**

# HOMESTAKE MPD
## AFFORDABLE HOUSING

1875 Homestake Road
Park City, Utah

**PROJECT #:** 210036
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**ARCHITECTURAL SITE PLAN**

**AS-101**

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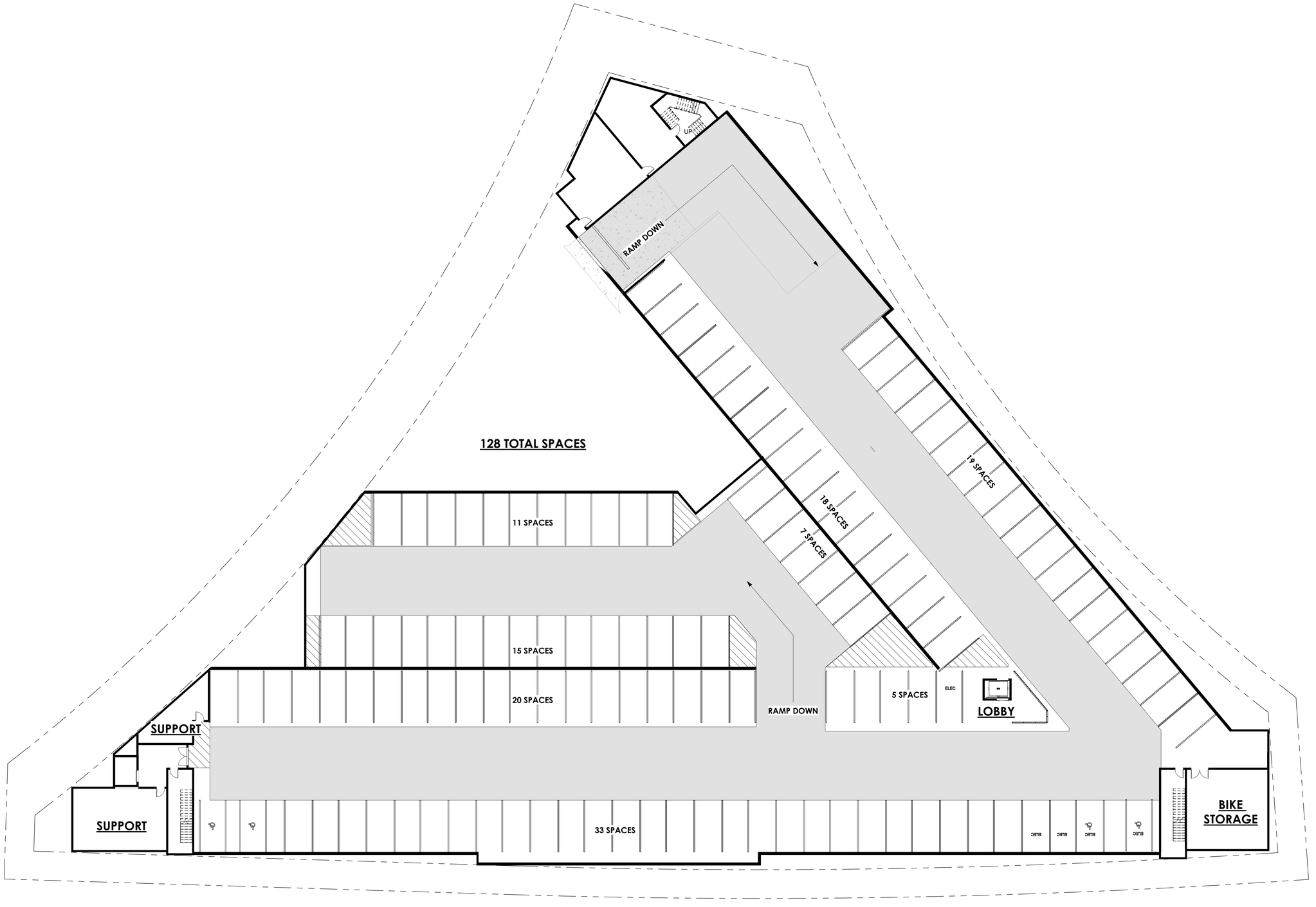


0 8' 16' 32' 64'

A2 PARKING LEVEL
SCALE: NOT TO SCALE:

WOW

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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PARKING LEVEL PLAN

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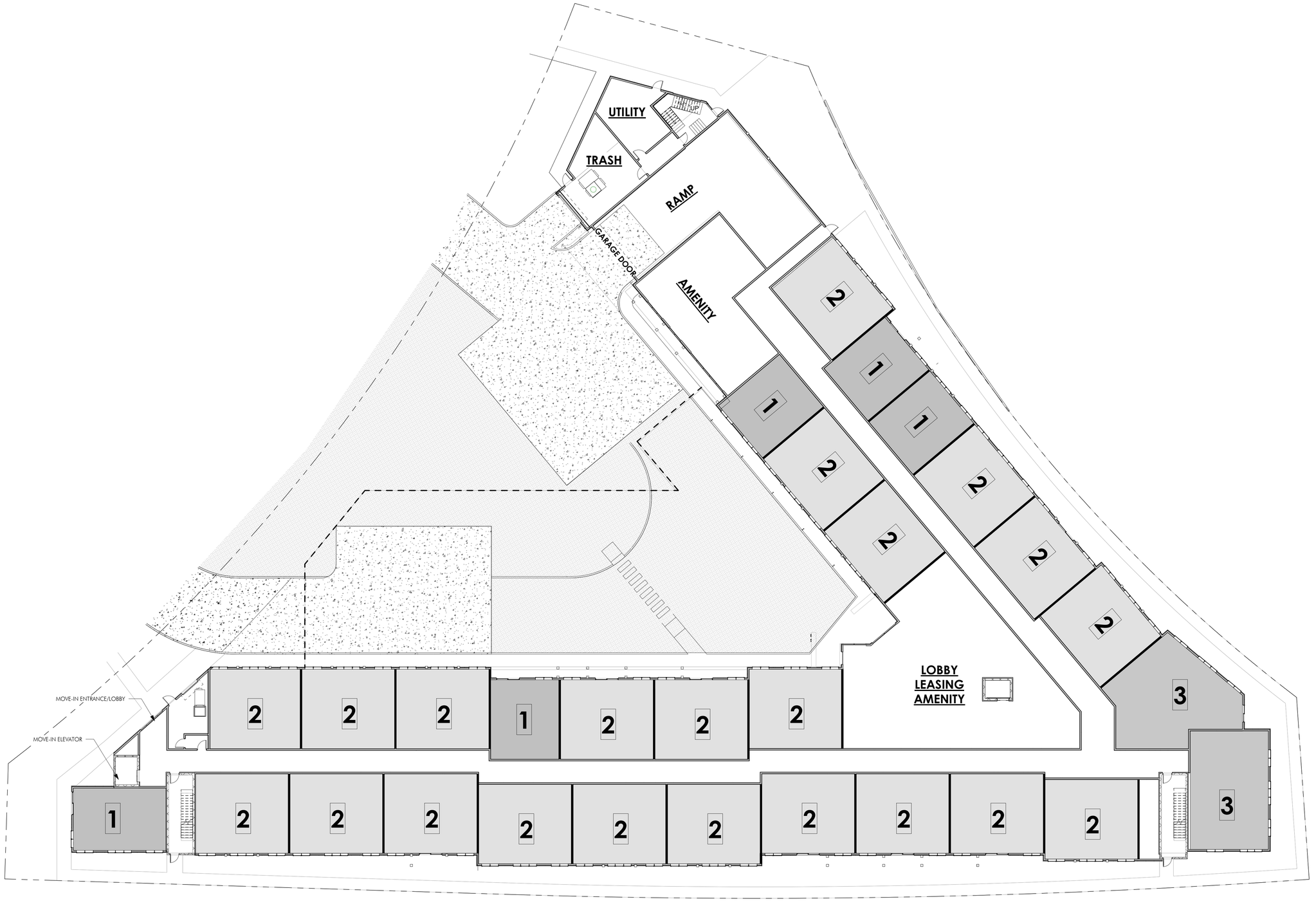


0 8' 16' 32 64'

A2 GROUND LEVEL
SCALE: 1/16" = 1'-0"

WOW

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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GROUND LEVEL FLOOR PLAN

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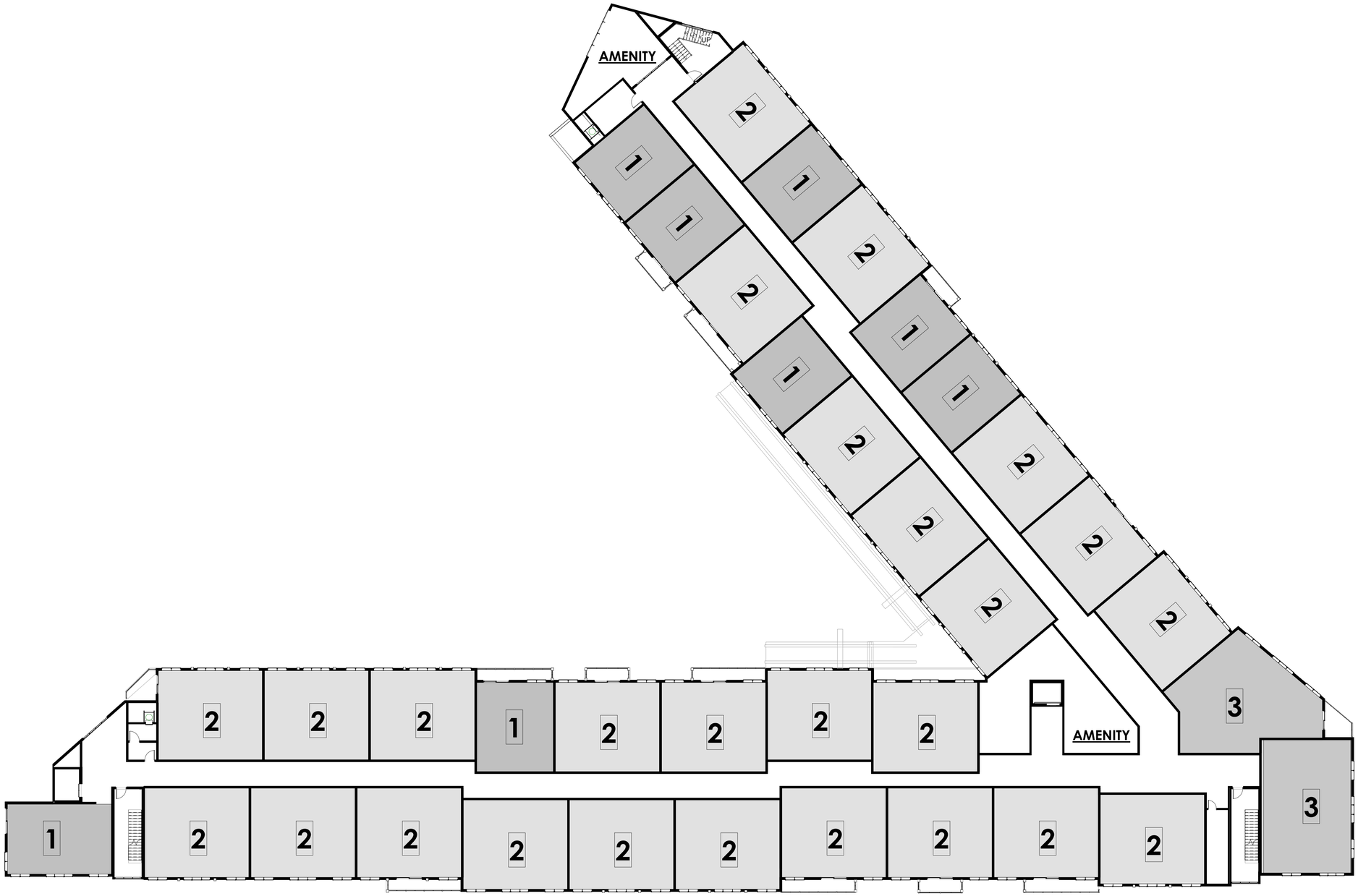


0 8' 16' 32 64'

A2 LEVEL 2
SCALE: 1/16" = 1'-0"

WOW

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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SECOND LEVEL FLOOR PLAN

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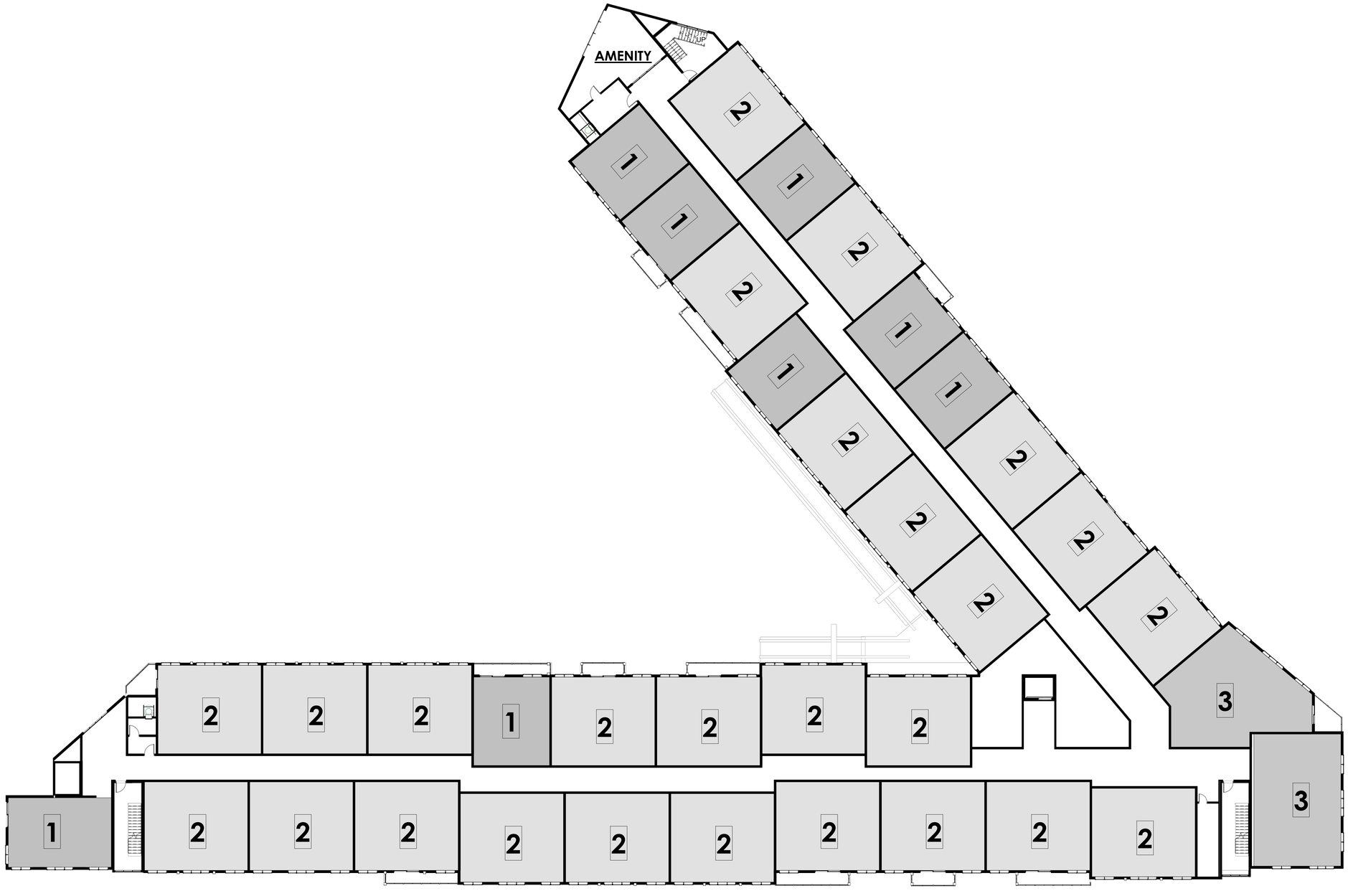


A2 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

THIRD LEVEL FLOOR PLAN

AE-104

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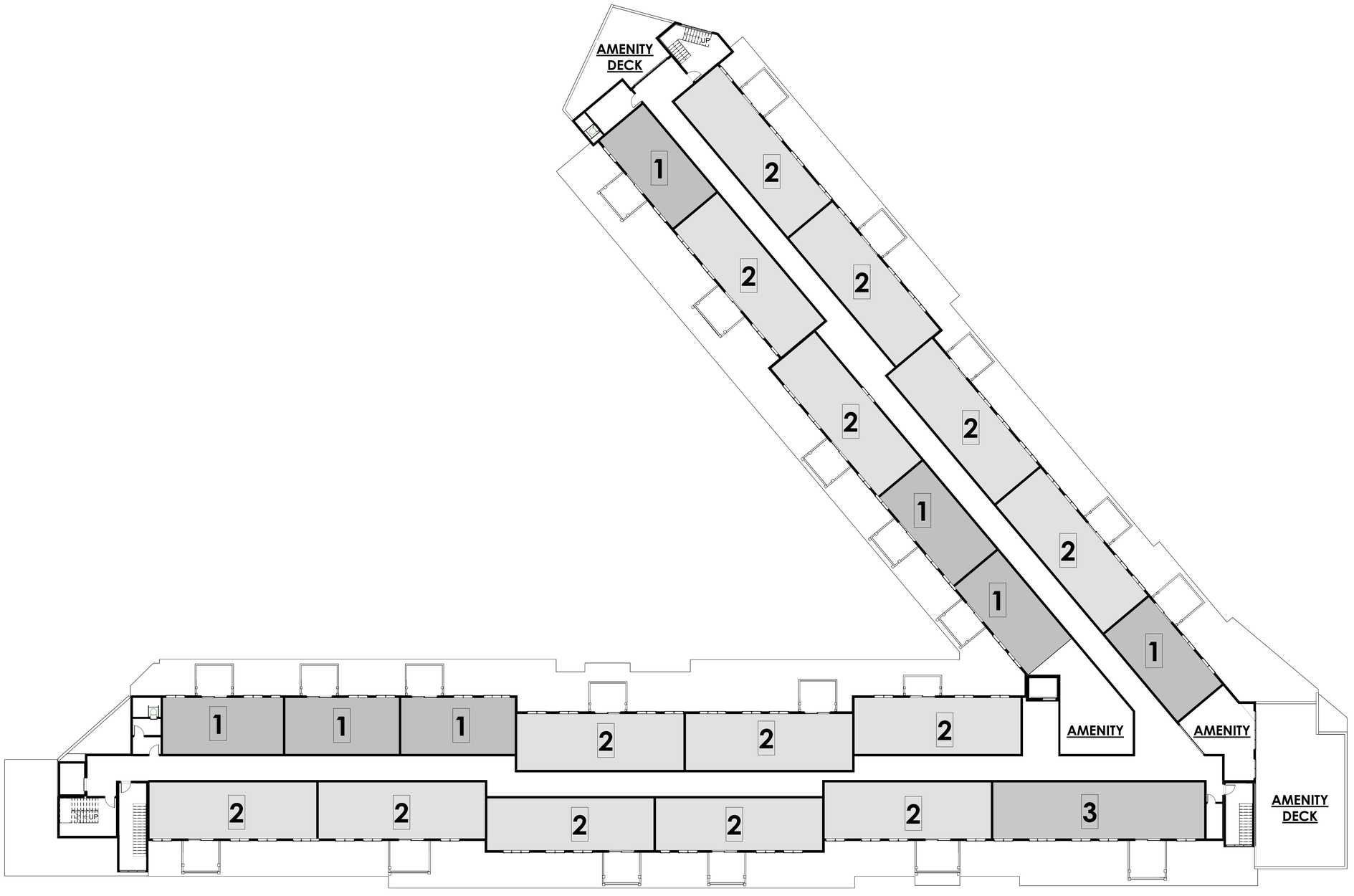


A2 FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
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Park City, Utah

PROJECT #: 210036
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ISSUE: MPD-CUP APPLICATION
REVISIONS

FOURTH LEVEL FLOOR PLAN

AE-105

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707

A2 ARCHITECTURAL ROOF PLAN
SCALE: 1/16" = 1'-0"

PLANNING
MPD/ CUP
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**CIVIL:** TALISMAN
**STRUCTURAL:**
**MECHANICAL:** PVE INC
**ELECTRICAL:** PVE INC
**LANDSCAPE:** STB DESIGN
**INTERIOR:**

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

**PROJECT #:** 210036
**ISSUE DATE:** 10.14.2022
**ISSUE:** MPD-CUP APPLICATION
**REVISIONS**

**ARCHITECTURAL ROOF PLAN**

**AE-109**

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# GENERAL NOTES

1. EXTERIOR METAL SPECIFICATIONS:

HORIZONTAL SIDING -

VERTICAL SIDING -

CEMENTITIUOS SIDING -

ACCENT STONE/MASONRY

ROOFING: STANDING SEAM METAL ROOF

# LEGEND

1s — WALL TYPE TAG. SEE AE-601, AE-602 & AE-603 FOR DETAILS

1i — STOREFRONT TAG. SEE AE-705 FOR DETAILS

1 — REVISION TAG

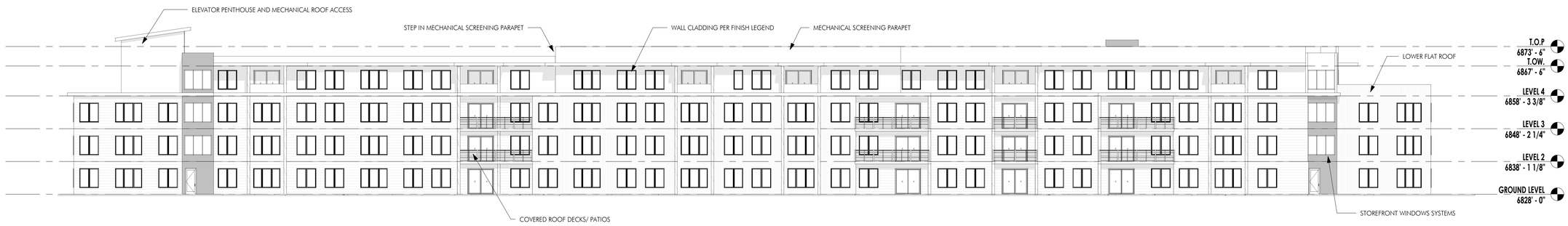
ELEVATION TAG

1 / A101 SIM — SECTION/ ELEVATION MARKER

1i — BUILT-IN / CASEWORK TAG

101 — DOOR TAG

1t — WINDOW TAG




B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

A1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

The concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
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WOW
PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ELEVATIONS
AE-201

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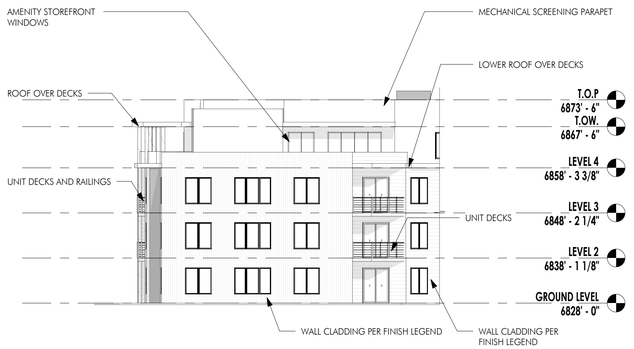
D1 NORTH INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"




B1 EAST PARTIAL ELEVATION
SCALE: 1/16" = 1'-0"

B3 WEST INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"

A1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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WOW
PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ELEVATIONS
AE-202

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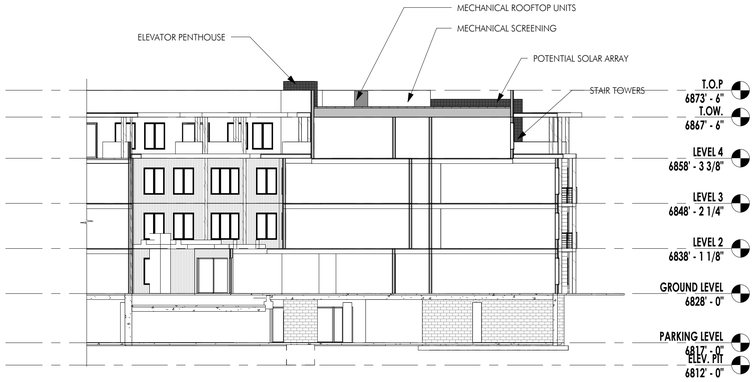
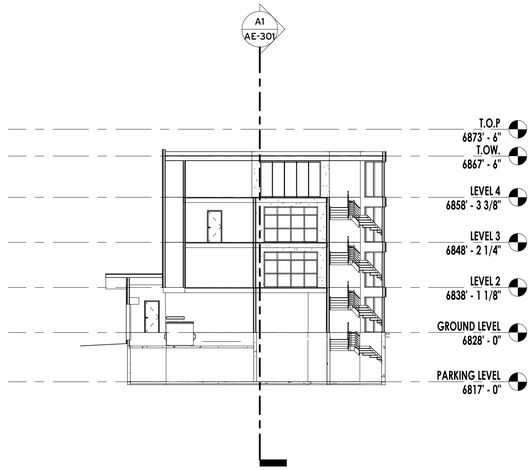
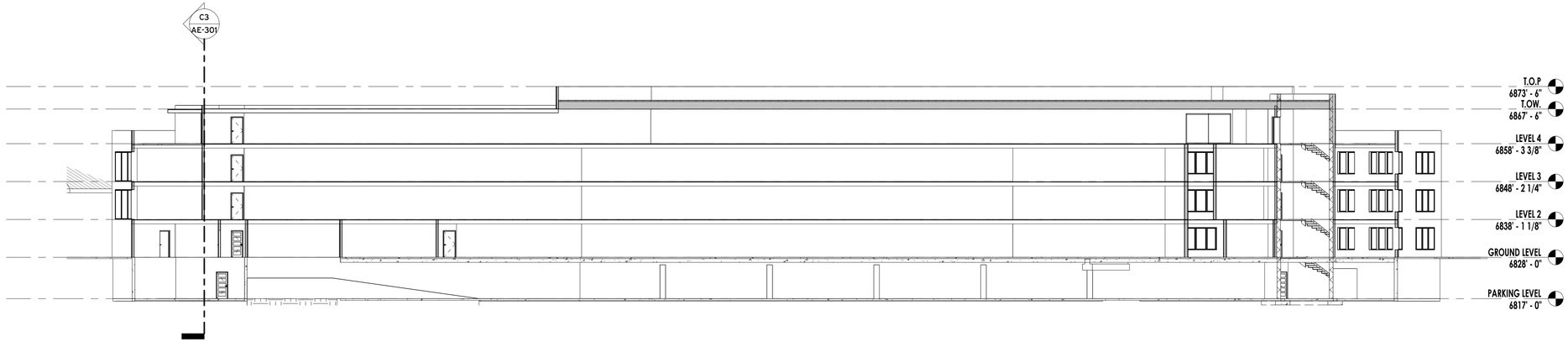



C1 SOUTH CROSS SECTION
SCALE: 1/16" = 1'-0"




C3 NORTH CROSS SECTION
SCALE: 1/16" = 1'-0"




A1 RAMP SECTION
SCALE: 1/16" = 1'-0"

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WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

BUILDING SECTIONS

AE-301

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September 2, 2022

Rebecca Ward
Spencer Cawley

RE: Public Outreach for the Homestake Project

Rebecca and Spencer,

We have held several formal and a multitude of one-on-one and smaller neighbor meetings to determine the opinions and concerns of the neighbors that both live in the Homestake neighborhood as well as have commercial interests. The dialogue has been very wide-ranging and has overall been very enlightening and has added considerably to the understanding of the issues surrounding this proposal. Below is a list of the public outreach endeavors that we have had. In addition to the below, there has been literally dozens of interactions, on a daily basis, with members of the public who are interested in what is going on. We continue to take input and will continue to take input as the process matures.

February 25, 2022. – Speak with Jesse Shetler, Mark Fisher, Ronnie and other business owners to the north of the project

February 28, 2022. – Meet with Diego Zagara, Park City Community Foundation and YIMBY representative (Yes In My Backyard). Discussed community support, Latino outreach, Economic development, cooperative child care, etc.

March 3, 2022 – Noticed neighborhood Meeting (please see attached flyer). Notice was placed on every vehicle that was present in the area the week prior as well as emailed to every fee title owner in both the Homestake and Claimjumper condominium Projects. Space was reserved at the Doubletree (Yarrow) Hotel and refreshments were served. The dialogue was brisk and very productive. Approx. attendance was @20 individuals. Comments were as follows. Repeat comments were edited out.

- No nightly rentals.
- Parking was impacted by "people from elsewhere" (not Homestake/Claimjumper).
- The City used the parking for Main St.
- Concerns about soils.
- Concerns about substation.
- Liked that the project was walkable.
- Access close to everything.
- Walking access to Windy Ridge area.

- Street parking.
- In favor of moving recycle center.
- Concerns about size/height.
- Concerns about the length of construction.
- Homestake should be widened.
- Should not widen or use Munchkin.
- Homestake a shortcut.
- Traffic concerns.
- Long-term rentals only.
- Angry about past interactions with City-no respect, being talked down to.
- Kids areas.
- Vibrancy w/o size.
- Liked small commercial uses.

March 7, 2022 – Noticed neighborhood meeting, noticing in conjunction with the neighborhood meeting above. Again, held at the Doubletree (Yarrow) and again refreshments and light food was served. Attendance was @25 people over the evening. The dialogue was more limited at this meeting due to two hecklers that continued to interrupt the presentation and the members of the audience. While constructive comment was generated, it was difficult to communicate effectively. The following comments were generated.

- Traffic.
- Road access.
- Speed of cars.
- Costs of water.
- Availability of water.
- Garbage plan.
- Density.
- Should be rentals.
- Units will not be affordable (see above heckler comments....).
- Units are being built for non-residents.
- They will be slum rentals.
- Can't enforce overcrowding.
- Can't enforce on-going compliance.
- Should all be primary residents.
- Will we rent to undocumented people?
- Toxic mitigation, fumes, dust, hours.
- Should be a light at Homestake/Kearns.
- Skin substation.
- Faraday shields, EMFs
- Pedestrian access is a big deal.
- Potential exit to Munchkin only.
- Noise.

- E-bike stations.
- Enforec parking.
- Bike racks.

March 17, 2022 – Meet with representatives from commercial businesses.
March 21, 2022 – Met with Park City Board of Realtors, community activist, media, Special Needs groups, government officials and local business owners. Strong support. Parking discussed.
March 23, 2022 – Met with former Mayor and others to discuss communication and concerns.
March 25, 2022 – Meet with representatives from several Park City activist groups. General support for the project.
April 5, 2022 - Met with several members of Park City activist groups. Shared concept plans. Strong support for the concept. Some concerns about parking and height.
April 19, 2022 – Met with adjacent property owners to discuss concerns. Generally supportive, concerns about height.
May 2, 2022 – Met with local religious leaders to discuss the plans. Strong support, particularly for the Latino population. Strong offers to help.
May 12, 2022 – Met with adjacent property owners. They were very supportive of the project; wanted to block out a group of rooms for their employees. We explained this was not possible.
May 19, 2022 – Met with other business owners and property owners regarding heir concerns. Mostly centered around parking dn pedestrian walkability. Suggested increase in commercial use to reduce trips.
June 6, 2022 – Additional meetings with Local business owners.
June 13, 2022 – Joined a City-sponsored open house to discuss the project with interested members of the community. Refreshments were served. There were several "booths" and Homestake was one of them. Good turn-out; 60-70 people. Good comments from the public and comments were favorable and encouraging.

In addition to the above, there have been many, many one-on-one conversations with interested stakeholders. A conservative estimation is that there are 5-6 calls/meetings or emails per week with people interested in the project in one form or another. The number of these meetings and the content is extensive and far-ranging. Suffice to say, there have probably been over 100 interactions with members of the public regarding this proposed project.

Pleas let me know if any additional information or documentation is desired.

Sincerely,

Rory Murphy

Rory Murphy

ADDENDUM

February 23, 2022

**RE: Homestake Workforce Housing Proposal**

To Whom It Concerns,

Our group, J. Fisher Company and Rory Murphy, are currently analyzing a workforce housing project on a parcel of property owned by Park City Municipal Corporation that is adjacent to your condominium. The property is identified on the Exhibit attached to this letter. It is very important to us, the City Staff, Commission and Council that we discuss potential issues and concerns with the public, particularly those that live and own property adjacent to the parcel.

We are inviting you to attend a meeting with your neighbors at the Hilton Doubletree Hotel (The Yarrow) located at 1800 Park Avenue in Park City. The meetings will be held from 5:30 to 7:30 in the Ivers Hearst Room (2nd Floor). We have two dates scheduled, Wednesday, March 2nd and Tuesday, March 8th. You are welcome to attend either or both meetings.

We will plan to give a brief presentation and then open the floor to you questions and concerns. We will be available following the meeting for one-on-one discussions as well. Light refreshments will be served. We would like to understand your input and ideas and discuss possible collaborations and solutions. As the owners and occupants, you are in the best position to understand how this proposed project may affect your neighborhood.

Thank you for your consideration and we appreciate your time. Please do not hesitate to contact us at paladinparkcity@aol.com or call me at 435-640-5068. Written comments are also welcome.

Sincerely,

Rory Murphy

Tuesday, July 26, 2022 3:21 PM

Thank you for your considerations.... Couple obvious things:

1. parking for 125 - that is assuming that there is ONE vehicle per household which there will not be.... where will the addtn'l 125 park?
2. traffic - that area has already been oversaturated with trafffic, far more than our infrastructure can handle between housing growth/shopping/tourists in either direction off 224. how can that many more residents placed directly in the middle of an existing bottleneck be a good idea?
3. our traffic is getting worse, not even staying consistent, regardless if it's summer, winter, or even shoulder season nowadays... we have lived here 18 yrs now and the speed by which we have grown is scary and always the main topic of every cocktail party with everyone always voicing the main concern of over- growth and over-development.... YOU have the ball, don't drop it as we ALL are depending on you to PLAN smartly, methodically, and where our infra structure can handle growth, NOT in areas like Homestake!!!

Thank you

Rgds,
Michael Stockwell

Mountain West Container Services, llc

SLC, Ut

Wednesday, July 27, 2022 4:54 PM

Dear commissioners,

My name is Jesse Shetler, I am the principal owner of Boneyard Saloon & the Wine Dive. These are long established business of over 10 years located at 1251 Kearns Blvd. here in PC.
Property know as The Yard.

I would like to address the proposed affordable units to be built at the “Homestake” lot - (between “The Yard” & the Windsor property)

While I am in support of affordable or workforce housing for this proposed location, it does come with a few very concerning issues that should be addressed, and hopefully taken into consideration for modification of the plans.

My understanding is that this housing structure or part of this structure is being proposed at 4 stories in height.
Our Boneyard business has a permitted roof top patio that seats half of our overall capacity and I am concerned that a four story structure would block (either completely, or in part) our current and long standing views of the mountain landscape that our customers come to our establishment to enjoy. This would most certainly and negatively impact our customer experience resulting in negative financial impacts to our business.

Another item of great concern is the overall parking plan for these housing units. At approximately 125 units, the 6 surface parking spaces and the approx. 125 underground spaces is not enough for the amount of bedrooms being proposed in this development.
Many of the proposed 125 units are two bedrooms and some are 3 bedrooms.
It is with complete confidence that most (if not all) of these units will have more than one driving aged adult residing in them. Which means that most of these units will have 2 vehicles, and in some cases three vehicles. My confidence comes from the many employees that I have working throughout 5 total businesses that I own and operate in Park Coty. Many of them have roommates. None of them share a car or a vehicle with their roommate. They each have their own vehicles.
To put this simply, this there are not nearly enough parking spaces in the plans for a development of this magnitude. People will not sell their car to move in to an affordable unit, they will actively poach parking spaces from the surrounding area. Namely, The Yard parking lot. Enforcement would be necessary both day and night to even attempt at keeping the new residents from parking in our lot, this would be far too costly for any business or property owner to financially absorb. Enforcement of our parking lot would be an inconceivable answer.
The only conceivable solution is to make sure that enough parking spaces are adequately provided for the amount of bedrooms these units will host.
The proposed parking spaces for a development of this size should at a minimum, be doubled.

I would ask that this email be also forwarded to Gretchen M. and be added to the public record.

I appreciate your time and careful consideration as you work toward a successful project, not only for the residents of this development but also for the surrounding commercial and residential neighbors, and the community as a whole.

Thank you and best regards,

Jesse Shetler
435-731-0033

HOMESTAKE NEW AFFORDABLE HOUSING

TIMELINE ISSUE FOR INPUT

THANK YOU FOR REVIEWING
THERE ARE MANY MORE OBSERVATIONS

PLEASE REMBER :

* MANAGED GROWTH —
ENSURE THAT ANY FUTURE GROWTH
MAINTAINS THE QUALITY OF RESIDENTS ;
VISITORS EXPERIENCE

PLEASE CONSIDER
CREATING A NEIGHBORHOOD THAT SUPPORTS
A HOME ENVIRONMENT CONDUSIVE TO FAMILY
LIVING WITH A CONVINIENT LOCATION. PROVIDE
A COMMUNITY ATMOSPHERE.
A BUILDING JUST FOR BEDS FOR EMPLOYEES
CREATES A MORE TRANSIENT ATMOSPHERE
; DOES NOT REFLECT PARK CITY'S MASTER
PLANS TO KEEP THE DESIRED COMMUNITY
FEELING THAT HAS BEEN A PART OF
PARK CITY'S REPUTATION.

I AM AVAILABLE TO SHARE IDEAS, OBSERVATIONS WITH ANY PERSON WORKING ON THIS PROJECT.
I UNDERSTAND REQUIRED CODES WILL BE IN COMPLIANCE HOWEVER THE REALITY OF THIS PROPOSED PROJECT IS NOT APPROPRIATE FOR THIS LOCATION.

LINDA ROSEPINK
435 640 2923
THINK PINK AGAIN @ GMAIL.COM

THANK YOU FOR YOUR TIME

# TRAFFIC OBSERVATIONS

HOMESTAKE RD

VERY BUSY
RESIDENT TRAFFIC
- CLAIM JUMPER CONDOS
- HOMESTAKE CONDOS

DELIVERY TRUCKS
- GROCERY STORE
- BONE YARD RESTAURANT

SCHOOL BUSES
- 4 TIMES A DAY 5 DAYS A WEEK

TRASH PICK UP
- REPUBLIC 3 DAYS A WEEK
- ACE

ENTRIES FOR
- GROCERY STORE
- WALGREENS
- REAL ESTATE BUILDING
- STORAGE DEPOT
- CLAIM JUMPER CONDOS 2
- HOMESTAKE CONDOS 2
- KIMBALL ARTS
- EMPLOYEE PARKING BONE YARD
- DELIVERY FOR FOOD BONE YARD

SHORT CUT FOR VEHICLES FROM PARK AVE

WOODBINE WAY

STREET ALREADY EXISTS

LEADS DIRECTLY TO NEW PROJECT

COMMERCIAL BUSINESSES ON EACH SIDE
LESS BUSY THAN HOMESTAKE RD
ALTERNATIVE ENTRIES FOR BUSINESSES
NOT A THROUGH STREET

CURRENTLY CONNECTS TO MUNCHKIN RD

MUNCHKIN RD

WHAT IS THE REASON TO MAKE A THROUGH STREET ?

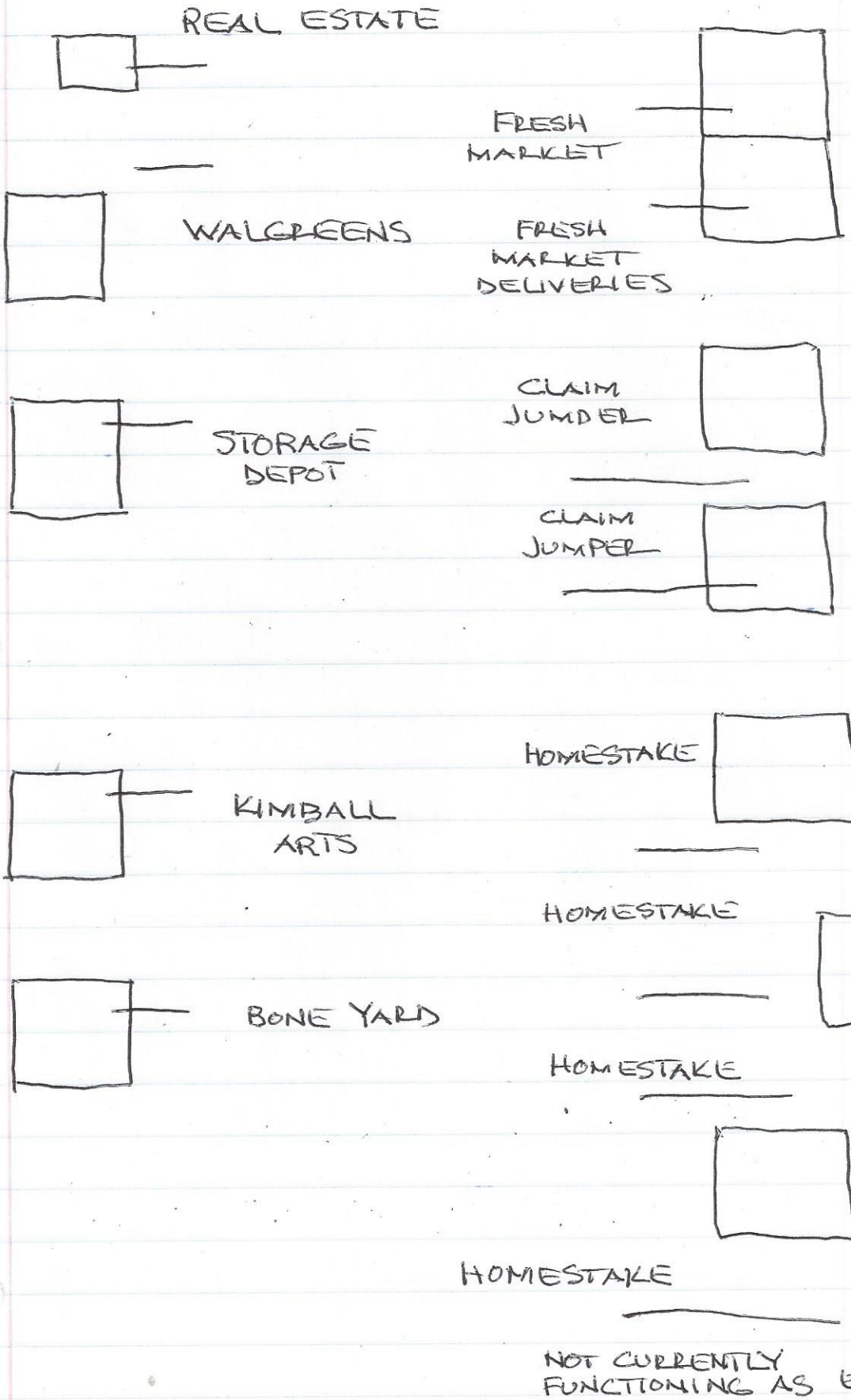
CONNECTING RD TO HOMESTAKE CREATES EVEN MORE TRAFFIC FOR HOMESTAKE

EXTENDING ROAD WILL PROVIDE EXTREME USE OF HOMESTAKE RD FOR 3 CONDO/APARTMENT BUILDINGS

NUMBER OF RESIDENTS

- NEED TO USE REALISTIC NUMBER
- USING 2 PEOPLE PER UNIT NOT ACCURATE

# HOMESTAKE RD ENTRIES



PROPOSED NEW PROJECT

GIVE IT A SPECIFIC NAME

SAFETY
- TRANSPORTATION
- ELECTRICAL EMMISSIONS
- PARKING
- TRASH STORAGE & PICK UP

NOISE

OVER CROWDING
- NOT # OF UNITS - TALK PEOPLE
- ENFORCEMENTS

MANAGEMENT

# QUESTIONS

THE PROPOSED WIDENING OF HOMESTAKE RD SEEMS TO BEING USED AS A MARKETING ASPECT FOR NEW PROJECT —
WONT WORK NEED TO BE DONE FOR WATER & SEWER REGARDLESS AND HOME STAKE RD WILL BE TORN UP

WHO PAYS FOR THE PROPOSED CHANGES TO HOMESTAKE RD

NO MATTER HOW MUCH IS WALKABLE
PEOPLE WILL OWN VEHICLES

PROJECTED

HOMESTAKE AFFORDABLE HOUSING
4 STORIES TO HIGH
LOOKS LIKE A HOTEL

OUT OF SCALE FOR SURROUNDING
BUILDINGS & AREA

CONSIDER THE ENTRANCES

NOT ENOUGH PARKING
FOR NUMBER OF PEOPLE & VEHICLES
THAT WILL BE AT THIS SITE

HAVE BEEN SEARCHING FOR
RENDERINGS BUT HAVE ONLY FOUND
THIS INCLUDED PICTURE

WAS DIRECTED TO THIS SITE & COULD NOT
ACCESS ANY RENDERINGS

Park City
Listen Live
Planning Commission
8/24
9/28 Agenda Packet

TIME RESCRICTION

Politics

# Planning Commission to discuss affordable housing at Homestake Road

Kevin Cody
Jul 26, 2022

Proposed 123-unit Affordable Master Plan Development Photo: Image courtesy of Park City

PARK CITY, Utah — With rising living costs and the ever-growing need for affordable housing, Park City Planning Commission will discuss the proposed building of affordable housing on 1875 Homestake Road in their meeting on July 27.

The proposed building totals 123 units for rent; 46 one-bedroom units, 74 two-bedroom units, and three three-bedroom units. There will also be 42,237 square feet for 125 underground parking spaces.

**September 23, 2022 11:10 AM**

I am writing to express our concern for the proposed housing development at 1875 Homestake Road. I believe the density of this development as currently planned will adversely affect the residents at 1900 Homestake Road, and the neighborhood in general. Street parking and increased traffic on Homestake Road is a major concern, especially given the current condition of the road. Please consider deep review and study of the possible affects this large number of new units will bring to area. Some of these issues may be alleviated with increased on site parking requirements, or improvements to Homestake Road to allow for the increased traffic and usage. I hope I am directing this message to the correct person; please tell me if there is anyone else I should contact.

Thank you for your time,
Peter Cossaboom

**September 23, 2022 11:35 AM**

The board at Homestake Condominiums located at 1900 Homestake Road was just made aware of some aspects of the proposed Homestake MPD Affordable Housing Project that are of great concern. These include the project's size, impact on traffic on Homestake Road, parking etc.  Please advise how and to whom we submit our concerns.  We plan to have representatives at the planning meeting Wednesday, September 28th at 5:30 pm.

Thank you for your timely response.

Homestake Condominiums

# Planning Commission
# Staff Report

**Subject:** **Studio Crossing**
**Applications:** **PL-22-05206 & PL-22-05212**
**Author:** **Alexandra Ananth, Sr. Planner**
**Date:** **October 26, 2022**
**Type of Item:** **Legislative – Amend the Park City Film Studios Annexation Ordinance and MPD**

## Recommendation

(I) Review the proposed amendments to 1) the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD) and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12; (II) Re-open the public hearings continued from August 10, 2022; and (III) Consider approving the proposed amendment to the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD) to allow for a mixed-use project including 185 affordable units.

If the Planning Commission chooses to approve the Amendment to the MPD, the Commission must forward a recommendation on the proposed exceptions to the Zone Height to the City Council, as well as a recommendation on the applicant's Housing Mitigation Plan to the City's Housing Authority, for Council consideration on November 17, 2022.

Finally, if the Planning Commission chooses to approve the Amendment to the MPD, the Planning Commission must also forward a recommendation on Ordinance 2022-Xx, an Ordinance amending the Annexation and Zoning Ordinance, for Council's consideration on November 17, 2022.

If the Council and Housing Authority approve the Ordinance, Building Height exceptions, and Housing Mitigation Plan, the Planning Department will return to the Planning Commission with a Development Agreement for ratification by the Planning Commission.

## Description

| | |
|---|---|
| Applicant: | Quinn Capital Partners, LLC (Gary Crandall, Manager) |
| Location: | 4001 Kearns Boulevard (SR-248), |
| Zoning District: | Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus |
| Adjacent Land Uses: | Open Space and Recreation, Residential (MPD), Institutional Uses |

| | |
|---|---|
| Reason for Review: | MPD amendments require Planning Commission action[1] and a recommendation to the Housing Authority (as applicable). Ordinance Amendments require Planning Commission review and City Council action[2]. |

## Abbreviations

| | |
|---|---|
| AMI | Area Medium Income |
| CT | Community Transition |
| CUP | Conditional Use Permit |
| ECPO | Entry Corridor Protection Overlay |
| MPD | Master Planned Development |
| RCO | Regional Commercial Overlay |
| SLO | Sensitive Land Overlay |
| AUE | Affordable Unit Equivalent |
| UE | Unit Equivalent |

## Summary

On August 10, 2022, the Planning Commission held a public hearing (Staff Report; Minutes) and provided additional feedback to the applicant on the proposal, which had a work session on May 25, 2022 (Staff Report; Minutes). Issues raised by the Planning Commission at the August 10, 2022 public hearing included:

1. Building encroachments into the ECPO;
2. Proposed amenities and trail connections within the project;
3. Commercial Uses should serve the surrounding neighborhood;
4. A shared parking analysis to support the proposed parking reduction;
5. A broader range of AMI served;
6. Additional information on the sustainability of the project;
7. Concerns over the applicant's request to allow for nightly rentals in the market-rate units; and
8. An expiration on any approvals to ensure the project is completed within a certain timeframe.

Since the August public hearing the applicant has worked to address the issues raised by the Planning Commission. The Planning Department has updated the August 10, 2022, Staff Report to reflect additional information submitted since the August public hearing.

The Park City Film Studios Subdivision consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).

The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining

[1] LMC § 15-6-4(H).
[2] LMC § 15-2.17-4(B).

Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use development project, including 185 affordable for-rent units at 60-80% AMI, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units, . LMC § 15-6-8, *Unit Equivalents*, states that "Affordable Housing units required as part of the MPD approval…do not count towards the residential Unit Equivalents of the Master Plan." The project requires 42.4 Residential Unit Equivalents which the applicant is proposing to divide into 65 Units which do not count towards the total project density. The proposed project has just less than the remaining Density under the existing MPD, which is 282,575 square feet.

| Use | Units | SF |
|---|---|---|
| Commercial Uses | NA | 60,000 |
| Market Rate Units | 100 | 142,000 |
| Affordable Units | 185 | 118,632 |
| **Total** | | **320,632** |
| **Less Required UEs** | **42.4** | **-38,160** |
| **Total Density** | | **282,472** |

The applicant has submitted:

1. Updated Conceptual Site Plans including a Phasing Plan (Exhibit C);
2. A Shared Parking Analysis (Exhibit D);
3. A Trip Generation Analysis (Exhibit E); and
4. An Updated Housing Mitigation Plan (Exhibit F).

**See Exhibit J for additional Background Information.**

## Analysis

Since the August 10, 2022 public hearing, the applicant has reviewed Planning Commission feedback and made the following changes to the project:

1. The applicant has shifted the townhomes out of the ECPO. All 50 townhomes are 25 feet in Height and meet the 150 ECPO Setback Requirement listed in 15-2.20-5(I), *Building Height, Entry Corridor Protection Overlay*.

2. The applicant has lowered the proposed Building Height of the Phase 4 Affordable Housing Building from 48 feet to 45 feet. In addition, the applicant has shifted the building closer to the plaza to promote community connectivity and hide much of

the parking from the highway. The three Multi-Unit Dwelling buildings remain at 40 feet in Height.

3. The height of the two Commercial buildings has been reduced from 28 feet to 25 feet, providing a variety of Building Heights on site, consistent with the Film Studio MPD which allows for exceptions to the zone height for a variety of Building Heights on site. See Page 8 of Exhibit C.

4. The applicant has met with UDOT twice to discuss and design vehicular access on the west of the site that restricts access to right in/right out only. UDOT has proposed a median in SR-248 and the Planning Department recommends a Condition of Approval that the applicant work with UDOT and the City's Engineering Department to design an access that limits access to right in and right out only that must be reviewed and approved by the City's Engineering Department prior to the issuance of a building permit.

5. The applicant is proposing site amenities including a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot wide multi-use paths with pocket parks and benches throughout the site, connection to the rail trail (required by existing MPD), and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

6. The applicant has worked to narrow the list of allowed commercial uses to focus on small-scale uses that will support the surrounding community. This is discussed later in the staff report.

7. The applicant completed a parking study that accounts for internal capture and shared use. A comparison of the applicant's Newpark development indicates the development will generate approximately 527 parking stalls of demand in comparison to the 566 parking stalls provided, with the implementation of shared parking and TDM strategies to encourage other modes of transportation.

8. The applicant has worked to broaden the range of AMI in the project and is now proposing that seven (7) studio units be available to households up to 60% AMI and that 20 studio units be available to households up to 70% AMI. The rest of the required rental units will be available to households making up to 80% AMI as originally proposed. The 120 "additional" affordable units will be available to households up to 120% AMI but rents will be charged at 80%AMI.

9. The applicant has submitted additional information on the sustainability of the project and committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water-wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a

bus station, e-bike share and bike fix-it station, connection to the rail trail, and providing bike storage in all Multi-Unit Dwellings. In addition, the applicant is proposing to reduce their overall parking to prevent excess paving and increase Open Space. All lighting will meet the City's Dark Sky Ordinance in LMC § 15-5-5(J). These measures are recommended Conditions of Approval.

10. The applicant's team met with the City's Open Space Manager and Mountain Trails Foundation on-site on August 31, 2022, and agree that a connection from the site to the Rail Trail can be made. The Film Studio MPD included a condition that the applicant contribute $75,000 to the City to make a City connection to the site. The applicant made this payment in 2014. The Planning Department recommends a Condition that the applicant construct this connection upon review and approval by the City's Open Space Manager and the City will contribute up to $75,000 for the cost of this connection.

11. The applicant has looked closely at the issue of Nightly Rentals and notes that Nightly Rentals are allowed in the RCO zone, and the approved MPD includes a 100-key hotel. With the recent lowering of the AMI for 27 of the studio units the applicant is still seeking to allow for nightly rentals in the for-sale market-rate units. The applicant has noted that based on comparables in other projects they own in the area less than 20% of market-rate units are likely to be used as nightly rentals. The applicant will present additional information at the public hearing on the need to allow for nightly rentals in the market-rate units only.

12. The Planning Department recommends a Condition of Approval that if all phases of the project are not issued building permits within 6 years, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

Project Description and Proposed Phasing

Since the August public hearing the applicant has shifted the townhomes that were encroaching in the Entry Corridor Protection Overlay (ECPO) out of the 150-foot Front Setback Overlay listed in 15-2.20-5(I), *Building Height, Entry Corridor Protection Overlay*. The market-rate condominium building has also been reconfigured and pulled further into the site to better connect to the plaza area and create more community interaction. Parking has been rearranged to be more equally distributed around the site and to allow for safer traffic flow. Finally, the Phase 4 affordable building has been moved to the back of the site to further promote community connectivity, facilitate Open Space and recreation amenities on site, and the Building Height has been reduced from 48 feet to 45 feet. The proposed new location of this building also helps to screen the parking from the highway.

The applicant is proposing a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and 185 affordable for-rent residential units.

The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1, in the form of 65 deed-restricted units, meeting the Project's Housing Obligation in Phase 1.

In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units). The proposed bedroom mix and size of the affordable units are as follows:

| **Affordable Units** | **Number** | **Size** |
|---|---|---|
| Studio | 77 | 400 |
| 1 Bedroom | 63 | 600 |
| 2 Bedroom | 30 | 800 |
| 3 Bedroom | 15 | 1,100 |
| **Units** | **185** | |

Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market-rate units in Phase 1.

Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

Phases 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A single-car garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.

Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls

for residents of the building.

The site plan also includes one additional 4-story, for-rent affordable building totaling 58,632 square feet to be built concurrently with the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, 65 units, will be constructed in this building. The Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be issued prior to any market-rate unit Certificate of Occupancy.

Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. ***It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.***

The proposed site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals 282,472 square feet, just under the remaining conditionally approved Density of 282,575 square feet in the original MPD. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 373,897 square feet, just under the 374,000 square feet of Density the site was originally approved for. The Planning Department recommends a Condition of Approval include that no additional Density be built on Lot 1A, and that Lot 1B is subject to a maximum square footage of 320,632 square feet of total development, consistent with the site plan reviewed by the Planning Commission on October 26, 2022.

**Figure 1: Proposed Site Plan**

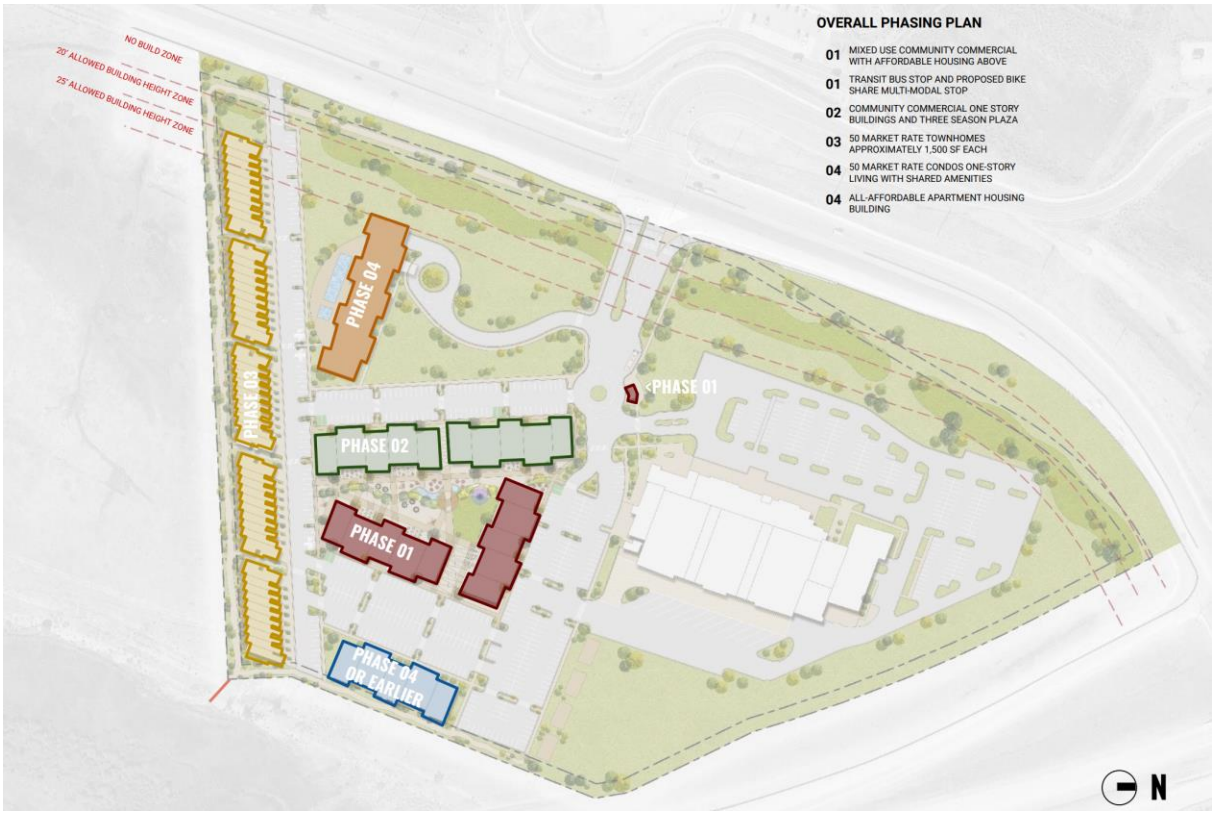



**Figure 2: Proposed Phasing Plan**

Commercial Uses

The Planning Commission has consistently expressed that the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community-oriented retail/commercial Uses. To that end, the applicant is proposing that the following Uses be allowed in the Commercial space and MPD without the need to return to the Planning Commission for a CUP: Child Care Center, Telecommunications Antenna, General Office, Moderate Intensive Office, Intensive Office, Medical Office and Clinic, Financial Institution, Minor Retail and Service Commercial, Major Retail and Service Commercial, Transportation Service, Neighborhood Convenience Commercial, Café, Deli, General Restaurant, Outdoor Dining Restaurant, Outdoor Events, Bar, Indoor Entertainment, and Commercial Recreation Facility.

The Planning Department recommends a condition of approval that the Planning Department complete an Administrative Conditional Use Permit for any Child Care Center, Intensive Office, and/or Major Retail or Service Use, to ensure that the majority of the Commercial Uses are smaller-scale and community-oriented and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. The Planning Department also recommends a condition of approval that Commercial Uses not include Hotels of any kind, any business with a Drive-Up window, or a Gasoline Service Station.

Under the current MPD, the remaining 282,575 square feet of Density is conditionally approved for commercial Uses as specifically identified in the Settlement Agreement and Annexation Agreement (see Page 3 of this Staff Report), including lodging, destination spa, store, offices, food services, etc. The applicant is now seeking to modify the Uses allowed under the CT-RCO zoning applicable to the MPD.

See LMC § 15-2.17-2 and § 15-2.23-2, Uses, for a complete list of Allowed and Conditional Uses in the CT and RCO Districts. Allowed Uses include Nightly Rentals, Home Occupation, Child Care, Private Recreation Facilities, and Food Trucks; however, some of these uses require a CUP. Conditional Uses include Multi-Unit Dwellings, Child Care Center, Hotel, Office and Medical Clinic, Retail and Service Commercial, Neighborhood Convenience, Restaurant and Bar, Parking or Garage, Recreation Facility, and Entertainment.

LMC § 15-2.17-4, Criteria For Commercial Development, in the RCO zoning district, requires that each proposal must include one commercial anchor, a minimum of 30,000 square feet in size, and a maximum of 65,000 square feet. The Planning Department notes that none of the proposed buildings include commercial space greater than 15,000 square feet. At the May 25, 2022, Work Session the majority of the Commission indicated that they were comfortable allowing the Film Studio to serve as the commercial anchor for the site.

Parking and Trip Generation

The applicant submitted a Parking Analysis from Fehr and Peers 's indicating the proposal requires approximately 655 parking stalls depending on the Commercial Uses (Exhibit D).

The applicant is proposing 566 stalls, leaving an 89-stall deficit for the proposed commercial Uses, as the applicant is proposing to meet the parking requirements for the residential portion of the site.

The LMC § 15-3-6(A), Parking Ratio Requirement for Residential Uses is detailed below, indicating that 343 stalls are required for the market-rate and affordable units, leaving 223 stalls available for the 60,000 square feet of commercial Uses.

| Unit Type | Number | Parking Ratio | Parking Requirement |
|---|---|---|---|
| Units < 1,000 sf. | 170 | 1 | 170 |
| Units > 1,000 sf. | 115 | 1.5 | 172.5 |
| **Total Residential Requirement** | **285** | | **342.5** |

* All Units are under 2,000 SF

The LMC § 15-3-6(B), Parking Ratio Requirement for Non-Residential Uses varies, depending on the intensity of the Use. For example, Office and Retail Uses require 3-5 spaces per 1,000 sf of leasable floor area. Shopping Centers or complexes of multi-tenant retail spaces require 3.5 spaces per 1,000 sf of leasable floor area. Restaurants require 1 space for every 100 sf of net leasable area. Child Care Centers require 1 per on-duty staff per shift and one per 6 children.

If the "Shopping Centers or complexes of multi-tenant retail spaces" ratio of 3.5 stalls per 1,000 square feet were applied to the 60,000 square feet of proposed commercial space the parking requirement would be 210 stalls. 210 commercial Use stalls plus 343 residential stalls equal 553 stalls. With 566 stalls proposed, the applicant would meet the parking requirements under this scenario.

However, if more intense Uses such as Restaurants, Medical Office, or Major Retail occupy some of the space, the parking requirement increases. The Fehr and Peers Parking Analysis proposes a potential breakdown of commercial Uses and Parking Requirements below, requiring 312 commercial Use parking stalls, which exceeds the available 223 commercial stalls. If the commercial Uses were granted a 30% parking reduction the 312-parking stall requirement becomes 218 stalls, just less than the 223 number of commercial parking stalls available.

| Use | 1,000 sf | Parking Ratio | Parking Requirement |
|---|---|---|---|
| Restaurant | 12 | 1 per 100 sf | 120 |
| General Office | 6 | 3 per 1000 sf | 18 |
| Medical Office | 6 | 5 per 1000 sf | 30 |
| Minor Retail | 18 | 3 per 1000 sf | 54 |
| Major Retail | 18 | 5 per 1000 sf | 90 |
| **Total** | **60** | | **312** |

LMC § 15-3-7, Parking in Master Planned Developments and Conditional Use Permits, allows the Planning Commission to reduce the initial parking requirement to prevent excess parking and paving, provided the applicant can prove that the proposed parking is adequate with a parking study. The parking study must analyze whether "parking uses will overlap, commercial spaces within the project will serve those residing within the project rather than the general public, or other factors that support the conclusion that the project will generate less parking than the Code would otherwise require."

***The Parking Requirements for the commercial portion of the site vary with the Use, and the Planning Department recommends the Planning Commission consider approving a parking reduction for the commercial portion of the site not to exceed 30% of the required commercial parking, so the applicant does not need to amend the MPD as commercial Uses change over time.***

The applicant's parking analysis includes a comparison of the project to the applicant's Newpark development project, which indicates that the development will generate up to 527 parking stalls of demand, with the implementation of shared parking and TDM strategies to encourage other modes of transportation. As noted earlier the applicant expects internal capture, shared uses, and parking reductions due to mode shifts such as trips made by residents, bike, and bus. Based on the applicants parking study the Planning Department finds the proposed parking should be sufficient to meet anticipated parking demand.

The applicant submitted a Trip Generation Memorandum also prepared by Fehr & Peers, which compares the trip generation of the proposed MPD to the Film Studio MPD, including 285 dwelling units and 60,000 square feet of Commercial Uses (Exhibit E). The resulting analysis shows that the proposed mixed-use project decreases daily trips by 36% when compared to an all-commercial project (the remaining uses to be constructed under the current MPD),

Should the Planning Commission choose to approve this project the Planning Department recommends a Condition of Approval that parking be phased to ensure that there will be sufficient parking for all uses at all times prior to project completion.

Affordable Housing Resolution Requirements

Park City Resolution 05-2021 is the City's Affordable Housing Resolution currently in

place, and requires that Developers provide affordable housing units in an amount of Affordable Unit Equivalents (AUEs) equal to 20% of the total Residential Unit Equivalents (RUEs) in the project. Required AUEs developed on-site in fulfillment of this requirement are not included in the Density calculation for the MPD. For Commercial Development, the Developer is required to mitigate 20% of the employees generated, according to formulas in Table 1, Resolution 05-21.

The applicant submitted a Housing Mitigation Plan, calculating the Unit Equivalents required for the Residential and Commercial portions of the project (Exhibit F). The applicant's Draft Housing Mitigation Plan notes the applicant is proposing 142,000 square feet of market-rate residential development, or 71 RUEs.

71 RUEs multiplied by the residential mitigation rate of .2 equals 14.2 AUEs required. Pursuant to the Affordable Housing Resolution, one AUE = 900 square feet. Therefore, the applicant is required to provide 12,780 net square feet of AUEs to mitigate the market rate housing.

## *REQUIRED AFFORDABLE HOUSING*

**Studio Crossings Residential Density**

| Market Rate SQFT | REU | AUE | Net Livable Space |
|---|---|---|---|
| **142,000** | **71** | **14.2** | **12,780** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Studio Crossings Assumed Use Based on Newpark Retail Mix**

| Use | FT | Use Mix | SQFT | Employees | Net Livable Space |
|---|---|---|---|---|---|
| Commercial Retail | 3.3 | 73.4% | 44,028 | 145.3 | |
| Medical | 2.9 | 8.7% | 5,219 | 15.1 | |
| Personal Services | 1.3 | 6.1% | 3,640 | 4.7 | |
| Restaurant | 6.5 | 11.9% | 7,113 | 46.2 | |
| Total Commercial Density | | | 60,000 | 211.4 | |
| Mitigation rate X 0.2 | | | | 42.3 | |
| AUEs / 1.5 | | | | **28.2** | **25,367.44** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Total Affordable Housing Obligation**

| Net Livable Space | AUE |
|---|---|
| **38,160** | **42.40** |

1 AUE = 900 SF

**Figure 3: Table from the Applicant's Housing Mitigation Plan**

For the 60,000 square feet of commercial Uses, the project is estimated to generate 211.44 employees.

211.4 employees multiplied by the mitigation rate of .2 equals 42.3 employees.

42.3 employees divided by 1.5 workers per household equals 28.2 AUEs required. Therefore, the applicant is required to provide 25,368 net square feet of livable space for the proposed commercial Density.

The applicant, therefore, has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.

The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

| Type | Units | Size | Total |
|---|---|---|---|
| Studios | 27 | 400 | 10,800 |
| 1 Bedroom | 23 | 600 | 13,800 |
| 2 Bedrooms | 10 | 800 | 8,000 |
| 3 Bedrooms | 5 | 1,100 | 5,500 |
| Units | 65 | | 38,100 |
| @ 900 SF | | | **42.4 AUEs** |

Additional Affordable Housing Units

In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

| Type | Units | Size |
|---|---|---|
| Studios | 50 | 400 |
| 1 Bedroom | 40 | 600 |
| 2 Bedrooms | 20 | 800 |
| 3 Bedrooms | 10 | 1,100 |
| Units | **120** | |
| @ 900 SF | | **78.8 AUEs** |

As noted earlier, the Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be tied to the issuance of the Phase 4 market-rate unit Certificates of Occupancy.

Eligibility and Pricing

The applicant is proposing that the majority of the affordable units, both the 65 required and the 120 "additional" affordable units, will be rental units available at 80% AMI, with the exception of 27 studios, that will be available to households making 60-80% AMI, broadening the affordability of these units. It is expected that 7 studios will be available at 60% AMI and 20 studios will be available at 70% AMI. This is reflected in the applicant's updated Housing Mitigation Plan.

The 2021 Park City Housing Needs Assessment indicates an extreme shortage of long-term rental inventory, and the City has set a goal of developing 800 new units by 2026. ***The applicant's proposed 185 units would contribute significantly to the City's affordable housing needs and goals.*** With a proposed commercial uses, bus stop, e-bike station, bike storage, and connections to existing trails, the proposed site appears to be a good location for affordable housing units. The Planning Department notes that the adjacent Park City Heights contains 79 affordable housing units, and the recently annexed Clark Ranch property may include additional affordable units in the immediate vicinity in the future.

The applicant has agreed to a Condition of Approval that all 65 of the required affordable housing units will be deed-restricted, will meet the City's current Affordable Housing Resolution, and will be built in the first phase of construction. A qualified third-party professional property management company will manage the rental of the units. Rental rates will be priced affordable to households with incomes ranging up to 80% of Summit County AMI, consistent with Resolution 05-21. The Planning Department recommends these commitments also be included in Conditions of Approval.

The applicant has stated that initially, the applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood,

including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, National Ability Center, etc.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County ("additional" affordable units only).

The applicant has stated that the "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, all rental rates charged will be at up to 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, as stated in the Housing Mitigation Plan.

Amenities available to residents of the affordable units include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Housing Needs Assessment/General Plan Consistency

The need for affordable housing is underscored by Park City's population and employment statistics. According to the 2021 Housing Needs Assessment, Park City is the only city in Utah where the number of jobs (11,000) outnumbers the population (8,500), requiring extraordinary levels of commuting by relatively low-wage workers. The lack of affordable housing contributes to the local labor shortage, the high cost of local services, reduced air quality, and traffic congestion at peak hours.

Goal 7 in Park City's General Plan addresses the need to create a diversity of primary housing opportunities. "By creating a mix of housing stock at varying price ranges, sizes, and designs, residents will have local options, whether they are seasonal workers, young professionals, families, empty nesters, or retirees." Varying price ranges are essential if the city is to meet its goal of 15% of workforce housing needs.

The applicant's proposal to provide 185 affordable units would meet the demand of approximately 2.3% of the more than 8,000 out-of-county workers commuting daily to Park City, bringing the City's affordable housing inventory up to approximately 8.3% of the workforce.

Building Height

The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. The RCO allows for the ***City Council*** to grant a height exception upon recommendation from the Planning Commission. The standards for review of any height exception include the following:

1. The visual impacts of the Structure on existing Structures.

2. Potential shadows, loss of solar Access, air circulation, view corridors, or ridge line intrusion.
3. Traffic, circulation, and adjacent Open Space.
4. Compatibility of the proposed Building with adjacent Buildings.
5. Landscaping, buffer Areas, and other physical separations to mitigate and buffer the Building from adjacent Uses.
6. The Side Yard between Building(s), adjacent Streets, and alleys and their relationship to pedestrian traffic and Open Space.
7. Provision of more than the required sixty percent (60%) Transferred Development Right (TDR) Open Space within the project.
8. Reduction of the height of other Buildings or portions of a Building to a point that is lower than the underlying Zone Height.
9. Provision of exemplary architecture, high-quality materials and finishes, and in general, a superior plan and project results.
10. No net increase in the allowable square footage or Building volume above Grade over what is possible under the Zone Height.

MPDs also allow for the Planning Commission to consider an increase in Building Height based on a Site-specific analysis. 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. 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.

Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for ***the existing MPD and allows for Building Height exceptions*** including:

- The maximum building height of 50 feet for sound stages, or a maximum height not to exceed 60 feet in Pad 7 of the site plan in the event a major, long-term film production contract necessitates the full studio height. (Pad 7)
- Non-Sound stage buildings:
  - No more than 70%of the remaining buildings on the campus are between 36-40 feet in height.
  - Remaining buildings on the campus are not greater than 28 feet in height (the CT Zone height limit).
  - No building shall be greater than 28 feet in height unless located more than 150 feet from the centerline of a public roadway.
  - Smaller buildings are massed and/or placed strategically to break up the volumes of the Sound Stage Buildings. This “stepping” will mitigate the appearance of the vertical façade of the taller buildings.

The MPD Site Plan shown on Page 8 of Exhibit C shows that there are 7 building allowed over the zone height of 28 feet. The applicant is now proposing 5 buildings that exceed the zone height, including the existing Sound Stage building on the Film Studio side of the campus.

Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the EOPC 150-foot Setback requirements.

Although the project is amending the existing MPD and is not filing as an Affordable Master Planned Development (AMPD) because the proposed amount of commercial space in the project exceeds what the Code allows, the AMPD code allows non-perimeter buildings to be up to forty-five feet (45’) in height from Existing Grade when certain criteria are met. The applicant’s proposed Maximum Building Height is 45 feet for the tallest building at the back of the site, in keeping with the AMPD Maximum Building Height of 45 feet, but requiring the City Council to grant Building Height Exceptions from the CT-RCO 28-foot zone Height for four of the proposed Multi-Unit Dwellings, upon recommendation from the Planning Commission.

The Planning Department finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone included above. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures.

All buildings meet required Setbacks and the site meets the Open Space requirements. The Planning Department also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.

At the May 25, 2022, Work Session the majority of the Commission indicated that they were comfortable with the proposed Building Heights Exceptions.

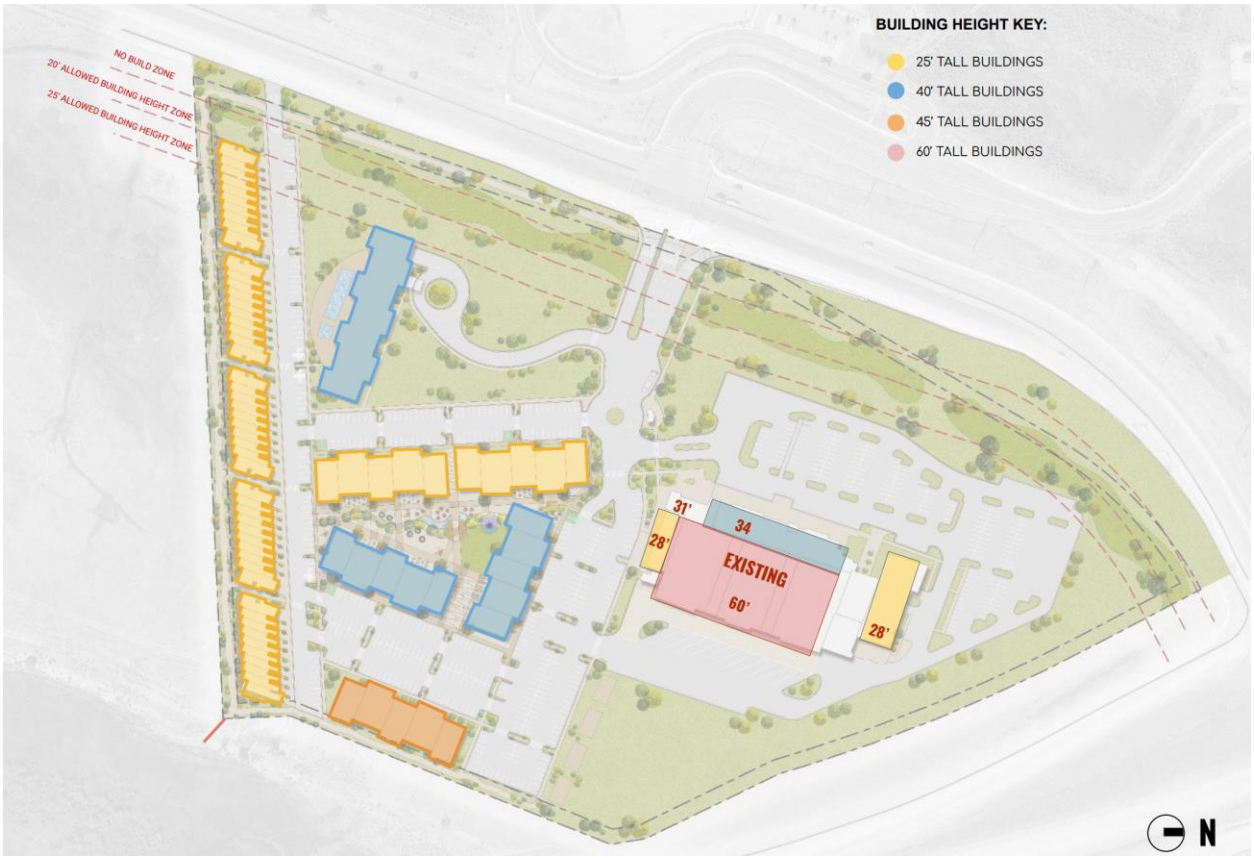



**Figure 4: Applicant's Site Plan with Building Heights.**

Open Space

MPDs require a minimum of 60% Open Space. However, ***the existing MPD has no minimum Open Space requirement per the Annexation Agreement.***

The applicant's conceptual site plans include an Open Space Analysis indicating that the original MPD would have had 39.3% Open Space, and the proposed site plan will have 55.8% Open Space, therefore increasing the amount of Open Space on the site overall compared to the current MPD.

Sensitive Land Overlay

Although this site is located in the SLO, neither the Ordinance, Annexation, nor MPD discuss this or impose specific restrictions or conditions with respect to this overlay.

The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat

Area according to the City's General Plan Maps and the Planning Department finds that no additional Visual Assessment images from Vantage Points listed in the SLO are necessary. Although there is some evidence of wildlife crossings from the south to the north across SR-248 in the general area, there is significant open space surrounding the project site and the Planning Department does not have significant concerns that the proposed project will materially impact wildlife.

Sustainability

When reviewing an MPD, the Planning Commission must be able to make the findings listed in LMC § 15-6-6, including that the project "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."

The Applicant's proposal addresses the sustainability of the project on pages 53-61 of Exhibit C. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition, the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J). These measures are a recommended Condition of Approval.

Secondary Egress onto SR-248

At the May 25, 2022, Work Session the Commission expressed concerns with the secondary entrance to/from SR-248 which is conditioned to be right in/right out only in the existing MPD. The applicant is working with both UDOT and the City on a median or "pork-chop" style island and signage that will limit turns to right in and right out only, from this secondary access point. As the primary access is signalized, it is not anticipated that patrons to the site other than residents will choose to use this access as it is less convenient and requires driving through the parking area. The original MPD includes a secondary access onto RS-248 in approximately the same area. The Planning Department recommends a Condition of Approval that the applicant work with UDOT and the City's Engineering Department to design an access that limits access to right in/right out only that must be reviewed and approved by the City's Engineering Department prior to the issuance of a building permit.

Pedestrian and Bike Trails

The applicant's conceptual site plans include a 12-foot-wide multi-use path system through the site and a connections to the City's Trail System in addition to sidewalks and pathways throughout the site. The Planning Department recommends a Condition of Approval that the applicant locate an e-bike share and bike fix-it station on site and

that the applicant shall be responsible for the annual operational and maintenance costs of the stations. The Planning Department also recommends a Condition that the applicant construct a trail connection to the Park City Rail Trail, that is reviewed and approved by the City's Open Space Manager, and that the City reimburse the applicant up to $75,000 for the cost of the connection.

Transit

The applicant has revised the location of the bus pick-up and drop-off area to minimize conflicts with other vehicles and has created a dedicated area out of traffic for the bus stop. The bus stop includes a shelter and adjacent e-bike station. The Planning Department recommends a Condition of Approval that the applicant locate a sheltered bus station on site and that the location and design of the bus stop and shelter be reviewed and approved by the Engineering Department prior to the issuance of a building permit.

80% AMI and Rents

The applicant has included information on the 2022 Summit County AMI and Rents in their submittal (Exhibit C, p. 49).

Nightly Rentals

At the May 25, 2022 Work Session, and the August 10, 2022 public hearing, the Commission expressed concerns with the applicant's interest in allowing nightly rentals in the for-sale condominium units. Nightly rentals are not allowed in the CT Zoning District but are allowed under the RCO District.

The applicant has indicated that the ability for nightly rentals in the market-rate units directly contributes to the number of additional affordable housing units the applicant is able to provide and does not expect more than 20% of the market rate units to be nightly rentals. The applicant will present additional information on this issue at the public hearing.

## Exhibits

Exhibit A: MPD Approved Site Plan
Exhibit B: Applicant's Project Narrative
Exhibit C: Applicant's Updated Conceptual Site Plans Dated October 26, 2022
Exhibit D: Applicant's Parking Analysis
Exhibit E: Applicant's Trip Generation Analysis
Exhibit F: Applicant's Housing Mitigation Plan
Exhibit G: Letter of Support from the City's Housing Team
Exhibit H: Letter of Support Housing Resource Center
Exhibit I: Letter of Support Mountainlands Community Housing Trust
Exhibit J: Additional Background Information
Exhibit K: Draft Final Action Letter
Exhibit L : Draft Ordinance 2022-XX

# Exhibit A: MPD Approved Site Plan

## PROJECT DESCRIPTION

The Applicant seeks to modify the Development Agreement for the Quinn's Junction Partnership Annexation Master Plan Development Park City, Summit County, Utah (the "Development Agreement") governing the development of the property at 4001 Kearns Blvd., in Park City, Utah (the "Property"). The intention is to allow additional conditional uses under the RCO zone and to modify the number, heights, and footprints of the remaining buildings. Currently, there are 283,000 square feet of remaining density to be built at the Property. The proposed plan will result in a more community-focused mixed-use development with affordable housing, market-rate senior-focused housing, small-scale retail such as grocery and restaurants, and offices for local residents.

## USE CHANGES

Under the current Development Agreement, the remaining 283,000 square feet of density to be built at the Property are all entitled with "commercial uses." *See* Development Agreement, at 1. These commercial uses were specifically identified and described in a Settlement Agreement and Annexation Agreement that were included as attachments and expressly incorporated in the Development Agreement. These commercial uses include: "Recreation, International Film School, Commercial Support Retail, Entertainment Center, Hotel/Lodging, Motion Picture Media Campus, Sound Stages/Studios, and Event Center." The majority of these uses are not allowed or conditional uses in the CT Zone. Instead, under the Development Agreement, the City applied a Regional Commercial Overlay (RCO) zone specific to the Property. Under the RCO Zoning, the commercial uses identified above are either allowed or conditional uses.

In order to build a project in harmony with the surrounding area that meets the needs, goals, and objectives of the City, the Applicant is seeking to modify the uses allowed under the RCO zoning applicable to the Development Agreement. Specifically, the Applicant is seeking to drop the Hotel/Lodging use in favor of a Multi-Unit Dwelling. The Applicant's intention is to build a mix-use development with a strong Multi-Unit Dwelling and affordable housing component.

Under the Development Agreement, the original developer and the City agreed that "pursuant to the Annexation Agreement, no affordable housing is required for this MPD." In light of the severe affordable housing shortage, Park City is experiencing, the Applicant would like to rectify this deficiency in the current Development Agreement. The Applicant is open to input from the City as to the number and mix of affordable housing units that should ideally be constructed to meet Park City's current needs. That

said, the Applicant has spoken with a number of stakeholders and major employers in the Park City area to solicit input on the type and mix of affordable housing units that will best serve the area.The Applicant is not requesting additional density. Rather, the Applicant is proposing to convert existing commercial density to residential affordable housing density and meeting the Affordable Housing requirement imposed under the plat by constructing an additional 36,000 square feet of affordable housing consistent with Park City Code and the Housing resolution.

The Development Agreement also includes several types of commercial uses that are not defined in the Park City Code. The Applicant proposes that through this modification of the Development Agreement, those terms be updated to apply similar uses included in the Allowed and Conditional uses identified in the Park City Land Management Code as applying in the RCO zone. For example, rather than the term “Village Venues/Offices,” the Applicant proposes that “Office and Clinic, Medical” and “Office General” apply. *See* LMC 15-2.17-2.

**HEIGHTS AND SITING**

The Applicant seeks to modify the number, siting, and footprint of the remaining buildings to be constructed on the Property. The Applicant’s purpose is to reduce the impact of the remaining buildings on the surrounding area and to update the site plan with the changing needs of the community in light of the use change from Commercial/Hotel/Lodging to Multi-Unit Dwelling.

Specifically, the Applicant proposes to eliminate 4 buildings bringing the total number of remaining buildings to be built to 6. The Applicant is also requesting to site the buildings further back from the main entry corridor of Highway 248, to allow for the maximum buffer and view corridor. The original Development Agreement specifically waived any “open space, setbacks or affordable housing requirements.” Annexation Agreement, at 3. But the Applicant feels that maximizing open space and setbacks is in the best interest of the Property and the community.

The Development Agreement also provided that “[n]o more than 70% of the remaining buildings on the campus are between 36-40 feet.” Annexation Agreement, at 4. Meaning that at least 30% of the remaining buildings are required to be 28 feet in height, the height limit imposed by the CT Zone. *See id.* The Applicant is requesting that this requirement be modified so that the remaining buildings can all be constructed at 48-50 feet of maximum height. This will allow the Applicant to reduce the number of buildings to be built, resulting in open space and set back improvements.

**PARKING**

The existing parking from the Development Agreement of 466 stalls will remain, with 56 stalls from the film studio being dedicated and re-located to this development. Community amenities abound, including a transit hub, outdoor seating/dining, a trail loop with parklets, multi-purpose courts, and open space surrounding a new wildflower field as a community-oriented development meeting the requirements of development in this area.

The development boasts not only amenities, transit-oriented development, and right-scaled community-focused affordable housing, but also creates a larger open space than the original Master Planned Development. We believe that this mixed-use project will be a great opportunity to provide a destination in Quinn's Junction to reduce the traffic within the immediate context and greater community.

**CODE**

In accordance with Section 15-2.17-4 Criteria For Commercial Development Option, the development complies with each minimum standard:

> *A. The minimum Lot size is five (5) acres. Each proposal must include one commercial anchor, a minimum of 30,000 square feet in size, and a maximum of 65,000 square feet.* **The lot size is over five acres, at 29.55 acres. The commercial anchor is between 30,000 SF - 65,000 SF at 60,000 SF of commercial anchor.**
>
> *B. The Planning Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable Building Height of some or all of the Buildings in the Development by up to twenty-five percent (25%) of the Zone Height of the underlying zone. The City Council may grant a height exception upon recommendation from the Planning Commission. Standards for review of any height exception Areas follows*
>
> *1. The visual impacts of the Structure on existing Structures.*
> *2. Potential shadows, loss of solar Access, air circulation, view corridors, or ridgeline intrusion.*
> *3. Traffic, circulation, and adjacent Open Space.*
> *4. Compatibility of the proposed Building with adjacent Buildings.*
> *5. Landscaping, buffer Areas, and other physical separations to mitigate and buffer the Building from adjacent Uses.*

*6. The Side Yard between Building(s), adjacent Streets, and alleys and their relationship to pedestrian traffic and Open Space.*
*7. Provision of more than the required sixty percent (60%) Transferred Development Right (TDR) Open Space within the project.*
*8. Reduction of the height of other Buildings or portions of a building to a point that is lower than the underlying Zone Height.*
*9. Provision of exemplary architecture, high-quality materials and finishes, and in general, a superior plan and project results.*
*10. No net increase in the allowable square footage or Building volume above Grade over what is possible under the Zone Height.*
**The building heights are as follows: nine buildings at 28', two buildings at 45', and one building at 40'. Each building's height is in accordance with the allowable building height.**

*C. An anchor of at least 30,000 square feet is required to be built first.* **During Phase 01, two buildings each at 45,000 square feet will be built. A total of 90,000 square feet will be built at first.**

*D. Good internal circulation with limited Access to arterial Streets.* **The development features exceptional internal circulation. All aspects of the site are connected with continuous roads, sidewalks, and community plazas.**

*E. Buffering the Frontage Protection Zone with extensive landscaping and berms.* **The development features extensive landscaping and berms. The applicant has worked to develop a proposed landscaping plan with native trees, shrubs, and plants in order to create a site that includes extensive landscaping.**

*F. Screened parking.* **Portions of surface parking lots are along the edge of a sidewalk, the parking lots are properly screened with landscaping. Each area of parking contains island end caps or centrally located trees in order to maintain screened parking throughout the site.**

*G. An extensively landscaped buffer is required between commercial Development and adjacent Residential Uses. The Planning Commission may determine the size of the buffer depending on proposed Uses and proposed buffer design. The Planning Commission may require the buffer be constructed and landscaped prior to the remainder of the construction.* **An extensively landscaped buffer is to be provided between commercial development and**

**adjacent residential uses. The applicant has worked to develop a proposed landscaping plan with native trees, shrubs, and plants in order to create a site that includes extensive landscaping.**

*H. Compliance with all requirements of LMC Chapter 6, Master Planned Development (MPD) review process and criteria.* **The development complies with all requirements of LMC Chapter 6, Master Planned Development (MPD) review process and criteria.**

*I. Architecture that is consistent with the Park City Architectural Design Guidelines in LMC Chapter 15-5 and is Compatible with the community and neighborhood.* **The applicant will work diligently with the design staff to ensure the architecture is consistent with the Park City Architectural Design Guidelines in LMC Chapter 15-5 and is compatible with the community and neighborhood.**

*J. Submission of a sign plan at the time of Master Planned Development Application in accordance with the City Sign Code, Title 12.* **The applicant will work diligently with planning staff to ensure a sign plan is provided during the application process.**

*K. The Site plan for the Master Planned Development must take into consideration significant natural features such as existing vegetation, wetlands, Stream channels, and ridgelines. Development must occur outside of these sensitive Areas.* **The Site Plan for the Master Planned Development takes into consideration significant natural features. The first 150 feet off of SR248 meets the entry corridor protection regulations. The development does not occur within a marked sensitive area.**

*L. Submission of a lighting plan at the time of Master Planned Development Application in accordance with LMC Chapter 15-3.* **The applicant will work diligently with planning staff to ensure a lighting plan is provided during the application process.**

*M. Enhanced pedestrian and bicycle circulation.* **The development features enhance pedestrian and bicycle circulation.**

*N. Enhanced public plazas and Open Space Areas.* **The development features enhanced public plazas and open space areas.**

*O. Fully Screened service and delivery areas. Fully Screened dumpster locations. No service, delivery, or dumpster activities shall occur adjacent to Residential Uses.*

**PARKING REQUIREMENTS (ALSO ON THE ARCHITECTURAL SITEPLAN DRAWINGS)**

| SQ FOOTAGE | TYPE | REQUIREMENTS | COMMENT | TOTAL |
|---|---|---|---|---|
| 189,550.00 | MultiFamily | Apartment/ Condominium not greater than 1,000 sf floor Area | 700 SF Average Dwelling Unit | 271 |
| 33,450.00 | Accessory Corridors | Zero Parking requirements | | 0 |
| 30,000.00 | Office and Clinic | 3 spaces per 1,000 sf of leasable floor Area | | 90 |
| 30,000.00 | Retail | 3.5 spaces per 1,000 sf of leasable floor Area, excluding corridors and service Areas not related to individual tenant retail spaces | | 105 |
| | | | **TOTAL** | **466** |
| **SQ FOOTAGE** | **TYPE** | **REQUIREMENTS** | **COMMENT** | **TOTAL** |
| Existing | Existing | Per development agreement as originally planned for the remainder of site development | | 410 total |
| Existing | Existing | Moving parking stalls from greater Film Studio area outside fencing | | 56 stalls |

| | | | | |
|---|---|---|---|---|
| | | | **TOTAL** | **466** |

**PREVIOUS AGREEMENTS**

Existing MPD Agreement – Exhibit attached

**EXISTING ZONING AND NEW REQUESTS**

Community Transition Zone – RCO Overlay from Existing MPD.

**LANDOWNERS WITHIN 300’ OF THE PROPOSED DEVELOPMENT:**

PARK CITY MUNICIPAL CORPORATION, PO BOX 1480, PARK CITY, UT 84060-1480

UTAH DEPARTMENT OF TRANSPORTATION, 4501 CONSTITUTION BLVD, SALT LAKE CITY, 84119-5977

UNITED STATES OF AMERICA/INTERIOR DEPT, 125 S STATE ST, SALT LAKE CITY, UT 84138-1102

# Welcome to **STUDIO CROSSING**

## **YOUR HOME** in Quinns Junction

## NEWPARK

A thriving mixed use development that is home to various dining, shopping, and community events. 22,303 square feet of prime retail with Best Buy as its anchor tenant.

## THE COMMONS

Over 122,000 sq ft of street level commercial space with generous outdoor seating. 38 affordable for rent apartments on the 2nd and 3rd floors with a mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedroom units.

## THE TERRACES

One of Park City areas fastest selling project of its size. 60-unit, 72,647 square feet, family oriented condo development.

## UTAH FILM STUDIOS

State of the art film studio that rivals any facility worldwide. Approximately 100,000 square feet, Utah Film Studios is comprised of: production offices, a mill, and three 15,000 square foot sound stages.

# Local Family
# Local Developments
# Building Communities for all

# THE COMMONS

- **38 affordable for rent apartments**
- 12,000 sqft of street level commercial space
- Mix of Studios, 1 Bedroom, 2 Bedroom, and 3 Bedrooms
- Multi-modal living in the heart of Newpark Towne Center
- Adjacent to Swaner Nature Preserve
- Convenient to both community restaurants and trails

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**PROPOSED STUDIOS**
AFFORDABLE LIVING
**STUDIO CROSSINGS**
185 QUALITY APARTMENTS

**PROPOSED STUDIOS**
AFFORDABLE LIVING
**STUDIO CROSSINGS**
185 QUALITY APARTMENTS

## 2012 Proposed MPD - Studio Support Commercial

| BLDG # | BLDG USE | SQFT | BUILDING HEIGHT |
|---|---|---|---|
| 1A | Hotel Lodging (100 keys) | 112,00 | 40’ |
| 1B | Recording Studio | 2,500 | 16’ |
| 1C | Stage Venue | 700 | 28’ |
| 1D | Residence (Omitted) | 0 | |
| 1E | Grand Ballroom | 16,000 | 28’ |
| 1F | Atrium | 0 | 28’ |
| 2 | Screening Rooms / Theater | 15,000 | 40’ |
| 3 | Entertainment Venue | 14,500 | 40’ |
| 4 | Mixed Use | 33,350 | 28’ |
| 5 | Mixed Use | 25,625 | 28’ |
| 6 | Sound Effects Stage | 15,700 | 40’ |
| 6A | Office | 37,200 | 38’ |
| 7 | Sound Stages | 47,375 | 60’ |
| 7A | Workshop | 20,000 | 28’ |
| 7B | Production Support / Offices | 24,000 | 34’ |
| 8 | Workshop Office | 10000 | 18’ |
| 9 | Guard House | 50 | 10’ |

## 2022 Proposed MPD - Affordable Community

| BLDG # | BLDG USE | SQFT | BUILDING HEIGHT |
|---|---|---|---|
| 01 | Residential Condo building | 60,000 | 40’ |
| 02 | Commercial Buildings | 15,000 ea / 30,000 Total | 25’ |
| 03 | Mixed Use Affordable Housing | 45,000 ea / 90,000 Total | 40’ |
| 04 | Affordable Housing | 58,632 sf | 45’ |
| 05 | Market Rate Townhomes | 1,500 ea / 82,000 Total | 25’ |
| 06 | Bus Transit Pick Up | 0 | 15” |
| *07* | *(EXISTING) Sound Stages* | *47,375* | *60’* |
| *07A* | *(EXISTING) Workshop* | *20,000* | *28’* |
| *07B* | *(EXISTING) Production Support / Offices* | *24,000* | *34”* |

# **Studio Crossing** is Multi-generational

- Adaptive floor plans provide options for guests
- Flexible amenities create spaces for activity and play
- On-site shopping and dining
- Diverse housing options for families
- Mixed age community

## **Studio Crossing** is aging in place

- One level living
- Less than a mile to park city hospital
- Immediate access to historic rail trail for bicycling and walking
- Community atmosphere
- Access to transit options

*https://www.kpcw.org/park-city/2022-10-10/summit-county-senior-housing-survey-points-to-a-lack-of-supply

| PLANNING COMMISSION COMMENTS (08/10) | WE LISTENED, UPDATES TO DESIGN (10/26) |
|---|---|
| 01. Protect the EPOC Zone, no exceptions | Building heights and locations have been lowered and shifted to be compliant with the Entry Protection Overlay Corridor Zone |
| 02. Not in favor of height exceptions for buildings (48’ original design) | Building heights have been lowered, (1) at 45’ (3) at 40’ (52) at 25’ |
| 03. UDOT coordination of SW Entry/Exit | Met with UDOT 8/31, no issues with proposed design, UDOT prefers median curb in lieu of original porkchop design, next meeting October 04 setup for engineering review |
| 04. More information on the community amenities | 10 Amenities highlighted and analyzed in presentation |
| 05. Narrow down allowed commercial uses, more community focused | Community Commercial has been further refined and narrowed down to focus on small scale community benefit |
| 06. Shared parking study needed | Original and shared parking study included in Planning packet, our parking count is succinctly in between code requirements and shared parking study |
| 07. Would you consider less than 80% AMI, especially for the single income households? | Our team met with Jason Gidden and Housing team and revised AMI **60%, 70%, 80% (35% STUDIOS RENTED (7) AT 60% AMI AND (20) AT 70% AMI)** |
| 08. Can you provide more information on sustainability? | 5 Different sustainable organizations studied through 6 divisions, findings and proposed sustainability objectives (LEED, USGBC, PASSIVE, ETC) |
| 09. More Rail Trail connection information | Our team met with Heinrich Deters and Rick Fournier with Mountain Trails Foundation 8/31 and all agree a Rail Trail Connection can be easily be made |
| 10. Concern about the 4 story affordable building blocking the view of the project from the interstate, can we step it down? | Affordable Housing building height lowered, rotated and moved closer to the Plaza in order to promote community connectivity and to hide parking |
| 11. Can you consider deed restrictions on nightly rentals? | **Proposed Partnership with Park City for LITE DEED RESTRICTION**<br>**Affordable housing will require a minimum 6 month lease and qualify**<br>**Nightly rentals are allowed in the RCO Zone**<br>Nightly rental restrictions greatly impact for-sale home ownership<br>Current Entitlement MPD allows 100% nightly rentals |

## SITE AND BUILDING LEGEND:

**01** 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING

**02** TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER

**03** COMMUNITY FOCUSED COMMERCIAL 1-STORY

**04** COMMUNITY POCKET PARKS

**05** 60%, 70& 80% AMI AFFORDABLE HOUSING 3 STORY BUILDING WITH COMMERCIAL

**06** COMMUNITY PLAZA FEATURE AND DINING AREAS

**07** E-BIKE DOCKING STATION

**08** HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID

**09** 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING

**10** RESIDENT USE AMENITY MULTI-USE SPORTS COURT

**11** MARKET RATE TOWNHOMES 2-STORY WITH GARAGE

**12** CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS

**13** ELECTRIC CAR CHARGING STATIONS

**14** UDOT MEDIAN, RIGHT TURN ONLY

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

14 RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

12' WIDE TRAIL SYSTEM ALONG PROPERTY

EXISTING PC FILM STUDIOS

HWY 189

N

769

## OVERALL PHASING PLAN

**01** MIXED USE COMMUNITY COMMERCIAL WITH AFFORDABLE HOUSING ABOVE

**01** TRANSIT BUS STOP AND PROPOSED BIKE SHARE MULTI-MODAL STOP

**02** COMMUNITY COMMERCIAL ONE STORY BUILDINGS AND THREE SEASON PLAZA

**03** 50 MARKET RATE TOWNHOMES APPROXIMATELY 1,500 SF EACH

**04** 50 MARKET RATE CONDOS ONE-STORY LIVING WITH SHARED AMENITIES

**04** ALL-AFFORDABLE APARTMENT HOUSING BUILDING

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

PHASE 04

PHASE 03

PHASE 02

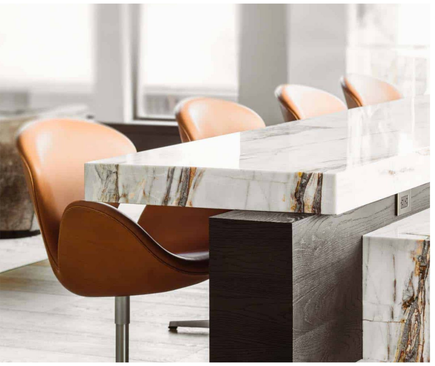
PHASE 01

PHASE 01

PHASE 04
OR EARLIER

N

# **PHASE 01:** MIXED USE AFFORDABLE HOUSING



## PHASE 01: MIXED-USE AFFORDABLE HOUSING

**BUILDING 01:**

- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

**BUILDING 02:**

- LEVEL 01: RETAIL
- LEVEL 02: 80% AMI HOUSING
- LEVEL 03: 80% AMI HOUSING

- EACH STORY 15’ TALL = 40’ TOTAL HEIGHT
- 45,000 SF X 2 BUILDINGS = **90,000 SF TOTAL**

N

## PHASE 01: TRANSIT STOP / BUS STOP

- BUS SHELTER, FINAL LOCATION TBD WITH PLANNING
- MEET ALL PC TRANSPORTATION REQUIREMENTS
- FOCUS ON BUS PICKUP AT EXIT
- E-BIKE PICKUP AREA WITH SUMMIT BIKE SHARE

<PHASE 01

N

# **PHASE 02:** COMMUNITY FOCUSED COMMERCIAL

## PHASE 02 INFORMATION:

- COMMUNITY FOCUSED SMALL SCALE
- COMMERCIAL, RETAIL OR RESTAURANT
- EACH BUILDING IS 15,000 SF OF RETAIL
- 2 BUILDINGS = **30,000 SF TOTAL**

PHASE 02

N

## PHASE 02 INFORMATION:

- COMMUNITY PLAZA AREA
- OUTDOOR DINING OUTSIDE OF EACH COMMERCIAL SPACE
- WATER FEATURED INSTALLED THROUGH CENTER OF PLAZA
- DESIGNATED AREAS FOR POTENTIAL CHRISTMAS TREE LIGHTING
- SET UP TO MAXIMIZE VIEWS TO THE SOUTH

PHASE 02

N

N

# **PHASE 03:** MARKET RATE TOWNHOMES

PHASE 03

## PHASE INFORMATION FOR APPROX 50 BUILDINGS:

- 2 & 3 BEDROOM TOWNHOMES
- 1,500 - 1,700 SF UNITS, 2 STORIES
- 50 PARKING STALLS DEDICATED TO TOWNHOMES
- 5 LIVABLE CLUSTERS OF 10 TOWNHOMES
- **82,000 SF MARKET RATE FOR-SALE UNITS**

- **MAXIMUM** 100 MARKET RATE UNITS TOTAL

N

# **PHASE 03:** MARKET RATE CONDOS

PHASE 04

## PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: MARKET RATE CONDOS
- LEVEL 02: MARKET RATE CONDOS
- LEVEL 03: MARKET RATE CONDOS

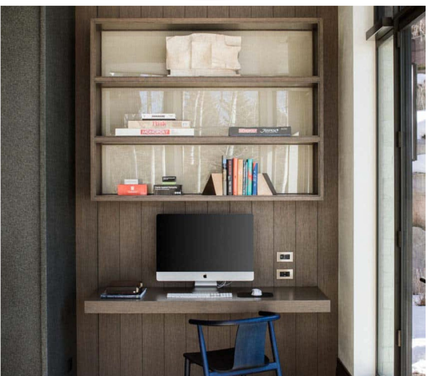
- 40’ TALL BUILDING
- **60,000 SF MARKET RATE CONDOS**

- APPROXIMATELY 50 UNITS
- EACH UNIT UNDER 2,000 SF

- **MAXIMUM** 100 MARKET RATE UNITS TOTAL

N

# **PHASE 04:** AFFORDABLE HOUSING



## PHASE INFORMATION FOR 1 BUILDING:

- LEVEL 01: 60%, 70% 80% AMI HOUSING
- LEVEL 02 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING
- LEVEL 03: 60%, 70% 80% AMI HOUSING

- EACH FLOOR IS ~11' TALL = 45' TALL BUILDING
- TOTAL BUILDING SIZE = **58,632 SF**

PHASE 04
OR EARLIER

N

**BUILDING HEIGHT KEY:**

- 25’ TALL BUILDINGS
- 40’ TALL BUILDINGS
- 45’ TALL BUILDINGS
- 60’ TALL BUILDINGS

NO BUILD ZONE

20’ ALLOWED BUILDING HEIGHT ZONE

25’ ALLOWED BUILDING HEIGHT ZONE

31’

34

28’

EXISTING

60’

28’

N

**SETBACK KEY:**

- 25’ PROPERTY LINE SETBACK
- NO BUILD ZONE
- 20’ ALLOWED BUILDING HEIGHT ZONE
- 25’ ALLOWED BUILDING HEIGHT ZONE

N

NO BUILD ZONE

20′ ALLOWED BUILDING HEIGHT ZONE

25′ ALLOWED BUILDING HEIGHT ZONE

RESIDENTIAL ZONE

RESIDENTIAL ZONE

RETAIL ZONE

RETAIL + RESIDENTIAL

RESIDENTIAL

STUDIO ZONE

N

# VEHICULAR CIRCULATION

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

SR248

TRANSIT STOP

HWY 189

N

# SITE ACCESS AND PROPOSED SECOND ENTRY

UDOT PROPOSED MEDIAN

RIGHT TURN ENTRY/EXIT

RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

SR248

N

## DIFFERENT MODES OF CIRCULATION

- PEDESTRIAN CIRCULATION
- BICYCLE CIRCULATION
- RAIL TRAIL CONNECTION

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

RIGHT TURN ENTRY/EXIT

SR248

CONNECTION TO ROUND VALLEY RAILS, PARKS, ICE RINK, DOG PARK, HOSPITAL, PEOPLE'S CLINIC

SR248

RAIL TRAIL CONNECTION

N

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

PUBLIC ACCESS

SECURE ACCESS

N

# *CODE REQUIRED RESIDENTIAL PARKING BASED ON PROPOSED HOUSING MIX*

| UNIT TYPE | NUMBER | PARKING RATIO | PARKING REQ. |
|---|---|---|---|
| MARKET-RATE UNITS | 100 | 1.5 | 150 |
| AFFORDABLE UNITS < 1,000 SF | 170 | 1 | 170 |
| AFFORDABLE UNITS > 1,000 SF | 15 | 1.5 | 22.5 |
| **TOTAL RESIDENTIAL REQ** | **285** | | **342.5** |

*ALL UNDER 2,000 SF

## *CODE REQUIRED COMMERCIAL PARKING BASED ON PROPOSED COMMERCIAL USE MIX ASSUMPTIONS (GRAYSHELL COMMERCIAL SPACE)*

| USE | 1,000 SF | PARKING RATIO | PARKING REQ. |
|---|---|---|---|
| RESTAURANT | 12 | 1 PER 100 SF | 120 |
| GENERAL OFFICE | 6 | 3 PER 1000 SF | 18 |
| MEDICAL OFFICE | 6 | 5 PER 1000 SF | 30 |
| MINOR RETAIL | 18 | 3 PER 1000 SF | 54 |
| MAJOR RETAIL | 18 | 5 PER 1000 SF | 90 |
| **TOTAL** | **60** | | **312** |

LMC §15-3-7, PARKING IN MASTER PLANNED DEVELOPMENTS AND CONDITIONAL USE PERMITS, ALLOWS THE PLANNING COMMISSION TO REDUCE THE INITIAL PARKING REQUIREMENT WITH THE SUBMITTAL OF A PARKING STUDY SHOWING PARKING USES WILL OVERLAP, COMMERCIAL SPACES WITHIN THE PROJECT WILL SERVE THOSE RESIDING WITHIN THE PROJECT RATHER THAN THE GENERAL PUBLIC, OR OTHER FACTORS THAT SUPPORT THE CONCLUSION THAT THE PROJECT WILL GENERATE LESS PARKING THAN THE CODE WOULD OTHERWISE REQUIRE.

***THE APPLICANT HAS SUBMITTED A SHARED PARKING ANALYSIS (SEPARATE FILE NOT IN PRESENTATION) TO HELP ANALYZE A REASONABLE PARKING REDUCTION FOR THE COMMERCIAL PORTION OF THE SITE, SO THE APPLICANT DOES NOT NEED TO AMEND THE MPD AS COMMERCIAL USES CHANGE OVER TIME. THE PLANNING DEPARTMENT ALSO RECOMMENDS THAT ALL COMMERCIAL USES REQUIRE AN ADMINISTRATIVE CUP TO ENSURE THAT THE PARKING REDUCTION IS NOT EXCEEDED.***

## CODE REQUIRED PARKING AND SUBSEQUENT PARKING REDUCTION PROPOSED

| | | | | |
|---|---|---|---|---|
| TOWNHOMES/CONDO (OVER 1,000 SF) | 100 DWELLING UNITS | 1.5 | STALLS/DWELLING UNIT | 150 |
| AFFORDABLE HOUSING (BELOW 1,000 SF) | 170 DWELLING UNITS | 1 | STALLS/DWELLING UNIT$_2$ | 170 |
| AFFORDABLE HOUSING (OVER 1,000 SF) | 15 DWELLING UNITS | 1.5 | STALLS/DWELLING UNIT | 22.5 |
| RETAIL | 60,000 SQUARE FEET | 3.5 | SEE PROPOSED COM MIX | 312 |
| | | | **LOT 1B TOTAL REQUIRED:** | **654.5** |
| | | | **LOT 1B TOTAL PROVIDED:** | **566** |
| | | | **PARKING REDUCTION:** | **88.5** |

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

12 GARAGE STALLS

12 GARAGE STALLS

12 GARAGE STALLS

12 GARAGE STALLS

72 UNDERGROUND PARKING STALLS

320 EXISTING STALLS

AREA FOR PARKING IF REDUCTION IS NOT GRANTED

HWY 189

N

793

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

## PLANT KEY:

- DOUGLAS HAWTHORNE, SERVICEBERRY
- BLUE SPRUCE, PONDEROSA PINE
- PINYON PINE
- GLOBE MALLOWS
- PAXISTIMA MYRSINITES
- GOLDEN CURRANT

N

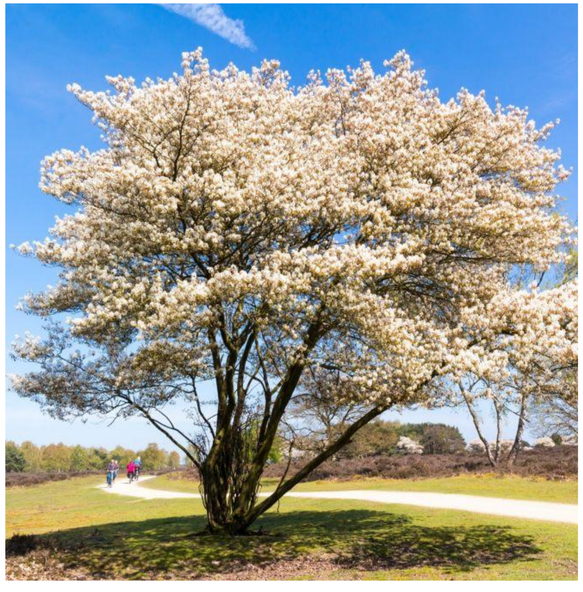
# TRASH/RECYCLING PROPOSED SITES

The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Master Planned Development to the trash and recycling containers.

# *PROPOSED PLANTS*

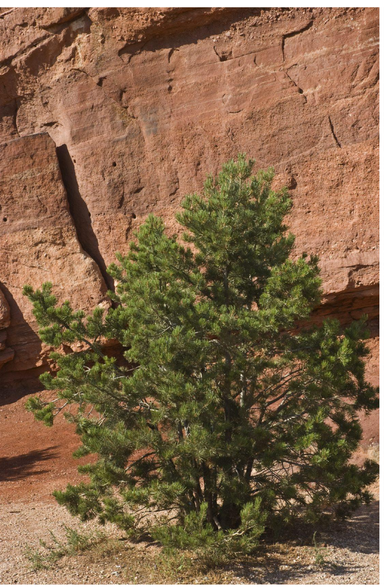
DOUGLAS HAWTHORN (NATIVE, SALT TOLERANT)

PONDEROSA PINE (NATIVE, SALT TOLERANT)



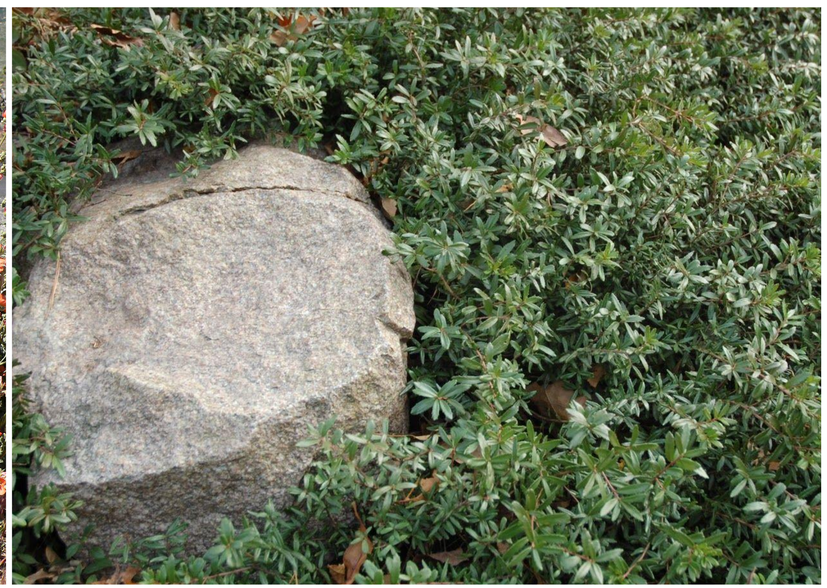
SERVICEBERRY (NATIVE, SALT TOLERANT)

BLUE SPRUCE (UTAH STATE TREE)



PINYON PINE  (UTAH NATIVE)

GLOBE MALLOWS (UTAH NATIVE)



PAXISTIMA MYRSINITES (UTAH NATIVE)

GOLDEN CURRANT  (UTAH NATIVE)

# TRAIL CONNECTIVITY

# ROAD CONNECTIVITY

798

## *DENSITY*

| USE | UNITS | SF |
|---|---|---|
| COMMERCIAL USES | NA | 60,000 |
| MARKET RATE UNITS | 100 | 142,000 |
| AFFORDABLE UNITS | 185 | 118,632 |
| TOTAL | | 320,632 |
| LESS REQUIRED UEs | 42.3 | (38,057) |
| **TOTAL DENSITY** | | **282,575** |

*NIGHTLY RENTALS WERE ANALYZED IN PROPERTIES IN NEWPARK, WHERE THE DEVELOPMENT TEAM HAS EXPERIENCE. ACTUAL NIGHTLY RENTALS WERE FAR LOWER THAN PERCEIVED ORIGINALLY, AND GIVES GREAT PRECEDENCE TOWARDS A PROJECTED NIGHTLY RENTAL AT STUDIO CROSSINGS MIXED USE PROJECT WITH TOWNHOMES, APARTMENTS, AND CONDOS SIMILAR IN NATURE TO THOSE AT NEWPARK.*

# 13.3%

*TERRACE NIGHTLY RENTAL RATE

**MIXED-USE CONDOMINIUM PROJECT**

# 16.7%

*NEVIS NIGHTLY RENTAL RATE

**CONDO / TOWNHOME PROJECT**

# 16.8%

*NEWPARK TOWNHOME PROJECT

**TOWNHOME PROJECT**

*ACCORDING TO SUMMIT CO BUSINESS LICENSES

## **PROTOTYPE** PARTNERSHIP WITH PARK CITY LIGHT DEED RESTRICTION

1. VOLUNTARY PROGRAM LITE DEED RESTRICTION
2. STUDIO CROSSINGS AGREE TO PROMOTE VOLUNTARY PROGRAM
3. JASON GIDDEN WORKING ON CITY-ALLOCATED TOWARDS DEED RESTRICTION
4. CERTAIN AMOUNT PER UNIT, 10-15 UNITS TOTAL EXPECTED
5. AFFORDABLE HOUSING BOARD APPROVAL REQUIRED
6. SOME OF THE MOST AFFORDABLE MARKET RATE OFFERINGS
7. COULD WORK TOWARDS FIRST-TIME HOME BUYER OR LONG TERM OWNERS NOT TYPICALLY WHO WOULD BE RESIDENTS OF PARK CITY
8. CITY-ALLOCATED FUNDS TOWARD DEPOSIT

## BUILDING HEIGHT FINDINGS

1. THE INCREASE IN BUILDING HEIGHT DOES NOT RESULT IN INCREASED SQUARE FOOTAGE OR BUILDING VOLUME OVER WHAT WOULD BE ALLOWED UNDER THE ZONE-REQUIRED BUILDING HEIGHT AND DENSITY, INCLUDING REQUIREMENTS FOR FACADE VARIATION AND DESIGN, BUT RATHER PROVIDES DESIRED ARCHITECTURAL VARIATION, UNLESS THE INCREASED SQUARE FOOTAGE OR BUILDING VOLUME IS FROM THE TRANSFER OF DEVELOPMENT CREDITS;

2. BUILDINGS HAVE BEEN POSITIONED TO MINIMIZE VISUAL IMPACTS ON ADJACENT STRUCTURES. POTENTIAL PROBLEMS ON NEIGHBORING PROPERTIES CAUSED BY SHADOWS, LOSS OF SOLAR ACCESS, AND LOSS OF AIR CIRCULATION HAVE BEEN MITIGATED AS DETERMINED BY THE SITE-SPECIFIC ANALYSIS;

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.

## GOVERNING DOCUMENTS

1. THE JANUARY 17, 2012 ANNEXATION AGREEMENT AND SIMULTANEOUS ZONING MAP AMENDMENT (ANNEXATION AGREEMENT).

2. THE JANUARY 18, 2012 COUNTY SETTLEMENT AGREEMENT FOR FILM AND MEDIA CAMPUS (SETTLEMENT AGREEMENT).

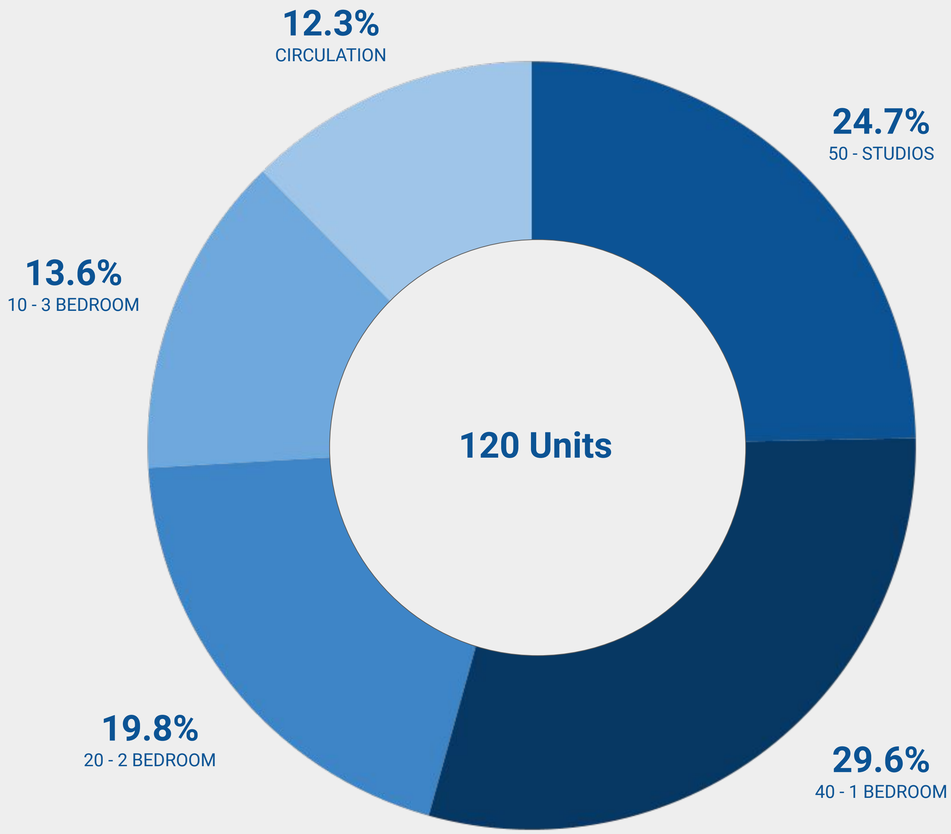
3. THE MAY 24, 2012 DEVELOPMENT AGREEMENT FOR THE QUINN'S JUNCTION PARTNERSHIP ANNEXATION MASTER PLANNED DEVELOPMENT (DEVELOPMENT AGREEMENT/MPD), INCLUDING CONDITIONS OF APPROVAL.

4. THE DECEMBER 5, 2013 PHASING PLAN AMENDMENT(BEGINNING ON PAGE 95).

## BACKGROUND

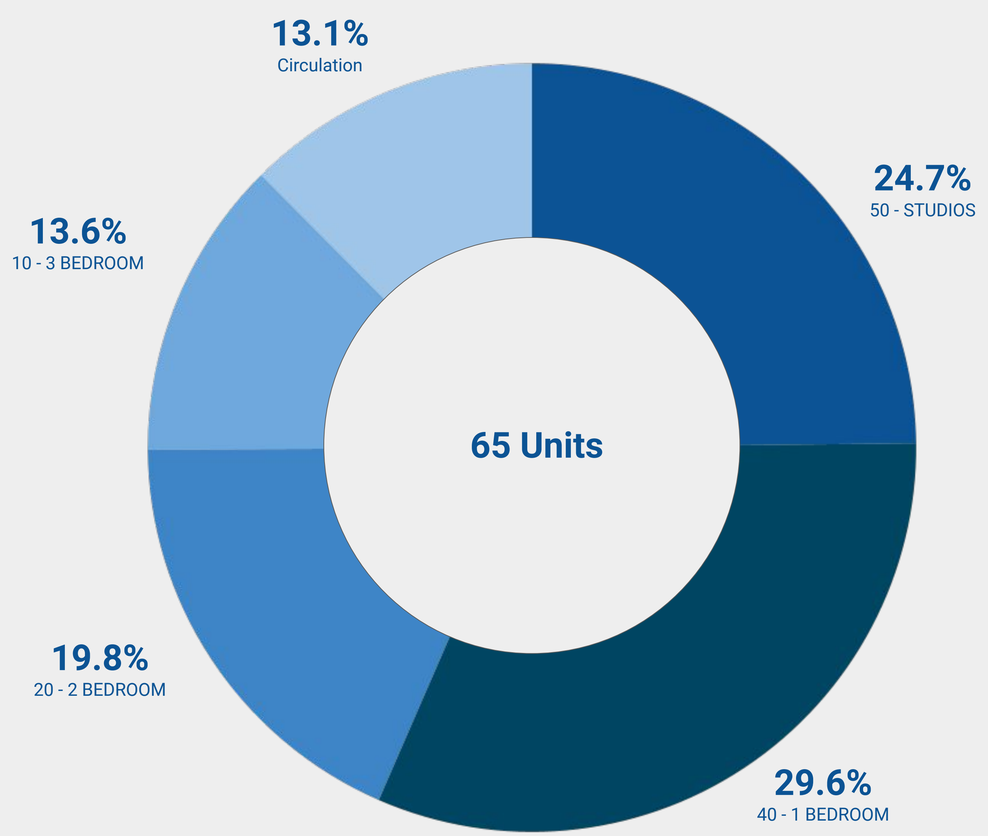
- COUNCIL MEMBERS STEVE JOYCE AND NANN WOREL DESIGNATED TO REVIEW THE OWNERS' NEW CONCEPT PLAN.
- APPLICANT PRESENTED A PROPOSAL TO THE COUNCIL ON DECEMBER 9, 2021, FOR A MIXED-USE DEVELOPMENT WITH A STRONG COMPONENT OF AFFORDABLE/ATTAINABLE HOUSING.
- COUNCIL UNANIMOUSLY SUPPORTED POTENTIAL CHANGES WITH AFFORDABLE HOUSING COMPONENT AT AN AVERAGE OF 80% OF AREA MEDIAN INCOME (AMI) AND AT A DENSITY CONSISTENT WITH THE ORIGINAL MPD.

## 80,575 SF AFFORDABLE HOUSING



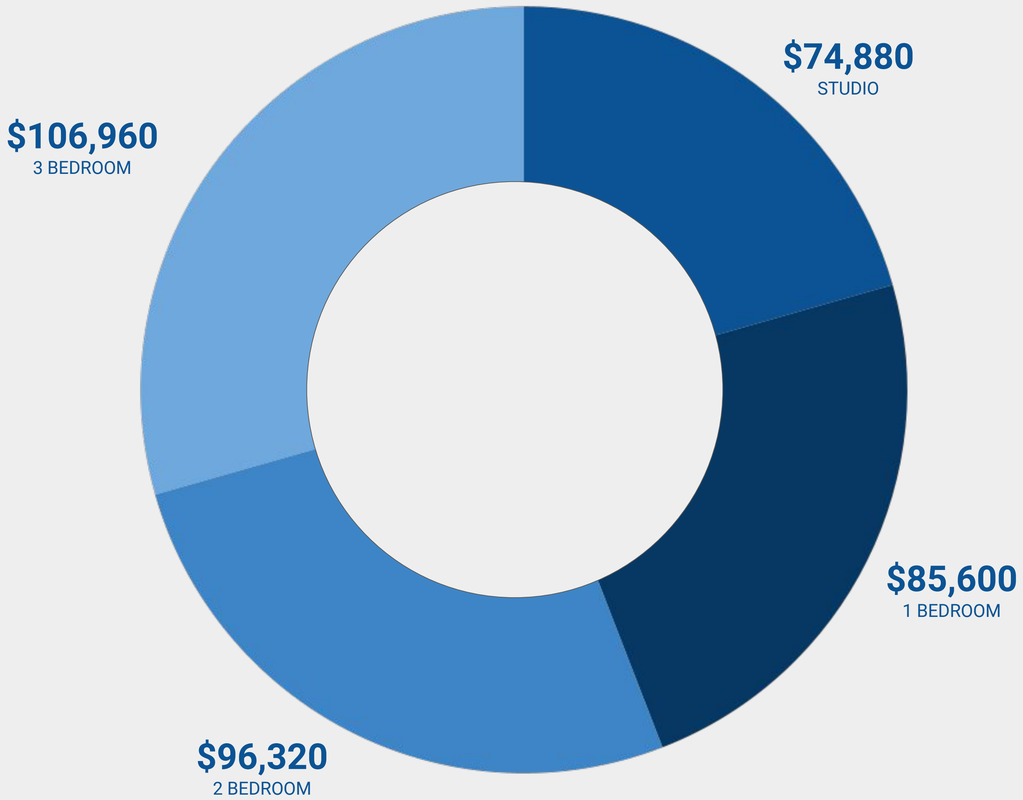

120 AFFORDABLE AVERAGE 80% AMI UNITS

## 38,057 SF AFFORDABLE HOUSING OBLIGATION

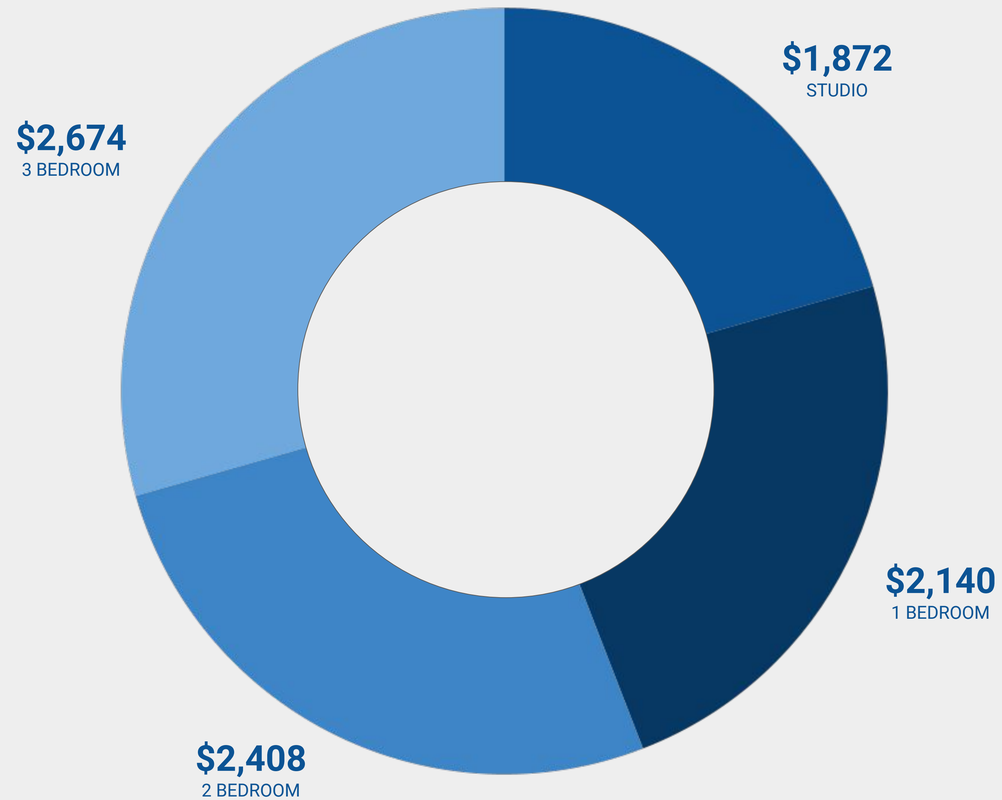



65 AFFORDABLE AVERAGE 80% AMI UNITS

## 2022 SUMMIT COUNTY 80% AMI RENTS




## MAXIMUM MONTHLY RENT INCLUDING UTILITIES, ASSOCIATION DUES, AND PARKING FEES



# *REQUIRED AFFORDABLE HOUSING*

**Studio Crossings Residential Density**

| Market Rate SQFT | REU | AUE | Net Livable Space |
|---|---|---|---|
| **142,000** | **71** | **14.2** | **12,780** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Studio Crossings Assumed Use Based on Newpark Retail Mix**

| Use | FT | Use Mix | SQFT | Employees | Net Livable Space |
|---|---|---|---|---|---|
| Commercial Retail | 3.3 | 73.4% | 44,028 | 145.3 | |
| Medical | 2.9 | 8.7% | 5,219 | 15.1 | |
| Personal Services | 1.3 | 6.1% | 3,640 | 4.7 | |
| Restaurant | 6.5 | 11.9% | 7,113 | 46.2 | |
| Total Commercial Density | | | 60,000 | 211.4 | |
| Mitigation rate X 0.2 | | | | 42.3 | |
| AUEs / 1.5 | | | | **28.2** | **25,367.44** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Total Affordable Housing Obligation**

| Net Livable Space | AUE |
|---|---|
| **38,160** | **42.40** |

1 AUE = 900 SF

## CURRENT STUDIO AFFORDABLE HOUSING OBLIGATION:

- SECTION 4.5 OF THE MPD EXPRESSLY STATES THAT "PURSUANT TO THE ANNEXATION AGREEMENT, NO AFFORDABLE HOUSING IS REQUIRED FOR THIS MPD."
- ARTICLE II, SECTION 2.5(C) OF THE ANNEXATION AGREEMENT (PAGE 3) STATES THAT NO OPEN SPACE, SETBACKS, OR AFFORDABLE HOUSING REQUIREMENTS MAY BE IMPOSED ON THE MPD.
- CONDITION OF APPROVAL 8 STATES "THE PLAT SHALL NOTE THAT IF LOT 1B IS NOT DEVELOPED IN ACCORDANCE WITH THE ZONING AND ANNEXATION ORDINANCE 2012-12, THE CITY'S CURRENT AFFORDABLE HOUSING RESOLUTION SHALL APPLY."

## REQUIRED AFFORDABLE HOUSING:

- 27 - STUDIOS - 400 SQ FT = 10,800 SQ FT
- 23 - 1 BEDROOMS - 600 SQ FT = 13,800 SQ FT
- 10 - 2 BEDROOMS - 800 SQ FT = 8,000 SQ FT
- 5 - 3 BEDROOMS - 1,100 SQ FT = 5,500 SQ FT
- 65 UNITS = 38,100 SQ FT
- CIRCULATION = 5,715 SQ FT

- **TOTAL BUILDING SIZE = 43,815 SQ FT**
- MEETS CITY'S CURRENT HOUSING RESOLUTION @ 900 SF / 42.4 AUEs

**THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).**

**ALLOWED USES** INCLUDE NIGHTLY RENTALS, HOME OCCUPATION, CHILD CARE, PRIVATE RECREATION FACILITIES, AND FOOD TRUCKS

**CONDITIONAL USES** INCLUDE MULTI-UNIT DWELLING, CHILD CARE CENTER, OFFICE AND MEDICAL CLINIC, RETAIL AND SERVICE COMMERCIAL, NEIGHBORHOOD CONVENIENCE, RESTAURANT AND BAR, PARKING OR GARAGE, RECREATION FACILITY, ENTERTAINMENT.

## PROPOSED ALLOWED USES:

- Child Care, Family
- Child Care, In-Home Babysitting
- Child Care Center
- Food Truck Location
- Café, Deli
- Restaurant, General
- Restaurant, Outdoor Dining
- Bar
- Outdoor Event
- Entertainment, Indoor
- Nightly Rental
- Multi-Unit Dwelling
- Recreation Facility, Private
- Recreation Facility, Commercial
- Alternative Professional Health-Related Services
- Ancillary Support Commercial
- Neighborhood Convenience Commercial
- Telecommunication Antenna
- Transit Facilities
- Parking Structure with more than 5 spaces
- Private Residence Club Project
- Office, General
- Office, Moderate Intensive
- Office, Intensive
- Office and Clinic, Medical
- Financial Institution
- Retail and Service Commercial, Minor
- Retail and Service Commercial, Major

THE APPLICANT IS PROPOSING TO AMENDED THE MPD TO ALLOW FOR POTENTIAL COMMERCIAL USES INCLUDING THE ALLOWED AND CONDITIONAL USES LISTED IN LMC §15-2.17- 2(RCO), AND §15-2.23-2 (CT).

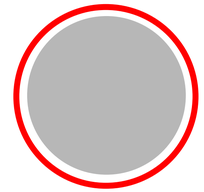
**2012 IBI PROPOSED OPEN SPACE**
***TOTAL SITE (LOT 1A + 1B)***
**495,713 sf = 11.60 acres = 39.3% (Within Property Lines)**
841,579 sf = 19.54 acres = 66.1% (Edge of Pavement)

**2022 UPDATE PROPOSED OPEN SPACE**
***TOTAL SITE (LOT 1A + 1B)***
**710,490 sf = 16.31 acres = 55.8% (Within Property Lines)**
1,035,634 sf = 24.25 acres = 83% (Edge of Pavement)

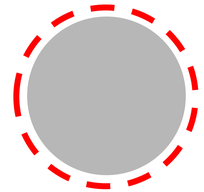
***LOT 1B (GREEN) BY ITSELF***
**458,447 sf = 10.52 acres = 36% (Within Property Lines)**
804,313 sf = 18.46 acres = 63.17% (Edge of Pavement)

## KEY:

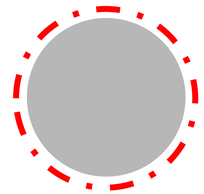
**Standard Complies With -**



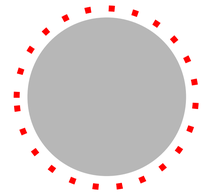
One Organization



Two Organizations



Three Organizations



Four+ Organizations

SURROUNDING DENSITY & DIVERSE USES

PRIORITY SITE & EQUITABLE DEVELOPMENT

ELECTRIC VEHICLES

REDUCED PARKING FOOTPRINT

ACCESS TO QUALITY TRANSIT

**STUDIO CROSSINGS** incorporates multimodal transportation choices for reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms.

REDUCED THERMAL BRIDGING

AIR SEALING

BUILDING-LEVEL ENERGY METERING

ENERGY STAR APPLIANCES

## OPTIMIZE ENERGY PERFORMANCE

**STUDIO CROSSINGS** achieves increasing levels of energy performance to reduce environmental and economic harms associated with excessive energy use.

RAINWATER MANAGEMENT

LIGHT POLLUTION REDUCTION

PLANT SELECTION

SITE ASSESSMENT

OPEN SPACE

**STUDIO CROSSINGS** creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and  physical activities. The development provides 5 more acres of open space over current MPD.

**STUDIO CROSSINGS** connects building occupants with the outdoors to reinforce circadian rhythms, and reduce the use of electrical lighting by introducing daylight into the space.

**STUDIO CROSSINGS** creates exterior open space that encourages interaction with the environment, social interaction, passive recreation, and physical activities.

MOISTURE CONTROL

SOURCING OF RAW MATERIALS

CONSTRUCTION & DEMOLITION WASTE MANAGEMENT

MATERIAL INGREDIENTS

STORAGE & COLLECTION OF RECYCLABLES

**STUDIO CROSSING** works to reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse and recycling service and education.

| | |
|---|---|
| **REDUCED PARKING FOOTPRINT**<br>To minimize the environmental harms associated with parking facilities, including automobile dependence, land consumption, and rainwater runoff. | Site design aims to reduce automobile independence by keeping a range of amenities accessible through walkable site connectivity. Rainwater runoff is minimized through landscape buffers. |
| **ACCESS TO QUALITY TRANSIT**<br>To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms. | Transit stop pick up located directly on site. Pick up is easily accessible by multi use paths. Aims to reduce greenhouse gas emissions and carbon footprint. |
| **OPTIMIZED ENERGY PERFORMANCE**<br>To reduce the environmental and economic harms of excessive energy use by achieving a minimum level of energy efficiency for the building and its systems | Residential spaces aim to improve energy performance through Energy Star washer and dryers, refrigerators, light fixtures, etc. |
| **ADVANCED ENERGY METERING**<br>To support energy management and identify opportunities for additional energy savings by tracking building-level and system level energy use. | Building wide energy meter checks will be conducted in order to track building and system energy usage and look for ways to improve energy efficiency long term. |
| **LIGHT POLLUTION REDUCTION**<br>To increase night sky access, improve nighttime visibility, and reduce the consequences of development for wildlife and people. | All street lights on site will be downward facing lights. Additional lights on residential buildings will be motion sensor to reduce light pollution and save energy. |
| **PLANT SELECTION**<br>To make ecologically conscious landscaping decisions. Selection includes choosing non invasive plant species, drought tolerant plants, and local species to promote a healthy biodiversity. | Site plan features local, drought tolerant, low water plants in order to control excessive water usage on site while promoting a healthy biodiversity. |
| **LOW-EMITTING MATERIALS**<br>To reduce concentrations of chemical contaminants that can damage air quality and the environment, and to protect the health, productivity, and comfort of occupants. | Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy. |
| **OPTIMIZE INDOOR AIR QUALITY PERFORMANCE**<br>To contribute to the comfort and well-being of all building occupants by establishing minimum standards for indoor air quality (IAQ). | Indoor air quality minimum standards will be created and enforced on site. |
| **BUILDING-LEVEL WATER METERING**<br>To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms. | Building wide water meter checks will be conducted in order to track building and system water usage and look for ways to improve water conservation long term. |
| **INDOOR WATER USE REDUCTION**<br>To encourage development in locations shown to have multimodal transportation choices or otherwise reduced motor vehicle use. Reduces greenhouse gas emissions, air pollution, and other environmental and public health harms. | Residential units will be built with low-flow plumbing fixtures, high efficiency toilets, and high efficiency washing machines in order to conserve water. |
| **MATERIAL INGREDIENTS**<br>To select products for which the chemical ingredients in the product are inventoried using an accepted methodology and for selecting products verified to minimize the use and generation of harmful substances. To reward raw material manufacturers who produce products verified to have improved impacts. | Committed to consciously selecting low-emitting building materials. Building materials will be energy efficient in order to maintain resident comfort and conserve energy. |
| **STORAGE AND COLLECTION OF RECYCLABLES**<br>To reduce the disproportionate burden of landfills and incinerators that is generated by building occupants' waste through reduction, reuse, and recycling service and education. | Committed to properly disposing of and, where possible, recycling of construction materials during the building process on site. |

*The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).*

***These measures are a recommended Condition of Approval.***

NO BUILD ZONE

20' ALLOWED BUILDING HEIGHT ZONE

25' ALLOWED BUILDING HEIGHT ZONE

RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

SR248

07

07

07

07

07

07

02

05

03

04

06

09

08

01

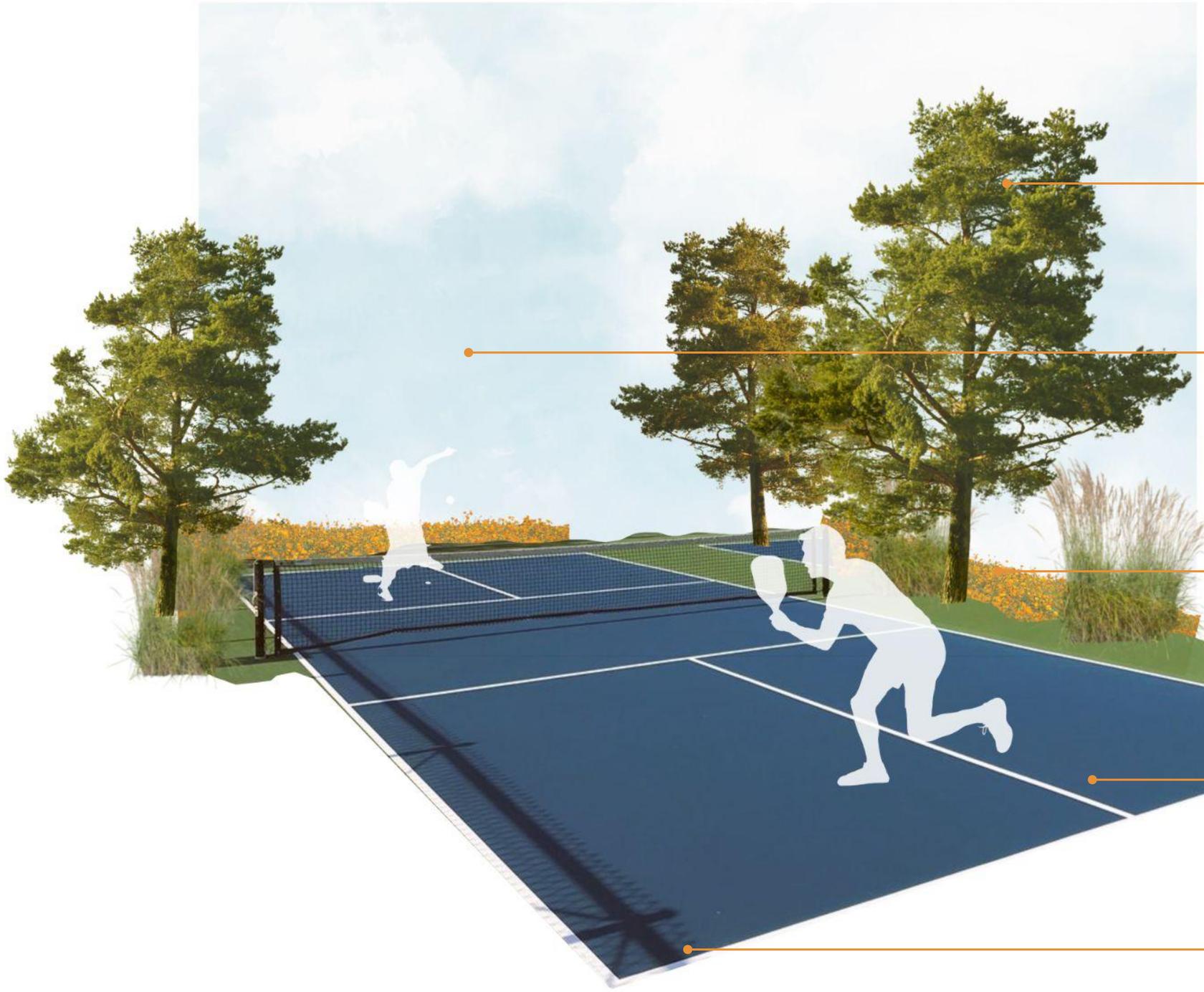
01

## AMENITY LEGEND:

- 01 PICKLEBALL COURT
- 02 COMMUNITY PLAZA
- 03 CHILDREN'S PLAYGROUND
- 04 E-BIKE & BIKE FIX-IT STATION
- 05 PLAZA STAGE
- 06 BUS TRANSIT PICK UP
- 07 POCKET PARK
- 08 BOCCE BALL
- 09 HALF BASKETBALL COURT

N

# ***AMENITY*** *PICKLEBALL COURT*



Drought tolerant trees on perimeter for shading and reduce heat island effect

Courts are situated to capture great views of the surrounding mountains and promote safe play with openness

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Multi-use court could have multiple striping options for pickleball, half-court basketball, and other community sports

Porous pavement design to let rainwater drain to the ground, reduce water run-off

## ***AMENITY*** *COMMUNITY PLAZA*

Ability to use space for day or night events

Outdoor seating for potential restaurant tenants and general tenant use

Mix of greenspace and hardscape. Promotes walkability and lounge space

## ***AMENITY*** *CHILDREN'S PLAYGROUND*

Drought tolerant trees on perimeter for shading and reduce heat island effect

Berliner Cubiron L climbing playground product.

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Recycled rubber padding. Provides soft, safe play area while promoting sustainability initiatives.

## ***AMENITY*** *E-BIKE DOCKING STATION*

Solar panels to charge E-Bikes. Reduces long term cost and environmental impact.

Rentable e-bikes. Provides tenants and visitors with the option for timed bike rentals.

## ***AMENITY*** *COMMUNITY PLAZA // SUMMER*

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Promotes walkability and lounge space

## ***AMENITY*** *COMMUNITY PLAZA // AUTUMN*

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

Ability to use space for day or night events

Outdoor wood clad stage with possibility for live shows, displays, and events

Mix of greenspace and hardscape. Ability to host events in large open hardscape

## ***AMENITY*** *COMMUNITY PLAZA // WINTER*

Event stage can be used for seasonal displays

Mix of greenspace and hardscape. Ability to host events in large open hardscape

Weatherproof plaza material for use year round

## ***AMENITY*** *BIKE FIX-IT STATION*

Paved 12’ wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

Bike fix-it station. Includes all the tools necessary to perform basic bike repairs and maintenance, from changing a flat to adjusting brakes and derailleurs

## ***AMENITY*** *BUS TRANSIT PICKUP*

Final bus shelter location to be determined in conjunction with Park City Engineering and Transportation Departments. Final location TBD

Modern transit hub. Promotes community connectivity and ease of access to surrounding neighborhoods and amenities

Situated to capture great views of the surrounding mountains and landscape

Drought tolerant flowers and bushes on low perimeter for visual interest and reduce hard outlines

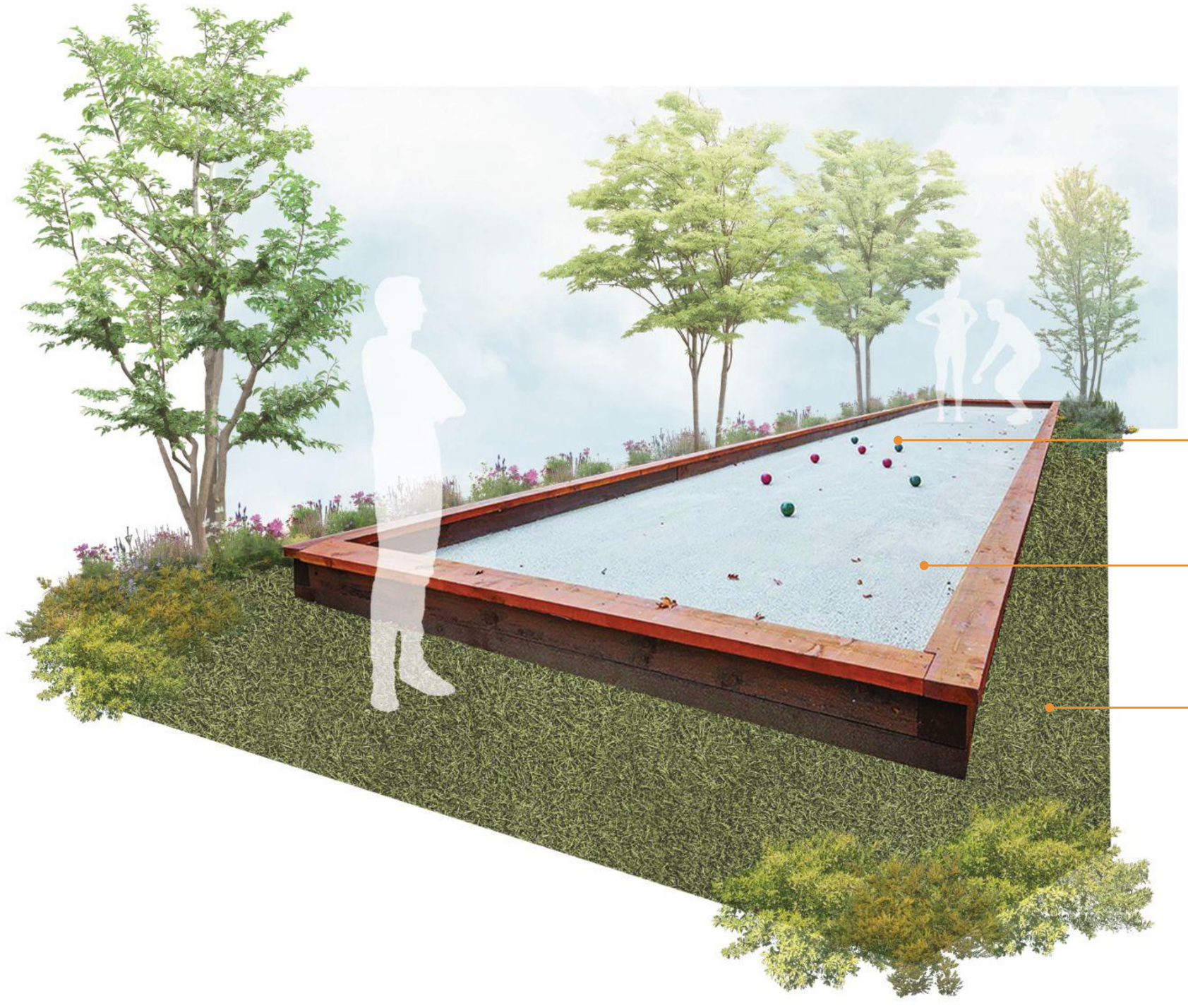
## ***AMENITY*** *6 COMMUNITY POCKET PARKS*

Situated amongst landscaping to give tenants an opportunity to interact with nature right outside their homes

Parks provide areas of rest and reflection off of the trail system

Paved 12’ wide multi use trail system to maintain a safe path for pedestrians, dog walkers, and cyclists.

## ***AMENITY*** *BOCCE BALL COURT*



Rentable bocce balls to monitor use and preserve materials

Weather proof synthetic grass court to mimic real grass without maintenance

Located on site, easily accessible to tenants and visitors

## *COMMUNITY FOCUSED RETAIL & PARKING*

## *TRANSIT STOP & E-BIKE STATION*

## *COMMUNITY FOCUSED COMMERCIAL & OUTDOOR DINING*

CAFE
MARKET

# MEMORANDUM

Date: October 21, 2022

To: Ryan Crandall, Quinn Capital Partners

From: Seishi Yamagata, PE, Fehr & Peers
Chris Bender, PE, Fehr & Peers
Katelynn Hall, Fehr & Peers

**Subject: Studio Crossing Parking Requirement Evaluation**

*UT22-2377*

## INTRODUCTION

This memorandum summarizes Fehr & Peers' parking demand estimation for the updated land uses for the Studio Crossing development located in Park City, Utah. Fehr & Peers evaluated the parking needs of the proposed land uses in the updated plan using three methods: the first time per Park City requirements, the second time using Urban Land Institute's (ULI) *Shared Parking*, and the third time using hybrid of the two methods. The analysis presented in this memorandum follows the Park City Land Management Code requirements for off-street parking, as presented in 15-6-5, stating the following:

The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of the Land Management Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a Parking analysis submitted by the Applicant at the time of Master Planned Development submittal. The Parking analysis shall contain, at a minimum, the following information:

1. The proposed number of vehicles required by the occupants of the project based upon the proposed Use and occupancy.
2. A Parking comparison of projects of similar size with similar occupancy type to verify the demand for occupancy Parking.

3. Parking needs for non-dwelling Uses, including traffic attracted to Commercial Uses from Off-Site.
4. An analysis of time periods of Use for each of the Uses in the project and opportunities for shared parking by different Uses. This shall be considered only when there is Guarantee by Use covenant and deed restriction.
5. A plan to discourage the Use of motorized vehicles and encourage other forms of transportation.
6. Provisions for overflow Parking during peak periods.
7. An evaluation of potential adverse impacts of the proposed Parking reduction and Density increase, if any, upon the surrounding neighborhood and conditions of approval to mitigate such impacts.

## LAND USE

Fehr & Peers estimated the parking demand for the following proposed land uses (note that the land uses are based on preliminary assumptions, and could change depending on the land use program):

- Condominium (50 dwelling units, 1300 square feet)
- Townhomes (50 dwelling units, 1500 square feet)
- Affordable Housing Studio (77 units, 400 square feet)
- Affordable Housing 1 Bed (63 units, 600 square feet)
- Affordable Housing 2 Bed (30 units, 800 square feet)
- Affordable Housing 3 Bed (15 units, 1100 square feet)
- Restaurants (12,000 square feet)
- General Office (6,000 square feet)
- Medical Office (6,000 square feet)
- Minor Retail (18,000 square feet)
- Major Retail (18,000 square feet)

## PARKING

Fehr & Peers evaluated the parking requirements of the proposed development per the parking ratio requirements as presented in 15-3-6 of the Park City municipal code. **Table 1** shows the breakdown of parking needs by land use and overall parking needs for the development.

**Table 1 Parking Demand Based on Park City Municipal Code**

| Building | Units | SqFt | Parking Requirement | Stalls |
|---|---|---|---|---|
| **Housing** | | | | |
| Condominium | 50 | 1300 | 1.5 per unit | 75 |
| Townhomes | 50 | 1500 | 1.5 per unit | 75 |
| **Affordable Housing** | | | | |
| Studio | 77 | 400 | 1 per unit | 77 |
| 1 Bed | 63 | 600 | 1 per unit | 63 |
| 2 Bed | 30 | 800 | 1 per unit | 30 |
| 3 Bed | 15 | 1100 | 1.5 per unit | 22.5 |
| **Commercial** | | | | |
| Restaurant | | 12000 | 1 per 100 sq ft | 120 |
| General Office | | 6000 | 3 per 1000 sq ft | 18 |
| Medical Office | | 6000 | 5 per 1000 sq ft | 30 |
| Minor Retail | | 18000 | 3 per 1000 sq ft | 54 |
| Major retail | | 18000 | 5 per 1000 sq ft | 90 |
| **Total** | | | | **655** |

Source: Fehr & Peers, Park City Municipal Code 15-3-6 *Parking Ration Requirements for Specific Land Use Categories*.

Fehr & Peers performed two additional analyses using recommendations from ULI's *Shared Parking* manual. *Shared Parking* outlines the national state-of-the-practice method for estimating parking demand within mixed-use developments. The manual demonstrates that different land uses experience a range of parking demands at different hours of the day and months of the year. For example, office parks are generally not busy in weekends, and restaurants are often busier at mealtimes and on weekends. Accounting for the range of parking demands that each land use in a mixed-use development will generate allows a broad range of land uses to share the same supply of parking spaces. Since mixed-use developments often generate more walking, bicycling, and transit trips than single-use developments, additional adjustments for modal shift (the percent of walking, bicycling, and transit trips) and non-captive ratios (the percent of trips where a person parks in one stall for multiple uses in the area) are accounted for in this methodology. The land uses do not match exactly with Park City Code as used in the first analysis, to complete the ULI facilitated analyses the following land uses were used:

- Residential Studio (77 units)
- Residential 1 bed (63 units)
- Residential 2 bed (80 units)

- Residential 3 bed (65 units)
- Fine/Casual dining (12,000 square feet)
- Office < 25ksf (6,000 square feet)
- Medical/Dental Office (6,000 square feet)
- Retail <400ksf (36,000 square feet)

**Table 2** shows the results of the parking demand analysis using the ULI *Shared Parking* method and parking rates.

**Table 2 Parking Demand Based on *Shared Parking***

| Building | Units | SqFt | Weekday | Weekend |
|---|---|---|---|---|
| **Housing** | | | | |
| Studio | 77 | - | 29 | 32 |
| 1 Bed | 63 | - | 25 | 28 |
| 2 Bed | 80 | - | 58 | 65 |
| 3 Bed | 65 | - | 71 | 81 |
| | | Reserved | 175 | 175 |
| | | Visitor | 28 | 42 |
| **Commercial** | | | | |
| Restaurant | - | 12000 | 177 | 204 |
| General Office | - | 6000 | 2 | 0 |
| Medical Office | - | 6000 | 7 | 0 |
| Retail < 400 ksf | - | 36000 | 114 | 81 |
| **Total** | | | **686** | **661** |

Source: Fehr & Peers, Urban Land Institute *Shared Parking, Third Edition*.

As shown in **Table 2**, the results of the *Shared Parking* analysis indicate that the development will experience 686 stalls of demand on weekdays and 661 stalls of demand on weekends. These values are greater than the original analysis because the ULI manual includes baseline parking rates informed by parking surveys on numerous operational uses across the United States. While these are generally acceptable in many land use contexts, the baseline ULI parking rates are based on nationwide suburban area parking demands and do not perfectly mimic the unique travel and development patterns and intensities found in the study area. To address this discrepancy, Fehr & Peers performed a third analysis that used Park City's minimum parking requirements as the base parking rates of the shared parking analysis. This "hybrid" approach reflects the parking demand typically anticipated in Park City, while also accounting for the benefits of shared parking at the

development. In this analysis, Fehr & Peers recategorized the land uses to represent the parking only available to condo and townhome residents. As there will be some parking only available to the residents of the condos and townhomes, these spaces were reserved in the analysis. Office space was also reserved for employee use. Reserving a parking stall prohibits it from being shared between land uses and increases the overall number of required stalls.

- Residential Studio (77 units)
- Residential 1 bed (63 units)
- Residential 2 bed (30 units)
- Residential 3 bed (15 units)
- Residential 2 bed (condo) (50 units)
- Residential 3 bed (townhome) (50 units)
- Fine/Casual dining (12,000 square feet)
- Office < 25ksf (6,000 square feet)
- Medical/Dental Office (6,000 square feet)
- Retail <400ksf (36,000 square feet)

**Table 3** shows the results of the parking demand analysis using the *Shared Parking* method and Park City parking rates.

**Table 3 Parking Demand Based on *Shared Parking* and Park City Parking Rates**

| Building | Units | SqFt | Weekday | Weekend |
|---|---|---|---|---|
| **Housing** | | | | |
| Studio | 77 | - | 52 | 56 |
| 1 Bed | 63 | - | 43 | 46 |
| 2 Bed | 30 | - | 22 | 24 |
| 3 Bed | 15 | - | 17 | 19 |
| Condo | 50 | - | 71 | 70 |
| Townhome | 50 | - | 72 | 70 |
| | | Reserved | 143 | 140 |
| | | Visitor | 17 | 25 |
| **Commercial** | | | | |
| Restaurant | | 12000 | 114 | 105 |
| General Office | | 6000 | 17 | 17 |
| Medical Office | | 6000 | 8 | 0 |
| Retail < 400 ksf | | 36000 | 95 | 39 |
| **Total** | | | **527** | **470** |

As shown in **Table 3**, the results of the hybrid analysis indicate that the development will experience 527 stalls of demand on weekdays and 470 stalls of demand on weekends; this parking analysis indicates that the parking demand will likely be approximately 20% lower than was indicated by the previous analyses.

Detailed summary sheets of both ULI analyses (**Tables 2 and 3**) are included in the appendix.

## REDUCTION MEASURES

The reductions in the shared parking presented previously not only accounts for internal capture and shared uses, but reductions due to mode shifts. This could be achieved by Transportation Demand Management (TDM) strategies that the development can provide. The proposed development may implement or enforce the following TDM strategies to reduce parking demand by discouraging visitors from using Single Occupancy Vehicles (SOVs) to access the development:

- Connection to the Park City Historic Rail Trail to encourage shift to other modes of active transportation
- Utilize the bike share program by placing a bike share station on-site
- Provide a transit station on-site
- Provide amenities for active transportation users, such as bike parking

## COMPARISON TO SIMILAR PROJECT

Studio Crossing is proposed to be a mixed-use development, with unique shared parking opportunities as previously outlined.

The Newpark development, located near Kimball Junction, is also a mixed-use development in proximity within Summit County. This site was discussed in a meeting with Park City staff and was determined to be a comparable site to the proposed Studio Crossing development. Newpark includes the following land uses and parking supplies:

- Newpark Retail: 123,000 square feet of retail – 566 stalls
- Newpark Terrace: 60 dwelling units – 68 stalls + 3 ADA stalls
- Newpark Residences: 71 townhomes – 71 stalls
- Newpark Flats: 43 apartments – 53 stalls
- The Commons: 38 dwelling units, 12,500 square feet of retail – no dedicated stalls

The Newpark development has 212 total residential units and 135,500 $ft^2$ of total commercial space, providing a total of **761** parking stalls. In comparison, the proposed Studio Crossing development has 285 total residential units and 60,000 $ft^2$ of total commercial space, and the shared parking analysis recommends **527** parking stalls.

The Newpark development allocates 195 stalls for the 212 total residential units, and the remaining 566 stalls for the 135,500 $ft^2$ of total commercial space. This yields to a parking rate of roughly 1 stall/residential unit, and 4 stalls/1,000 $ft^2$ commercial space. Note that this is a rough estimate, which does not take into account factors such as bedroom numbers, guest stalls, type of commercial space, etc. In comparison, if using the rates currently developed at Newpark, the Studio Crossing development would require **513** parking stalls for the 285 total residential units and 60,000 $ft^2$ total commercial space. This shows that the **527** total stalls recommended by the shared parking analysis is adequate, compared to the existing Newpark development.

## CONCLUSION

Fehr & Peers evaluated the anticipated parking demand of the proposed development according to Park City's minimum parking requirements, ULI's *Shared Parking* manual, and a hybridized approach between the two. As shown above, the hybridized shared parking analysis anticipates that the development will generate up to **527 parking stalls** of demand. The proposed Studio Crossing development is currently planned to provide **560 parking stalls**, which provides a surplus of 33 stalls above what is recommended from the shared parking analysis. As shown previously, compared to a similar project in proximity, and with the implementation of shared parking and TDM strategies to encourage other modes of transportation, the proposed 560 stall supply for Studio Crossing should be adequate to meet the demand for the site.

# APPENDIX

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**Project:** UT22-2377
**Description:** Studio Crossing Shared Parking - ULI Rates

**Shared Parking Demand Summary**
**Peak Month: DECEMBER -- Peak Period: 7 PM, WEEKDAY**

| Land Use | Project Data | | Weekday | | | | | Weekend | | | | | Weekday | | | Weekend | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Quantity | Unit | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj 7 PM | Peak Mo Adj December | Estimated Parking Demand | Peak Hr Adj 10 PM | Peak Mo Adj December | Estimated Parking Demand |
| Retail | | | | | | | | | | | | | | | | | | |
| Retail (<400 ksf) | 36,000 | sf GLA | 2.90 | 98% | 96% | 2.74 | ksf GLA | 3.20 | 98% | 98% | 3.08 | ksf GLA | 90% | 100% | 89 | 35% | 100% | 38 |
| Employee | | | 0.70 | 98% | 98% | 0.67 | | 0.80 | 98% | 98% | 0.77 | | 100% | 100% | 25 | 45% | 100% | 13 |
| Food and Beverage | | | | | | | | | | | | | | | | | | |
| Fine/Casual Dining | 12,000 | sf GLA | 13.25 | 98% | 97% | 12.55 | ksf GLA | 15.25 | 98% | 94% | 14.11 | ksf GLA | 100% | 100% | 151 | 90% | 100% | 158 |
| Employee | | | 2.25 | 98% | 98% | 2.16 | | 2.50 | 98% | 98% | 2.40 | | 100% | 100% | 26 | 100% | 100% | 29 |
| Entertainment and Institutions | | | | | | | | | | | | | | | | | | |
| Hotel and Residential | | | | | | | | | | | | | | | | | | |
| Residential, Urban | | | | | | | | | | | | | | | | 0% | | |
| Studio Efficiency | 77 | units | 0.49 | 100% | 100% | 0.49 | unit | 0.49 | 100% | 100% | 0.49 | unit | 75% | 100% | 29 | 85% | 100% | 32 |
| 1 Bedroom | 63 | units | 0.52 | 100% | 100% | 0.52 | unit | 0.52 | 100% | 100% | 0.52 | unit | 75% | 100% | 25 | 85% | 100% | 28 |
| 2 Bedrooms | 80 | units | 0.96 | 100% | 100% | 0.96 | unit | 0.96 | 100% | 100% | 0.96 | unit | 75% | 100% | 58 | 85% | 100% | 65 |
| 3+ Bedrooms | 65 | units | 1.45 | 100% | 100% | 1.45 | unit | 1.45 | 100% | 100% | 1.45 | unit | 75% | 100% | 71 | 85% | 100% | 81 |
| Reserved | 42% | res spaces | 0.61 | 100% | 100% | 0.61 | unit | 0.61 | 100% | 100% | 0.61 | unit | 100% | 100% | 175 | 100% | 100% | 175 |
| Visitor | 285 | units | 0.10 | 98% | 100% | 0.10 | unit | 0.15 | 98% | 100% | 0.15 | unit | 100% | 100% | 28 | 100% | 100% | 42 |
| Office | | | | | | | | | | | | | | | | | | |
| Office <25 ksf | 6,000 | sf GFA | 0.30 | 98% | 100% | 0.29 | ksf GFA | 0.03 | 98% | 100% | 0.03 | ksf GFA | 2% | 100% | - | 0% | 100% | - |
| Reserved | | empl | 0.00 | 98% | 100% | 0.00 | | 0.00 | 98% | 100% | 0.00 | | 100% | 100% | - | 100% | 100% | - |
| Employee | | | 3.50 | 98% | 74% | 2.55 | | 0.35 | 98% | 74% | 0.25 | | 15% | 100% | 2 | 0% | 100% | - |
| Medical/Dental Office | 6,000 | sf GFA | 3.00 | 98% | 99% | 2.91 | ksf GFA | 0.00 | 98% | 100% | 0.00 | ksf GFA | 30% | 100% | 5 | 0% | 100% | - |
| Employee | | | 1.60 | 98% | 74% | 1.16 | | 0.00 | 98% | 74% | 0.00 | | 30% | 100% | 2 | 0% | 100% | - |
| Additional Land Uses | | | | | | | | | | | | | | | | | | |

| | Weekday | | Weekend | |
|---|---|---|---|---|
| Customer/Visitor | 274 | | Customer | 238 |
| Employee/Resident | 238 | | Employee/Resident | 248 |
| Reserved | 175 | | Reserved | 175 |
| Total | 686 | | Total | 661 |
| Shared Parking Reduction | 16% | | | 20% |

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**Project:** UT22-2377
**Description: Hybrid Approach** Studio Crossing Shared Parking - Custom Rates

**Shared Parking Demand Summary**
**Peak Month: DECEMBER -- Peak Period: 7 PM, WEEKDAY**

| Land Use | Project Data | | Weekday | | | | | Weekend | | | | | Weekday | | | Weekend | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Quantity | Unit | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Base Ratio | Driving Adj | Non-Captive Ratio | Project Ratio | Unit For Ratio | Peak Hr Adj 7 PM | Peak Mo Adj December | Estimated Parking Demand | Peak Hr Adj 10 PM | Peak Mo Adj December | Estimated Parking Demand |
| Retail | | | | | | | | | | | | | | | | | | |
| Retail (<400 ksf) | 36,000 | sf GLA | 2.42 | 99% | 97% | 2.31 | ksf GLA | 2.40 | 99% | 98% | 2.33 | ksf GLA | 90% | 100% | 75 | 35% | 100% | 29 |
| Employee | | | 0.58 | 99% | 97% | 0.56 | | 0.60 | 99% | 97% | 0.58 | | 100% | 100% | 20 | 45% | 100% | 10 |
| Food and Beverage | | | | | | | | | | | | | | | | | | |
| Fine/Casual Dining | 12,000 | sf GLA | 8.55 | 99% | 95% | 8.06 | ksf GLA | 8.59 | 99% | 90% | 7.69 | ksf GLA | 100% | 100% | 97 | 90% | 100% | 89 |
| Employee | | | 1.45 | 99% | 97% | 1.40 | | 1.41 | 99% | 97% | 1.36 | | 100% | 100% | 17 | 100% | 100% | 16 |
| Entertainment and Institutions | | | | | | | | | | | | | | | | | | |
| Hotel and Residential | | | | | | | | | | | | | | | | | | |
| Residential, Suburban | | | | | | | | | | | | | | | | 0% | | |
| Studio Efficiency | | units | 0.00 | 100% | 100% | 0.00 | unit | 0.00 | 100% | 100% | 0.00 | unit | 70% | 100% | - | 89% | 100% | - |
| 1 Bedroom | | units | 0.00 | 100% | 100% | 0.00 | unit | 0.00 | 100% | 100% | 0.00 | unit | 70% | 100% | - | 89% | 100% | - |
| 2 Bedrooms | 50 | units | 0.00 | 100% | 100% | 0.00 | unit | 0.00 | 100% | 100% | 0.00 | unit | 70% | 100% | - | 89% | 100% | - |
| 3+ Bedrooms | 50 | units | 0.00 | 100% | 100% | 0.00 | unit | 0.00 | 100% | 100% | 0.00 | unit | 70% | 100% | - | 89% | 100% | - |
| Reserved | 100% | res spaces | 1.43 | 100% | 100% | 1.43 | unit | 1.40 | 100% | 100% | 1.40 | unit | 100% | 100% | 143 | 100% | 100% | 140 |
| Visitor | 100 | units | 0.06 | 99% | 100% | 0.06 | unit | 0.08 | 99% | 100% | 0.08 | unit | 100% | 100% | 6 | 100% | 100% | 9 |
| Residential, Urban | | | | | | | | | | | | | | | | 0% | | |
| Studio Efficiency | 77 | units | 0.89 | 100% | 100% | 0.89 | unit | 0.85 | 100% | 100% | 0.85 | unit | 75% | 100% | 52 | 85% | 100% | 56 |
| 1 Bedroom | 63 | units | 0.90 | 100% | 100% | 0.90 | unit | 0.86 | 100% | 100% | 0.86 | unit | 75% | 100% | 43 | 85% | 100% | 46 |
| 2 Bedrooms | 30 | units | 0.94 | 100% | 100% | 0.94 | unit | 0.92 | 100% | 100% | 0.92 | unit | 75% | 100% | 22 | 85% | 100% | 24 |
| 3+ Bedrooms | 15 | units | 1.44 | 100% | 100% | 1.44 | unit | 1.42 | 100% | 100% | 1.42 | unit | 75% | 100% | 17 | 85% | 100% | 19 |
| Reserved | | res spaces | 0.00 | 100% | 100% | 0.00 | unit | 0.00 | 100% | 100% | 0.00 | unit | 100% | 100% | - | 100% | 100% | - |
| Visitor | 185 | units | 0.06 | 99% | 100% | 0.06 | unit | 0.08 | 99% | 100% | 0.08 | unit | 100% | 100% | 11 | 100% | 100% | 16 |
| Office | | | | | | | | | | | | | | | | | | |
| Office <25 ksf | 6,000 | sf GFA | 0.24 | 99% | 100% | 0.23 | ksf GFA | 0.24 | 99% | 100% | 0.23 | ksf GFA | 2% | 100% | - | 0% | 100% | - |
| Reserved | 100% | empl | 2.76 | 99% | 100% | 2.74 | | 2.76 | 99% | 100% | 2.74 | | 100% | 100% | 17 | 100% | 100% | 17 |
| Employee | | | 0.00 | 99% | 74% | 0.00 | | 0.00 | 99% | 74% | 0.00 | | 15% | 100% | - | 0% | 100% | - |
| Medical/Dental Office | 6,000 | sf GFA | 3.26 | 99% | 99% | 3.20 | ksf GFA | 0.00 | 99% | 100% | 0.00 | ksf GFA | 30% | 100% | 6 | 0% | 100% | - |
| Employee | | | 1.74 | 99% | 74% | 1.27 | | 0.00 | 99% | 74% | 0.00 | | 30% | 100% | 2 | 0% | 100% | - |
| Additional Land Uses | | | | | | | | | | | | | | | | | | |

| | | | |
|---|---|---|---|
| Customer/Visitor | 195 | Customer | 142 |
| Employee/Resident | 173 | Employee/Resident | 170 |
| Reserved | 160 | Reserved | 157 |
| Total | 527 | Total | 470 |
| Shared Parking Reduction | 14% | | 20% |

FEHR PEERS

# MEMORANDUM

Date: September 22, 2022

To: Ryan Crandall, Quinn Capital Partners

From: Seishi Yamagata, PE, Fehr & Peers
Preston Stinger, PTP, Fehr & Peers

**Subject: Studio Crossing Trip Generation Update**

*UT22-2357*

## INTRODUCTION

The purpose of this memorandum is to summarize the evaluation of trip generation for the updated land uses for the Studio Crossing development located in Park City, Utah. Fehr & Peers evaluated the trip generation of the proposed land uses in the previous master plan and of the proposed land uses in the updated plan in comparison. Fehr & Peers performed a comparison of trip generation summarized in a memorandum dated June 4, 2021. Since then, the proposed land uses of the development have been updated to add affordable housing units. Also, the Institute of Transportation Engineers (ITE) have published an updated edition of trip generation rates. This memorandum summarizes the evaluation of trip generation for the proposed land use changes, with the latest ITE trip generation rates.

## LAND USE

The previous master plan concept (site plan attached in Appendix) proposed the following land uses:

- Hotel (100 rooms)
- Movie Theater (15,000 square feet)
- Entertainment Venue (14,500 square feet)
- Mixed Use (33,350 square feet)
- Mixed Use (25,625 square feet)

- Sound Effects Stage (15,700 square feet)
- Office (37,200 square feet)
- Workshop Office (10,000 square feet)

Fehr & Peers used trip generation rates published in the ITE Trip Generation, 11th Edition, 2021, to estimate trip generation rates for this study. To keep consistent with land uses presented in the ITE manual, the following ITE land uses were used to evaluate the previous master plan concept:

- Hotel (ITE Land Use 310) – 100 rooms
- Movie Theater (ITE Land Use 445) – 15,000 square feet
- High-Turnover Restaurant (ITE Land Use 932) – 14,500 square feet
- Strip Retail Plaza (ITE Land Use 822) – 33,350 square feet
- Strip Retail Plaza (ITE Land Use 822) – 25,625 square feet
- General Office Building (ITE Land Use 710) – 15,700 square feet
- General Office Building (ITE Land Use 710) – 37,200 square feet
- Small Office Building (ITE Land Use 710) – 10,000 square feet

The updated plan (site plan attached in Appendix) for the project site consists of the following land uses, along with the corresponding ITE land uses:

- Affordable Housing (ITE Land Use 223) – 185 dwelling units
- Low-Rise Multifamily Housing (ITE Land Use 220) – 100 dwelling units
- Strip Retail Plaza (ITE Land Use 822) – 30,000 square feet
- Strip Retail Plaza (ITE Land Use 822) – 30,000 square feet

The ITE land use for affordable housing is new in the ITE manual and had a low sample size with limited data. Therefore, the ITE land use code for multifamily housing (land use 220) was used for the 185 units of affordable housing.

## TRIP GENERATION

To capture the mixed-use component of the land uses (for both the previous master plan concept and the updated plan), internal capture was incorporated into the trip generation evaluation for this study using Fehr & Peers' mixed-use development (MXD+) methodology. The MXD+ trip generation methodology accurately captures the trip-reducing benefits of mixed-use development projects and is used throughout the United States to help developers, agencies, and the public to quantify these trip reductions. The MXD+ trip generation model is promoted by the United States

Environmental Protection Agency (EPA) and has been adopted by the San Diego Association of Governments (SANDAG), American Society of Civil Engineers (ASCE), American Planning Association (APA), and many others as a recommended resource for trip generation of smart-growth developments. The MXD+ model uses ITE trip generation rates and applies additional variables to those trip generation rates. Some of the additional variables include:

- Employment
- (Population + Employment) per square mile
- Land area
- Total jobs / population diversity
- Retail jobs / population diversity
- Number of intersections per square mile
- Employment within a mile
- Employment within a 30-minute trip by transit
- Average household size
- Vehicles owned per capita

The calculated trip generation for the previous master plan concept is shown below in **Table 1**.

## Table 1 Previous Master Plan Trip Generation

| Land Use[1] | Number of Units | Unit Type | Daily Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New Daily Trips** |
|---|---|---|---|---|---|---|---|---|---|
| Hotel (310) | 100 | Rooms | 660 | 3% | 50% | 50% | 319 | 319 | **638** |
| Movie Theater (445) | 15,000 | Square Feet | 1,171 | 3% | 50% | 50% | 566 | 566 | **1,132** |
| High-Turnover Restaurant (932) | 14,500 | Square Feet | 1,554 | 3% | 50% | 50% | 751 | 751 | **1,502** |
| Strip Retail Plaza (822) | 33,350 | Square Feet | 1,816 | 3% | 50% | 50% | 878 | 878 | **1,756** |
| Strip Retail Plaza (822) | 25,625 | Square Feet | 1,395 | 3% | 50% | 50% | 674 | 674 | **1,348** |
| Office (710) | 15,700 | Square Feet | 232 | 3% | 50% | 50% | 112 | 112 | **224** |
| Office (710) | 37,200 | Square Feet | 491 | 3% | 50% | 50% | 237 | 237 | **474** |
| Small Office (712) | 10,000 | Square Feet | 144 | 3% | 50% | 50% | 70 | 70 | **140** |
| **Net Weekday Trips** | | | | | | | **3,607** | **3,607** | **7,214** |
| Land Use[1] | Number of Units | Unit Type | AM Peak Hour Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New AM Peak Hour Trips** |
| Hotel (310) | 100 | Rooms | 43 | 7% | 56% | 44% | 22 | 18 | **40** |
| Movie Theater (445) | 15,000 | Square Feet | 0 | 7% | - | - | 0 | 0 | **0** |
| High-Turnover Restaurant (932) | 14,500 | Square Feet | 139 | 7% | 55% | 45% | 71 | 58 | **129** |
| Strip Retail Plaza (822) | 33,350 | Square Feet | 79 | 7% | 60% | 40% | 44 | 29 | **73** |
| Strip Retail Plaza (822) | 25,625 | Square Feet | 60 | 7% | 60% | 40% | 34 | 22 | **56** |
| Office (710) | 15,700 | Square Feet | 34 | 7% | 88% | 12% | 28 | 4 | **32** |
| Office (710) | 37,200 | Square Feet | 72 | 7% | 88% | 12% | 59 | 8 | **67** |
| Small Office (712) | 10,000 | Square Feet | 17 | 7% | 82% | 18% | 13 | 3 | **16** |
| **Net Weekday AM Peak Hour Trips** | | | | | | | **271** | **142** | **413** |
| Land Use[1] | Number of Units | Unit Type | PM Peak Hour Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New AM Peak Hour Trips** |
| Hotel (310) | 100 | Rooms | 46 | 11% | 51% | 49% | 21 | 20 | **41** |
| Movie Theater (445) | 15,000 | Square Feet | 93 | 11% | 94% | 6% | 78 | 5 | **83** |
| High-Turnover Restaurant (932) | 14,500 | Square Feet | 131 | 11% | 61% | 39% | 71 | 46 | **117** |
| Strip Retail Plaza (822) | 33,350 | Square Feet | 220 | 11% | 50% | 50% | 98 | 98 | **196** |
| Strip Retail Plaza (822) | 25,625 | Square Feet | 169 | 11% | 50% | 50% | 75 | 75 | **150** |
| Office (710) | 15,700 | Square Feet | 36 | 11% | 17% | 83% | 5 | 27 | **32** |
| Office (710) | 37,200 | Square Feet | 73 | 11% | 17% | 83% | 11 | 54 | **65** |
| Small Office (712) | 10,000 | Square Feet | 22 | 11% | 34% | 66% | 7 | 13 | **20** |
| **Net Weekday PM Peak Hour Trips** | | | | | | | **366** | **338** | **704** |
| Land Use[1] | Number of Units | Unit Type | Saturday Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New Saturday Trips** |
| Hotel (310) | 100 | Rooms | 644 | 4% | 50% | 50% | 310 | 310 | **620** |
| Movie Theater (445) | 15,000 | Square Feet | 1,490 | 4% | 50% | 50% | 717 | 717 | **1,434** |
| High-Turnover Restaurant (932) | 14,500 | Square Feet | 1,776 | 4% | 50% | 50% | 855 | 855 | **1,710** |
| Shopping Plaza (821)[5] | 33,350 | Square Feet | 2,704 | 4% | 50% | 50% | 1,302 | 1,302 | **2,604** |
| Shopping Plaza (821)[5] | 25,625 | Square Feet | 2,078 | 4% | 50% | 50% | 1,001 | 1,001 | **2,002** |
| Office (710) | 15,700 | Square Feet | 36 | 4% | 50% | 50% | 17 | 17 | **34** |
| Office (710) | 37,200 | Square Feet | 82 | 4% | 50% | 50% | 39 | 39 | **78** |
| Small Office (712) | 10,000 | Square Feet | 22 | 4% | 50% | 50% | 11 | 11 | **22** |
| **Net Saturday Trips** | | | | | | | **4,252** | **4,252** | **8,504** |

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 11th Edition Trip Generation Manual (ITE Manual)

2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual

3. Percentage of trips Entering and Exiting the development according to the ITE Manual.

4. Internal capture derived from the MXD+ methodology.

5. Saturday trip generations not available for Strip Retail Plaza (822). Saturday rates for Shopping Plaza (821) were used.

SOURCE: Fehr & Peers, 2022

The calculated trip generation for the updated plan is shown below in **Table 2**.

**Table 2 Studio Crossing Updated Plan Trip Generation**

| Land Use[1] | Number of Units | Unit Type | Daily Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New Daily Trips** |
|---|---|---|---|---|---|---|---|---|---|
| Multifamily Housing (220) | 285 | Dwelling Units | 1,902 | 5% | 50% | 50% | 900 | 900 | **1,800** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 1,496 | 5% | 50% | 50% | 708 | 708 | **1,416** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 1,496 | 5% | 50% | 50% | 708 | 708 | **1,416** |
| **Net Weekday Trips** | | | | | | | **2,316** | **2,316** | **4,632** |
| Land Use[1] | Number of Units | Unit Type | AM Peak Hour Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New AM Peak Hour Trips** |
| Multifamily Housing (220) | 285 | Dwelling Units | 111 | 7% | 24% | 76% | 25 | 78 | **103** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 59 | 7% | 60% | 40% | 33 | 22 | **55** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 59 | 7% | 60% | 40% | 33 | 22 | **55** |
| **Net Weekday AM Peak Hour Trips** | | | | | | | **91** | **122** | **213** |
| Land Use[1] | Number of Units | Unit Type | PM Peak Hour Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New AM Peak Hour Trips** |
| Multifamily Housing (220) | 285 | Dwelling Units | 143 | 13% | 63% | 37% | 78 | 46 | **124** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 170 | 13% | 50% | 50% | 74 | 74 | **148** |
| Strip Retail Plaza (822) | 30,000 | Square Feet | 170 | 13% | 50% | 50% | 74 | 74 | **148** |
| **Net Weekday PM Peak Hour Trips** | | | | | | | **226** | **194** | **420** |
| Land Use[1] | Number of Units | Unit Type | Saturday Trip Generation[2] | % Internal Capture[4] | % Entering[3] | % Exiting[3] | Trips Entering | Trips Exiting | **New Saturday Trips** |
| Multifamily Housing (220) | 285 | Dwelling Units | 1,297 | 5% | 50% | 50% | 613 | 613 | **1,226** |
| Shopping Plaza (821)[5] | 30,000 | Square Feet | 2,026 | 5% | 50% | 50% | 958 | 958 | **1,916** |
| Shopping Plaza (821)[5] | 30,000 | Square Feet | 2,026 | 5% | 50% | 50% | 958 | 958 | **1,916** |
| **Net Saturday Trips** | | | | | | | **2,529** | **2,529** | **5,058** |

1. (XXX) Indicates ITE Land Use Code. Land Use Code from the Institute of Transportation Engineers - 11th Edition Trip Generation Manual (ITE Manual)
2. Traffic Generated by the development according to trip generation rates provided in the ITE Manual
3. Percentage of trips Entering and Exiting the development according to the ITE Manual.
4. Internal capture derived from the MXD+ methodology.
5. Saturday trip generations not available for Strip Retail Plaza (822). Saturday rates for Shopping Plaza (821) were used.

SOURCE: Fehr & Peers, 2022

As shown in **Table 1**, vehicle trip reductions of approximately 3%, 7%, 11%, and 4% for daily, AM peak hour, PM peak hour, and Saturday, respectively, were applied due to internal capture for the previous master plan concept. For the updated plan, vehicle trip reductions of approximately 5%, 7%, 13%, and 5% for daily, AM peak hour, PM peak hour, and Saturday, respectively, were applied due to internal capture as shown in **Table 2**.

The comparison of total trips generated for the development between what was presented in the previous master plan and the calculated updated results for this study are shown below in **Table 3**.

**Table 3 Trip Generation Comparison**

| | **Calculated Trip Generation (Total Trips)** | | | |
|---|---|---|---|---|
| | **Daily** | **AM Peak** | **PM Peak** | **Saturday** |
| **Previous Master Plan** | 7,214 | 413 | 704 | 8,504 |
| **Updated Plan** | 4,632 | 213 | 420 | 5,058 |

SOURCE: Fehr & Peers, 2022

As shown in **Table 3**, the updated trip generation shows lower total trips generated for daily (36% trip decrease), AM peak hour (48% trip decrease), PM peak hour (40% trip decrease), and Saturday (41% trip decrease). There is also higher daily, PM peak hour, and Saturday trip reductions for the updated plan compared to the previous master plan due to the introduction of residential land use in the mix.

## CONCLUSION

Fehr & Peers evaluated the total trips generated by the proposed land uses in the previous master plan, and also evaluated the trip generation of the development with redefined land uses. As shown previously above, there is a decrease in trip generation due to the redefined land uses at the proposed Studio Crossing development for daily, AM peak hour, PM peak hour, and Saturday trips.

# APPENDIX

**Previous Master Plan Concept**

**Updated Studio Crossing Concept**

## Building Legend

- 1A Hotel Lodging
- 1B Recording Studio
- 1C Stage Venue
- 1D Residence - omitted
- 1E Grand Ball Room
- 1F Atrium
- 2 Screening Rooms/Theater
- 3 Entertainment Venue
- 4 Mixed Use
- 5 Mixed Use
- 6 Sound Effects Stage
- 6A Office, Effects Stage
- 7 Sound Stages
- 7A Workshop
- 7B Production Support/ Offices
- 8 Workshop Office

0 100 200 400

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# MASTER PLAN CONCEPT

**April 2012**

**Raleigh Studios**
Park City, Utah

## BUILDING LEGEND:

**01** 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING

**02** TRANSIT HUB & E-BIKE PARKING BUS STOP AND PICKUP CENTER

**03** COMMUNITY FOCUSED COMMERCIAL 1-STORY

**04** COMMUNITY POCKET PARKS

**05** 80% AMI AFFORDABLE HOUSING 3 STORY WITH COMMERCIAL

**06** COMMUNITY PLAZA FEATURE AND DINING AREAS

**07** E-BIKE DOCKING STATION

**08** HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID

**09** 80% AMI AFFORDABLE HOUSING 2 STORY ALL HOUSING

**10** RESIDENT USE AMENITY MULTI-USE SPORTS COURT

**11** MARKET RATE TOWNHOMES 2-STORY WITH GARAGE

**12** CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS

**13** ELECTRIC CAR CHARGING STATIONS

RIGHT TURN ENTRY/EXIT

SR248

STOPLIGHT INTERCHANGE

SR248

EXISTING PC FILM STUDIOS

TRAIL SYSTEM ALONG PROPERTY

HWY 189

N

modern OUTWEST **STUDIO CROSSING** OVERALL SITE

**October 20, 2022**
**Quinn Capital Partners, LLC Housing Mitigation Plan**

Quinn Capital Partners, LLC is pleased to be able to incorporate this housing mitigation plan as a part of the proposed Amended Master Planned Development. This proposal will convert a substantial portion of the existing commercial square footage to affordable housing and create a vibrant, year-round neighborhood compatible with surrounding residents. The proposed modifications will also reduce daily traffic and enhance the quality of life for our residents, all while helping to meet community environmental and housing goals.

This housing mitigation plan is part of the 2022 Amendment to the Master Planned Development Agreement and Annexation Agreement. The original 2012 Development Agreement for the Quinn's Junction Partnership Annexation Master Planned Development expressly provided that no affordable housing was required to be built as a condition of development. Recognizing the needs of the community and benefits to the community in constructing affordable housing, QCAP is proposing to construct 185 units of affordable housing units as part of its proposal to amend the 2012 Development Agreement.

**Background**
The 2012 Development Agreement did not require the construction of any affordable housing. (DA Section 5, Affordable Housing). When QCAP subdivided the subject property earlier in 2022, the City required as a condition of plat approval a note requiring QCAP to provide affordable housing meeting the current code requirements if it any point it amended the 2012 Development Agreement. In addition to meeting the code-based requirements for affordable housing, QCAP is proposing to convert existing commercial entitlements to affordable housing.

**Proposed Plan**
QCAP proposes to construct more than enough affordable housing units to meet the requirements of the 2021 Park City Affordable Housing Resolution. The 2021 Housing Resolution calls for a total affordable housing square footage for commercial uses based on an employee mitigation calculation. The same resolution requires 20% of condominium units to be affordable units. Per the resolution, each affordable unit is calculated as containing 900 square feet.

The final count of units required may adjust slightly with final preparations of plans and to address City input, however the required square footage will be provided per the Resolution. Forecasted calculations for the affordable housing are shown in Table 1 below:

*Table 1*

| Studio Crossings Residential Density | | | |
|---|---|---|---|
| Market Rate SQFT | REU | AUE | Net Livable Space |
| 142,000 | 71 | 14.2 | 12,780 |

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

| Studio Crossing Assumed Use Based on Newpark Retail Mix | | | | | |
|---|---|---|---|---|---|
| **Use** | **FT** | **Use Mix** | **SQFT** | **Employees** | **Net Livable Space** |
| Commercial Retail | 3.3 | 73.4% | 44,028 | 145.3 | |
| Medical | 2.9 | 8.7% | 5,219 | 15.1 | |
| Personal Services | 1.3 | 6.1% | 3640 | 4.7 | |
| Restaurant | 6.5 | 11.9% | 7,113 | 46.2 | |
| Total Commercial Density | | | 60,000 | 211.3 | |
| Mitigation Rate X 0.2 | | | | 42.3 | |
| AUEs/1.5 | | | | **28.2** | **25,367.44** |

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

| Total Affordable Housing Obligation | |
|---|---|
| Net Livable Space | AUE |
| **38,057.00** | **42.40** |

For the affordable housing required by the plat amendment note, QCAP proposed to construct the 42 Unit Equivalents in the following mix:

27 - Studios - 400 sqft = 10,800 sqft
23 - 1 bedrooms - 600 sqft = 13,800 sqft
10 - 2 bedrooms - 800 sqft = 8,000 sqft
5 - 3 bedrooms - 1,100 sqft = 5,500 sqft
65 units = 38,057 sqft

QCAP is also voluntarily converting 79 Unit Equivalents of currently entitled commercial space to affordable housing in the following mix:

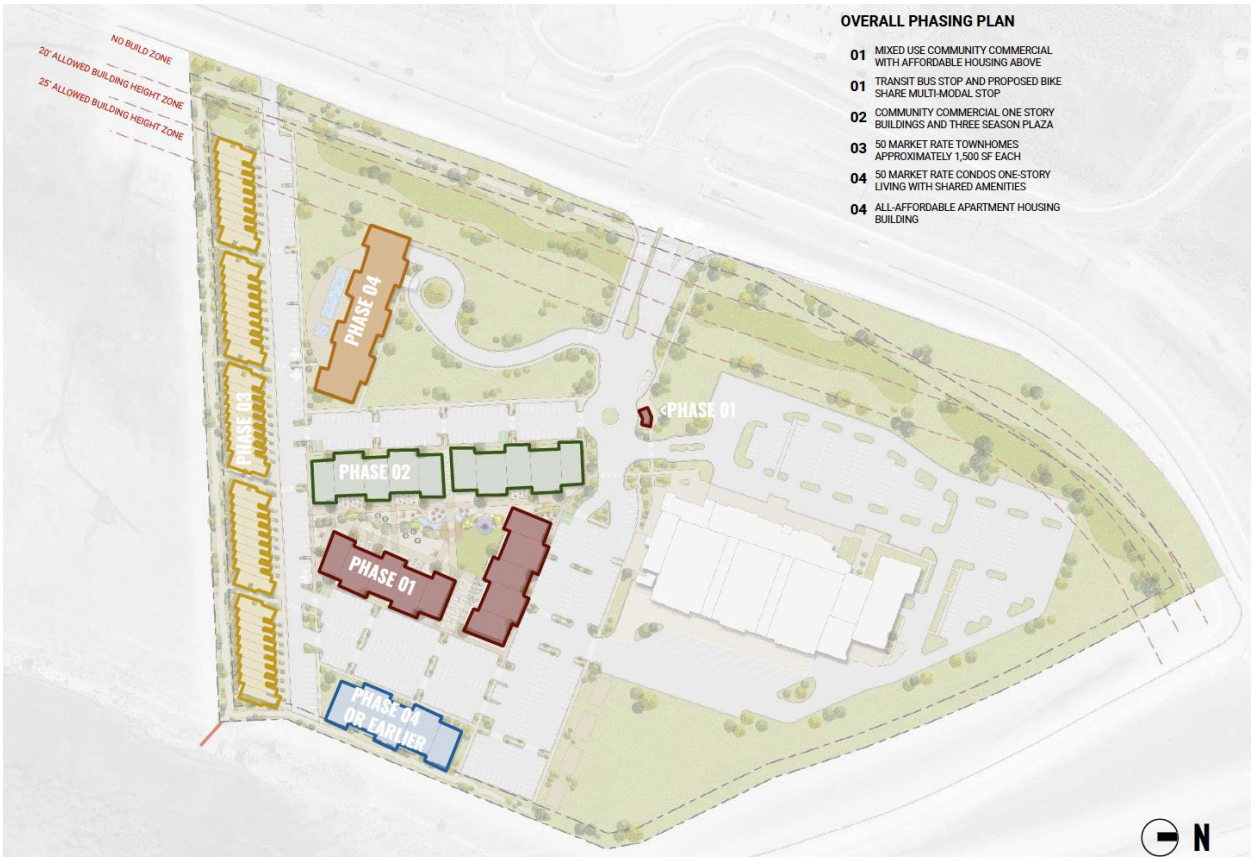
50 - Studios - 400 sqft = 20,000 sqft
40 - 1 bedrooms - 600 sqft = 24,000 sqft
20 - 2 bedrooms - 800 sqft = 16,000 sqft
10 - 3 bedrooms - 1,100 sqft = 11,000 sqft
120 units = 80,575 sqft

All affordable housing shall be deed restricted and subject to Park City affordable housing guidelines including affordable rent restrictions. All the affordable housing will be built in the

1st and 4th (anytime) phase. An unconditional certificate of occupancy, or a temporary certificate of occupancy if it allows for operation of the affordable housing units will not issue for each phase until the affordable housing requirement is met.

Site plans showing the proposed affordable housing, including the parking, are included in Exhibit A below:

*Exhibit A*



**Eligibility and Pricing**
All units will be maintained as deed restricted affordable for rent units. A qualified third-party professional property management company shall manage the rental of the units.

Eligibility for the affordable for-rent housing will be based on the AMI standards of for-rent affordable housing. In initially filling the units, QCAP shall use a geographic waterfall approach in selecting from applicants, in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including, but not limited to, employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County.

There shall be no time limit required in selecting between orders of priority. Rather, when all qualifying applicants from a category have been exhausted, applicants from the next order of priority shall immediately be given priority. This waterfall provision shall only apply at the initial generation of any waitlist and selection for the Studio Crossing affordable housing units. From that point, all applications shall be made on a first-come-first-serve basis on the existing waitlist.

QCAP may enter into one or more master leases with local employers whereby local employers may lease a block of units to meet the housing needs of their qualifying employees. The priority of any such master leases shall follow the same geographic waterfall provided previously. Any such master leases must be consistent with the remaining provisions of this Housing Mitigation Plan, as it may be amended from time to time.

For the 65 units required by the plat amendment note—and subject to the 2021 Housing Resolution—all rentals will be to households of 80% AMI or below for Summit County and will be at the allowable rental rates for households at 80% AMI as determined by the then-applicable Summit County AMI numbers, updated on an annual basis. All rental units will submit annual compliance surveys in accordance with the recorded deed restrictions.

For the 120 units QCAP is constructing from its existing commercial density, all rentals will be to households of 120% AMI or below for Summit County. However, like the units required by the plat amendment note, all rental rates charged will be at 80% of AMI, regardless of the AMI of individual households. All gross rental rates shall include any Home Owner Association fees or assessments that may be charged against the unit.

Additionally, QCAP agrees that approximately 35% (or a minimum of 27) of the studio unit rentals will be to households of 60% and 70% of AMI for Summit County and will be at the allowable rental rates for households at 60% and 70% AMI as determined by the then-applicable Summit County AMI numbers, updated on an annual basis.

*Table 2 – 80% AMI Rates*

| Bedrooms | Occupants | *AMI (80%) | Income Percentage | Yearly Rent | Monthly Gross Rent I |
|---|---|---|---|---|---|
| 0 | 1 | $66,960 | 30% | $20,088.00 | $1,674.00 |
| 1 | 2 | $76,480 | 30% | $22,944.00 | $1,912.00 |
| 2 | 3 | $86,080 | 30% | $25,824.00 | $2,152.00 |
| 3 | 4 | $95,600 | 30% | $28,680.00 | $2,486.00 |

*Table 3 – 70% AMI Rates*

| Bedrooms | Occupants | *AMI (70%) | Income Percentage | Yearly Rent | Monthly Gross Rent I | No. of Units |
|---|---|---|---|---|---|---|
| 0 | 1 | $58,560 | 30% | $17,568.00 | $1,464.00 | 20 |

*Table 4 – 60% AMI Rates*

| Bedrooms | Occupants | *AMI (70%) | Income Percentage | Yearly Rent | Monthly Gross Rent I | |
|---|---|---|---|---|---|---|
| 0 | 1 | $50,200 | 30% | $15,060.00 | $1,255.00 | 7 |

*AMI is based on 2021 Summit County AMI numbers.

**Amenities**

The Studio Crossings development will include a number of amenities available to residents of the affordable housing units. These amenities include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Studio Crossings will be a transit and trail-oriented development. There will be a dedicated and improved transit stop within the development. QCAP is also working to ensure that an electric bikeshare location is included on site. In addition to these public transit options, there will be covered bike storage available for each of the affordable housing buildings. It is QCAP's intention to enable and encourage alternative transit options to private vehicle ownership.

## Housing Team

August 4, 2022

RE: 4001 Kearns Boulevard (Studio Crossing) Amendment to the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD)

Dear Planning Commissioners:

The Housing Team has reviewed the MPD Amendment application associated with 4001 Kearns Boulevard (Studio Crossing), and supports the major components of the project for the following reasons:

- The project meets the requirements of the 2021 Housing Resolution to produce 42.3 Affordable Unit Equivalents (AUEs) on-site through the creation of 65 units or 38,100 SF.
- The project exceeds the required housing obligation, with an additional 120 units (approximately 78.8 AUEs) created through the production of an estimated 71,000 SF of affordable housing.
- The recent Park City Housing Needs Assessment stated that well over 800 units are likely needed over the next five years, and this project's production of 120 additional affordable units would meet approximately 15% of this need.
- The project produces a diversity of unit types, from studios to three-bedroom units, which will help to meet demand across different housing needs.
- The inclusion of commercial uses in the project will support the long-term vitality and sustainability of not only the housing created on site, but also other housing projects in the area, including the affordable and attainable units built in Park City Heights and other future area projects.
- The commercial space will increase access to goods and services for residents of affordable and attainable housing residents in the project and in the surrounding area, which may reduce vehicle miles traveled.
- The location of the project utilizes existing free public transportation for access to major employment centers and is well positioned to take advantage of future transit improvements on the SR-248 corridor.
- The location of the project and connection to the rail trail enables multi-modal transportation options and can help to reduce vehicle miles traveled by locating workers within closer proximity to their employment.

Housing
Resource
Center

October 11, 2022

To Whom it May Concern,

On behalf of The Housing Resource Center at Mountainlands Community Housing Trust, I am writing in support of the proposed Studio Crossings development.

From an affordable housing perspective, it's far from perfect but it's a significant improvement from the developer's original proposal. The proposed development includes 185 affordable rental units. Of the 185 affordable rentals, only 65 are required. That's 120 additional affordable rental units added to our very limited inventory. While we would love to see 100% affordable housing and reduced maximum rents (below 80% AMI), we are realistic that current, private development incentives for affordable housing are not in alignment with that ideology.

The market rate units may also be a good opportunity to promote the Lite Deed program as well as a downsizing option for senior residents wishing to do so. The location, amenities, and size of the market rate units are inline with some of the senior housing needs identified in the recent Leadership senior housing survey. The community centered commercial, sustainability objectives, trail connection, and public access to outdoor amenities are also a welcomed addition.

While the proposal highlights the need for greater City and County investment in affordable housing to incentivise and subsidize deeper affordability in private development, The Housing Resource Center appreciates the time and resources the developer put into the new proposal and is happy to support the significant addition of affordable housing inventory.

Thank you for your time and consideration,

Megan McKenna

Housing Resource Center- Housing Advocate
Mountainlands Community Housing Trust

megan@housinghelp.org
(435) 659-8465

October 11, 2022

MOUNTAINLANDS
COMMUNITY HOUSING TRUST

Gary Crandall
Crandall Capital
1776 Park Ave. #145
Park City, UT 84060

RE: Studio Crossing

Dear Gary,

Thank you for sharing your vision for the Studio Crossing project in Quinn's Junction with me. As you well know, there is a dire need for a broad range of housing solutions in our community. I applaud your willingness to propose an alternative development plan for your property in Quinn's Junction that will, if approved, provide much needed housing opportunities.

Mountainlands has served our community by providing and advocating for housing for nearly three decades. Many of the homes developed and owned by Mountainlands were borne out of a housing obligation imposed on a developer by a municipality. We are grateful to the developers and municipalities who have worked together to provide such opportunities and are excited for similar opportunities in the future. However, the housing deficit will continue to worsen if this form of inclusionary zoning is the only method applied to the housing crisis. Mountainlands fully supports the efforts by our local governments to provide a broad range of solutions that result in a higher ratio of restricted housing to market-rate housing.

In the case of your proposed development for Studio Crossing, the voluntary addition of a greater number of price- and income-restricted housing units is certainly commendable. I wish you the best of luck as you proceed with this project.

Sincerely,

Pat Matheson
Executive Director

## Exhibit J: Additional Background Information

The subject property is located at 4001 Kearns Blvd., adjacent to the Park City Film Studio. The property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County. As a result, Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement).

The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the MPD. The MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the Annexation Agreement and inserted below. The zoning was adopted at the time of annexation to enable the Film Studio MPD.

# Attachment C

FILM AND TELEVISION/RECORDING STUDIO -PARK CITY

| | Squae Footage | Bldg Number | Bldg Total SF |
|---|---|---|---|
| STUDIO LODGING | 85,000 | 1 | |
| RECORDING STUDIO | 2,500 | 1 | |
| DESTINATION SPA | 6,000 | 1 | |
| | | | 93,500 |
| AMPITHEATER | 6,000 | 2 | |
| | | | 6,000 |
| SPECIAL EVENT STAGE | 15,000 | 3 | |
| SCREENING ROOMS | 14,000 | 3 | |
| ENTERTAINMENT VENUE | 3,000 | 3 | |
| PERFORMANCE AREAS/ OTHER VILLAGE VENUES | 17,500 | 3 | |
| | | | 49,500 |
| STUDIO STORE/ OTHER VILLAGE VENUES/OFFICES | 20,000 | 4 | |
| | | | 20,000 |
| STUDIO TOUR AREAS | 6,000 | 5 | |
| OFFICES/ OTHHER VILLAGE VENUES | 9,000 | 5 | |
| | | | 15,000 |
| FOOD SERVICES COMMISSARY/ OFFICES ANCHOR TENANT | 50,000 | 6 | |
| | | | 50,000 |
| SOUNDSTAGES | 48,000 | 7 | |
| PRODUCTION SUPPORT/OFFICES | 25,000 | 7 | |
| | | | 73,000 |
| LIGHTING & GRIP | 10,500 | 8 | |
| WORKSHOP/EQUIPMENT STORAGE | 10,500 | 8 | |
| | | | 21,000 |
| EFFECTS STAGE/ OFFICES | 46,000 | 9 | |
| | | | 46,000 |
| | | TOTAL SF | 374,000 |

Figure 1: MPD Approved Uses and Density

To date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density. ***Currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD.***

Figure 2: MPD Approved Phasing and Site Plan

***Article II, Section 2.5(c) of the Annexation Agreement (page 3) states that no open space, setbacks, or affordable housing requirements may be imposed on the MPD.***

In 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density. Former Mayor Andy Beerman and Council designated former Councilmembers Steve Joyce and Nann Worel, now Mayor, with reviewing the applicant's new concept plan in more detail.

The Planning Department, Housing staff, and Council liaisons met with the applicant on several occasions to discuss the possibility of housing on the site, and the City's need for affordable/attainable units. Included in these meetings was a tour of the applicant's recently completed project, *The Commons*, a mixed-use affordable apartment complex, in Newpark at Kimball Junction. The group continued to work with the applicant on a conceptual site plan that includes mixed-income housing, retail, smaller-scale community oriented commercial spaces, a public plaza, and a transit center/bus stop.

On December 9, 2021, the applicant returned to Council to present their concept for proposed parcel 1B (Work Session Staff Report, Minutes). Overall, the Council appeared to unanimously support the proposed change from a Film Studio Campus to a mixed-use development with a strong affordable/attainable housing component at an average of 80% of Area Median Income (AMI) and a Density consistent with the original MPD.

On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record (Ordinance 2022-06). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. ***The applicant is not proposing any changes to this portion of the site and the existing MPD would still govern Lot 1A.*** See Figure 3 on next page.

Lot 1B consists of 20.464 acres and would contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only. The application requires City Council approval for any variations to the zone height, and Housing Authority approval for the Housing Mitigation Plan.

On May 25, 2022, a Work Session was held to give the Planning Commission an overview of the proposed project, and identify issues that should be addressed by the applicant prior to a public hearing (Staff Report, Minutes).

Staff requested input on several issues including:

1. If each proposed phase of construction should require a full CUP or could be considered under an Administrative CUP as the current MPD allows.
2. If the Film Studio could be considered the commercial anchor required by the RCO zone.
3. If the Trip Generation Analysis should be reviewed by a third-party engineer.
4. Whether the number of affordable units provided, and the proposed site plan justifies the proposed zone and MPD Amendments, as well as the proposed increase in Building Height.
5. If the Commission was ready to provide a positive recommendation on the Applicant's Housing Mitigation Plan to the City's Housing Authority.

In addition, the Planning Commission asked for clarity on the number of affordable units required and the phasing of these units, along with, more information on the total

gross square footage of the project versus the approved Density, what the AMI and rents will be, clarification of the Building Heights and Setbacks, a list of allowed Uses for the commercial spaces, further discussion on the issue of short-term rentals versus full-time residents, additional information on parking, and to address right-turns in and out of the proposed secondary egress.

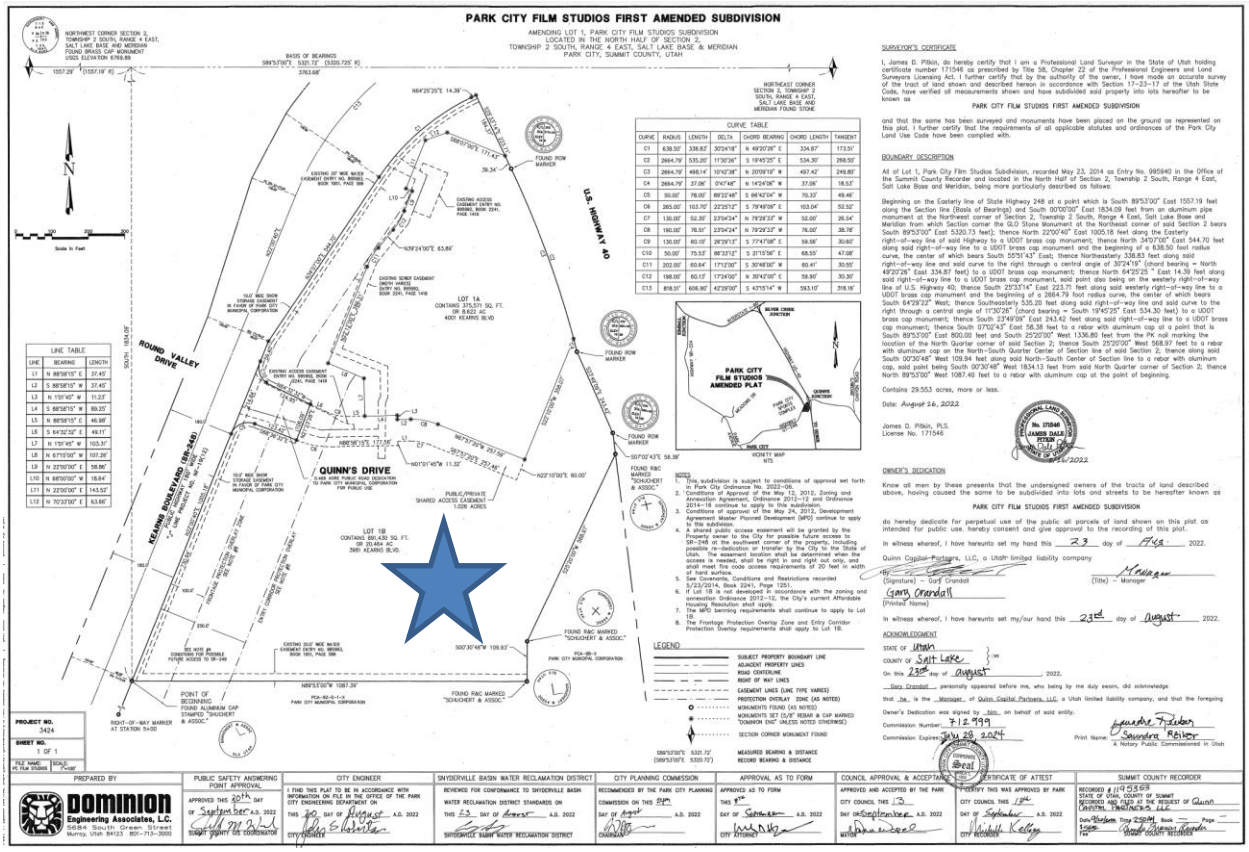


Figure 3: Recorded Plat showing Lots 1A and 1B.

**Planning Department**

October 26, 2022

Quinn Capital Partners
1776 Park Avenue # 145
Park City, UT 86060

**NOTICE OF PLANNING COMMISSION ACTION**

**Description**

| | |
|---|---|
| Address: | 3891 Kearns Boulevard |
| Zoning District: | Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus |
| Application: | MPD and Amendment to the Annexation and Zoning Ordinance 2012-12 |
| Project Number: | PL-22-05206 & PL-22-05212 |
| Action: | APPROVED WITH CONDITIONS (See Below) |
| Date of Final Action: | October 26, 2022 |
| Project Summary: | A mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units, and 185 affordable for-rent residential units |

**Action Taken**

On October 26, 2022, the Planning Commission conducted a public hearing and approved the Studio Crossing project, a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and 185 affordable for-rent residential units according to the following findings of fact, conclusions of law, and conditions of approval.

**Findings of Fact**

1. The property is located at 3981 Kearns Boulevard.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).
4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses,

and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
    a. Conceptual Site Plans including a Phasing Plan;
    b. A Parking Analysis;
    c. A Trip Generation Analysis; and
    d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

| **Affordable Units** | **Number** | **Size** |
|---|---|---|
| Studios | 77 | 400 |
| 1 Bedrooms | 63 | 600 |
| 2 Bedrooms | 30 | 800 |
| 3 Bedrooms | 15 | 1,100 |
| **Units** | **185** | |

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.
11. Phases 1 and 2 will utilize surface parking stalls and the Planning Department recommend a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, 65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The proposed site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling the than the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on October 26, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on November 17, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City's Housing Authority for consideration on November 17, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.
20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

| Type | Units | Size |
|---|---|---|
| Studios | 27 | 400 |

| | | |
|---|---|---|
| 1 Bedroom | 23 | 600 |
| 2 Bedrooms | 10 | 800 |
| 3 Bedrooms | 5 | 1,100 |
| Units | 65 | |
| @ 900 SF | | **42.4 AUEs** |

21. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

| **Type** | **Units** | **Size** |
|---|---|---|
| Studios | 50 | 400 |
| 1 Bedroom | 40 | 600 |
| 2 Bedrooms | 20 | 800 |
| 3 Bedrooms | 10 | 1,100 |
| Units | **120** | |
| @ 900 SF | | **78.8 AUEs** |

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 "additional" affordable units, will be rental units available up 80% AMI, except for 27 studios, that will be available to households making 60-80% AMI, broadening the affordability of these units.
23. The applicant has stated that initially, the applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
    a. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.
    b. Qualifying applicants employed within Park City boundaries.
    c. Qualifying applicants employed within the Park City School District boundaries.
    d. Qualifying applicants employed within Summit County (additional affordable units only).
24. The applicant has stated that the "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or

assessments that may be charged against the units, and this will be a Condition of Approval. Seven (7) studio units will be available at 60% AMI and 20 studio units will be available at 70% AMI.

25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but is not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the EOPC 150-foot Setback requirements.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement.
33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.
34. The Planning Commission finds that the applicant's parking analysis meets the requirements of LMC § 15-6-5(E) and supports the determination to decrease the required number of commercial parking stalls. The applicant's project requires approximately 312 commercial parking stalls depending on the mix of uses. The overall project requires 655 stalls, and the applicant is proposing 566 stalls. In no case shall the projects parking reduction exceed more than 30% of the projects commercial parking requirement.

**Conclusions of Law:**

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.

3. The modifications are 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 modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
    i. 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;
    j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
    k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
    l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
    m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;
    n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
    o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
    p. addresses and mitigates traffic.

**Conditions of Approval:**

1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Annexation, Zoning, and MPD agreements.
2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, without the need to return to the Planning Commission for a CUP.
4. The Planning Department shall complete an Administrative Conditional Use Permit for any Child Care Center, Intensive Office, and/or Major Retail or Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative Conditional Use permit application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
5. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
6. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
7. In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units).
8. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
9. The site plan also includes one additional 4-story, for-rent affordable building totaling 58,632 square feet to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, 65 units, will be constructed in this building.
10. Certificates of Occupancy for the Phase 4 market-rate units shall be tied to the Certificates of Occupancy for the Phase 4 affordable units.
11. No additional Density shall be built on Lot 1A and Lot 1B is subject to a maximum Density of 320,632 square feet of total development, consistent with the site plan and final plan set reviewed by the Planning Commission on October 26, 2022.
12. Parking and lighting shall meet requirements of the LMC except for the parking reduction granted by the Planning Commission.
13. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
14. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.
15. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer prior to the issuance of a building permit.

16. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for the annual operational and maintenance costs of the stations.
17. Bike racks shall be provided for the various commercial uses as required by the LMC.
18. The undulating berm approved by the MPD shall be constructed and maintained consistent with the original MPD.
19. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
20. Rooftop mechanical equipment shall be architecturally screened from public view.
21. Trash and recycling enclosures shall be screened with landscaping or fencing.
22. All signage shall comply with the LMC.
23. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
24. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
25. A final subdivision plan shall be recorded prior to construction of the condominium units.
26. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Some plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable by the Planning Director.
27. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to $75,000 for the cost of this connection.
28. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).
29. Prior to the issuance of a building permit the applicant shall submit a plan for a bus stop and shelter for review and approval by the City Engineer and Transportation Planning Manager.
30. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.
31. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
32. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

33. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.

If you have questions or concerns regarding this Final Action Letter, please call Alexandra Ananth, at 435-615-5066 or email Alexandra.ananth@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Project File

**Ordinance No. 2022-Xx**

AN ORDINANCE AMENDING THE ANNEXATION AND ZONING ORDINANCE NO. 2012-12, FOR APPROXIMATELY 20.46 ACRES OF PROPERTY LOCATED AT 3981 KEARNS BOULEVARD IN THE QUINN'S JUNCTION AREA, KNOWN AS THE PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION LOT 1B, PARK CITY. UTAH. THE SITE WAS PREVIOUSLY ZONED COMMUNITY TRANSITION (CT) WITH A REGIONAL COMMERCIAL OVERLAY (RCO) DESIGNATION.

WHEREAS, the property's annexation into Park City was the result of extensive litigation between the original owners and Summit County for the development of the property, which resulted in a settlement that provided Park City with an option to consider the annexation prior to development in the County; and

WHEREAS, as a result, Park City approved a Settlement Agreement, Annexation Agreement, and the Quinn's Junction Partnership Annexation Master Planned Development (MPD) for the purpose of constructing 374,000 square feet of "motion picture studio and media campus" (as stated in the Settlement Agreement); and

WHEREAS, the site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the MPD; and

WHEREAS, the existing MPD is limited to a movie studio and media campus, including a 100-room hotel, amphitheater, and associated Commercial Uses and square footage, as outlined in Exhibit C of the Annexation Agreement and he zoning was adopted at the time of annexation to enable the Film Studio MPD; and

WHEREAS, to date, only Phase 1 of the Film Campus has been constructed, which includes the sound stages, workshop, and production support/offices (Buildings 7, 7A, and 7B on the approved site plan, Exhibit B and included below), associated parking, the main entrance, landscaping, and berming along Kearns Blvd, totaling 91,425 square feet of development Density; and

WHEREAS, currently, there are 282,575 square feet of remaining conditionally approved Density to be built on the property, for Uses and buildings consistent with the Annexation Agreement and MPD; and

WHEREAS, in 2021, while considering a phasing plan amendment to construct the allowed hotel building, the City Council indicated a willingness to entertain further amendments to the Annexation and MPD to produce more community benefits, including affordable housing, for the remaining conditionally approved Density; and

WHEREAS, On February 3, 2022, the applicant received approval to subdivide the original parcel into two (2) legal Lots of record (Ordinance 2022-06). Lot 1A now consists of 8.622 acres and contains the existing Film Studio Campus. The applicant is

not proposing any changes to this portion of the site and the existing MPD still governs Lot 1A; and

WHEREAS, Lot 1B consists of 20.464 acres and will contain the remaining Density to be developed with commercial and residential Uses. The applicant is seeking to amend the existing Annexation Ordinance and MPD for this portion of the site only; and

WHEREAS, on July 27, 2022, the property was properly noticed and posted, and courtesy letters were sent to surrounding property owners according to the requirements of the Land Management Code; and

WHEREAS, on July 27, 2022, proper legal notice was published according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on August 10, 2022, and October 26, 2022, to receive input on the proposed amendment to the MPD and Zoning and Annexation Ordinance; and

WHEREAS, the Planning Commission, on October 26, 2022, forwarded a positive recommendation to the City Council to amend the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and,

WHEREAS, on November 17, 2022, the City Council held a public hearing to receive input on the Zoning and Annexation Ordinance and for exceptions to the Zone Height; and

WHEREAS, it is in the best interest of Park City, Utah to approve an amendment to the Zoning and Annexation Ordinance and for exceptions to the Zone Height for Lot 1B only.

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

**SECTION 1. APPROVAL.** The Zoning and Annexation Ordinance 2012-12 as it applies to Lot 1B only, is hereby amended, including for exception to the Zone Height, as shown in Attachment 1, and 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 3981 Kearns Boulevard.
2. The site is in the Community Transition (CT) zone, with a Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), and Sensitive Land Overlay (SLO) in addition to the Film Studio MPD.
3. The Park City Film Studios consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently

undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).

4. The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.
5. The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use project, including 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale units, and 185 affordable for-rent units up to 80% AMI.
6. The applicant submitted:
    a. Conceptual Site Plans including a Phasing Plan;
    b. A Parking Analysis;
    c. A Trip Generation Analysis; and
    d. A Housing Mitigation Plan.
7. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1 in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
8. In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units). The proposed bedroom mix and size of the affordable units is as follows:

| **Affordable Units** | **Number** | **Size** |
|---|---|---|
| Studios | 77 | 400 |
| 1 Bedrooms | 63 | 600 |
| 2 Bedrooms | 30 | 800 |
| 3 Bedrooms | 15 | 1,100 |
| **Units** | **185** | |

9. Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market rate units in Phase 1.
10. Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each

building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of “community focused, small-scale commercial, retail or restaurant” space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

11. Phases 1 and 2 will utilize surface parking stalls and the Planning Department recommend a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.
12. Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.
13. Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls for residents of the building.
14. The site plan also includes one additional 4-story, for-rent affordable building to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the “additional” affordable units, 65 units, will be constructed in this building.
15. Section 4.5 of the existing MPD expressly states that “Pursuant to the Annexation Agreement, no affordable housing is required for this MPD.” However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states “The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City’s current Affordable Housing Resolution shall apply.” The applicant is proposing to meet and exceed the City’s affordable housing requirements with this project. It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.
16. The proposed site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals not more than 282,575 square feet, equaling the remaining conditionally approved Density of 282,575 square feet. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 374,000 square feet, equaling the than the 374,000 square feet the site was originally approved for.
17. The Planning Commission approved the amendment to the MPD on October 26, 2022, and voted to recommend exceptions to the Zone Height to the Council for consideration on November 17, 2022.
18. The Planning Commission also voted to recommend the applicants Housing Mitigation Plan to the City’s Housing Authority for consideration on November 17, 2022.
19. The applicant has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must

be adjusted accordingly.

20. The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

| **Type** | **Units** | **Size** |
|---|---|---|
| Studios | 27 | 400 |
| 1 Bedroom | 23 | 600 |
| 2 Bedrooms | 10 | 800 |
| 3 Bedrooms | 5 | 1,100 |
| Units | 65 | |
| @ 900 SF | | **42.4 AUEs** |

21. In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

| **Type** | **Units** | **Size** |
|---|---|---|
| Studios | 50 | 400 |
| 1 Bedroom | 40 | 600 |
| 2 Bedrooms | 20 | 800 |
| 3 Bedrooms | 10 | 1,100 |
| Units | **120** | |
| @ 900 SF | | **78.8 AUEs** |

22. The applicant is proposing that all the affordable units, both the 65 required and the 120 "additional" affordable units, will be rental units available up 80% AMI, except for 27 studios, that will be available to households making 60-80% AMI, broadening the affordability of these units.
23. The applicant has stated that initially, the applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:
    a. Qualifying applicants employed in the immediate Quinn's Junction

neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, etc.

b. Qualifying applicants employed within Park City boundaries.
c. Qualifying applicants employed within the Park City School District boundaries.
d. Qualifying applicants employed within Summit County (additional affordable units only).

24. The applicant has stated that the "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, rental rates charged will be at 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, and this will be a Condition of Approval. Seven (7) studio units will be available at 60% AMI and 20 studio units will be available at 70% AMI.
25. Amenities available to residents of the affordable units include a sheltered bus stop, e-bike station and bike fix-it station, community plaza, sports courts, sheltered bike storage, recycling rooms, outdoor dining, electric car charging station, green and dog-friendly space, and an internal pedestrian and bike trail system with connections to the broader Park City trail system.
26. Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for the existing MPD and allows for Building Height exceptions
27. The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height, but is not located within the ECPO Setback. The proposed townhomes and commercial building meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the EOPC 150-foot Setback requirements.
28. The RCO allows for the City Council to grant a height exception upon recommendation from the Planning Commission.
29. The Planning Commission finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures. All buildings meet required Setbacks. The Planning Commission also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.
30. The Planning Commission has consistently expressed that the majority of the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community oriented commercial Uses.
31. The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat Area according to the City's General Plan Maps
32. MPDs require a minimum of 60% Open Space. However, the existing MPD has no minimum Open Space requirement per the Annexation Agreement.

33. The Film Studio shall serve as the Commercial anchor for the site in compliance with LMC § 15-2.17-4.

**Conclusions of Law:**

1. The modification to the 2012 Quinn's Junction Partnership Annexation Master Planned Development Agreement is a substantive modification.
2. The Application complies with the requirements of the Land Management Code as conditioned and approved.
3. The modifications are 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 modification to the Master Planned Development:
    a. complies with all requirements of the Land Management Code;
    b. meets the minimum requirements of Section 15-6-5;
    c. provides the highest value of Open Space, as determined by the Planning Commission;
    d. strengthens and enhances the resort character of Park City;
    e. compliments the natural features on the Site and preserves significant features or vegetation to the extent possible;
    f. is Compatible in Use, scale, and mass with adjacent Properties, and promotes neighborhood Compatibility, and Historic Compatibility, where appropriate, and protects residential neighborhoods and Uses;
    g. provides amenities to the community so that there is no net loss of community amenities;
    h. is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time staff determined the Application to be complete;
    i. 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;
    j. promotes the Use of non-vehicular forms of transportation through design and by providing trail connections;
    k. was noticed and the Planning Commission held a public hearing in accordance with this Chapter;
    l. incorporates best planning practices for sustainable development, including water conservation measures and energy efficient design and construction, per the Residential and Commercial Energy and Green Building program and codes adopted by the Park City Building Department in effect at the time of the Application;
    m. addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies;

n. addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance;
o. addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
p. addresses and mitigates traffic.

**Conditions of Approval:**

1. Lot 1A, 4001 Kearns Boulevard, is subject to the original Annexation, Zoning, and MPD agreements.
2. Development of 3891 Kearns Boulevard is contingent upon approval of the Building Heights by the City Council, approval of the applicant's Housing Mitigation Plan by the Park City Housing Authority, and ratification of a Development Agreement by the Planning Commission.
3. The majority of the 60,000 square feet of Commercial Uses in the project shall be limited to smaller-scale community oriented commercial Uses set forth in the Application and Final Plan Set dated October 26, 2022, without the need to return to the Planning Commission for a CUP.
4. The Planning Department shall complete an Administrative Conditional Use Permit for any Child Care Center, Intensive Office, and/or Major Retail or Service Use, to ensure that most of the Commercial Uses are smaller-scale and community oriented, and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. A detailed parking analysis shall be submitted at the time of Administrative Conditional Use permit application to allow Planning Staff to calculate the parking demand in relation to the parking supply.
5. Commercial Uses shall not include Hotels of any kind, any business with a Drive-Up window, or Gasoline Service Station.
6. The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant will deliver in the form of 65 deed restricted units, meeting the Project's Housing Obligation in Phase 1.
7. In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units).
8. Phases 1 and 2 will utilize surface parking stalls and the applicant shall construct at least the required number of parking stalls for each Phase of Development prior to receiving Certificates of Occupancy for each phase.
9. The site plan also includes one additional 4-story, for-rent affordable building totaling 58,632 square feet to be built concurrent to the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, 65 units, will be constructed in this building.
10. Certificates of Occupancy for the Phase 4 market-rate units shall be tied to the Certificates of Occupancy for the Phase 4 affordable units.
11. No additional Density shall be built on Lot 1A and Lot 1B is subject to a maximum Density of 320,632 square feet of total development, consistent with the site plan and final plan set reviewed by the Planning Commission on October 26, 2022.

12. Parking and lighting shall meet requirements of the LMC except for the parking reduction granted by the Planning Commission.
13. The secondary access to the site (non-signalized access) must be reviewed and approved by UDOT and the City Engineer prior to building permits and shall be right-in/right-out only.
14. The applicant shall have six years from the ratification of the Development Agreement to exercise building permits for the project. If the applicant has not exercised all the required building permits for the project the applicant shall return to the Planning Commission to re-permit remaining Density prior to the issuance of any additional building permits.
15. The applicant shall locate a bus stop and bus shelter on site at a location to be reviewed and approved by the City Engineer prior to the issuance of a building permit.
16. The applicant shall provide a bike share and bike fix it station on site and the applicant shall be responsible for the annual operational and maintenance costs of the stations.
17. Bike racks shall be provided for the various commercial uses as required by the LMC.
18. The undulating berm approved by the MPD shall be constructed and maintained consistent with the original MPD.
19. A Stormwater Management Plan shall be reviewed and approved by the City Engineer prior to the issuance of any building permits.
20. Rooftop mechanical equipment shall be architecturally screened from public view.
21. Trash and recycling enclosures shall be screened with landscaping or fencing.
22. All signage shall comply with the LMC.
23. The applicant shall provide covered bike storage in all residential buildings at a minimum rate of one stall per unit consistent with the City's LMC requirements at the time of building permit.
24. The applicant shall provide recycling facilities in all Multi-Unit Dwellings on site.
25. A final subdivision plan shall be recorded prior to construction of the condominium units.
26. The applicant shall bring Lot 1A into compliance with the originally approved Landscape Plan. Some plant substitutions shall be allowed by the Planning Director if other species are deemed more suitable by the Planning Director.
27. The applicant shall construct a trail connection from the site to the Park City Rail Trail, upon review and approval of a plan by the City's Open Space Manager. The City will contribute up to $75,000 for the cost of this connection.
28. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition, the applicant is reducing their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J).

29. Prior to the issuance of a building permit the applicant shall submit a plan for a bus stop and shelter for review and approval by the City Engineer and Transportation Planning Manager.
30. Prior to the issuance of a building permit the applicant shall submit a plan to limit right in/right out turns only from the secondary access point for review and approval by the City Engineer.
31. Prior to the issuance of a building permit the applicant shall submit evidence to the City Engineer and Public Utilities Director in accordance with LMC § 15-7.3-6, Water Facilities, confirming that 1) Summit Water has sufficient water supply for domestic water use and fire protection to service the existing and proposed development; or 2) an alternative water supply with sufficient capacity to serve the existing and proposed development has agreed to service the site. The burden is upon the applicant to submit responsive information regarding LMC 15-7.3-6.
32. If any phases of the project are not issued building permits within 6 years of the issuance of the first building permit, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.
33. The proposed development shall not exceed the maximum approved Density of 374,000 square feet.
34. A Plat Note shall indicate that 3891 Kearns Boulevard, Lot 1B, is subject to Ordinance 2022-Xx.

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

PASSED AND ADOPTED this 17th day of November, 2022.

PARK CITY MUNICIPAL CORPORATION

_____
MAYOR

ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

**Attachment 1** – Conceptually Approved MPD Site Plans

# Planning Commission
# Staff Report

**Subject:** **Studio Crossing**
**Applications:** **PL-22-05206 & PL-22-05212**
**Author:** **Alexandra Ananth, Sr. Planner**
**Date:** **October 26, 2022**
**Type of Item:** **Legislative – Amend the Park City Film Studios Annexation Ordinance and MPD**

## Recommendation

(I) Review the proposed amendments to 1) the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD) and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12; (II) Re-open the public hearings continued from August 10, 2022; and (III) Consider approving the proposed amendment to the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD) to allow for a mixed-use project including 185 affordable units.

If the Planning Commission chooses to approve the Amendment to the MPD, the Commission must forward a recommendation on the proposed exceptions to the Zone Height to the City Council, as well as a recommendation on the applicant's Housing Mitigation Plan to the City's Housing Authority, for Council consideration on November 17, 2022.

Finally, if the Planning Commission chooses to approve the Amendment to the MPD, the Planning Commission must also forward a recommendation on Ordinance 2022-Xx, an Ordinance amending the Annexation and Zoning Ordinance, for Council's consideration on November 17, 2022.

If the Council and Housing Authority approve the Ordinance, Building Height exceptions, and Housing Mitigation Plan, the Planning Department will return to the Planning Commission with a Development Agreement for ratification by the Planning Commission.

## Description

| | |
|---|---|
| Applicant: | Quinn Capital Partners, LLC (Gary Crandall, Manager) |
| Location: | 4001 Kearns Boulevard (SR-248), |
| Zoning District: | Community Transition (CT), with Regional Commercial Overlay (RCO), Entry Corridor Protection Overlay (ECPO), Sensitive Land Overlay (SLO), and an MPD for a Film Studio and Media Campus |
| Adjacent Land Uses: | Open Space and Recreation, Residential (MPD), Institutional Uses |

| | |
|---|---|
| Reason for Review: | MPD amendments require Planning Commission action[1] and a recommendation to the Housing Authority (as applicable). Ordinance Amendments require Planning Commission review and City Council action[2]. |

## Abbreviations

| | |
|---|---|
| AMI | Area Medium Income |
| CT | Community Transition |
| CUP | Conditional Use Permit |
| ECPO | Entry Corridor Protection Overlay |
| MPD | Master Planned Development |
| RCO | Regional Commercial Overlay |
| SLO | Sensitive Land Overlay |
| AUE | Affordable Unit Equivalent |
| UE | Unit Equivalent |

## Summary

On August 10, 2022, the Planning Commission held a public hearing (Staff Report; Minutes) and provided additional feedback to the applicant on the proposal, which had a work session on May 25, 2022 (Staff Report; Minutes). Issues raised by the Planning Commission at the August 10, 2022 public hearing included:

1. Building encroachments into the ECPO;
2. Proposed amenities and trail connections within the project;
3. Commercial Uses should serve the surrounding neighborhood;
4. A shared parking analysis to support the proposed parking reduction;
5. A broader range of AMI served;
6. Additional information on the sustainability of the project;
7. Concerns over the applicant's request to allow for nightly rentals in the market-rate units; and
8. An expiration on any approvals to ensure the project is completed within a certain timeframe.

Since the August public hearing the applicant has worked to address the issues raised by the Planning Commission. The Planning Department has updated the August 10, 2022, Staff Report to reflect additional information submitted since the August public hearing.

The Park City Film Studios Subdivision consists of two separate lots. Lot 1A contains the developed portion of the Park City Film Studios, and Lot 1B is currently undeveloped. Both lots are subject to an Annexation Agreement and the Quinn's Junction Partnership Annexation Master Planned Development Agreement (MPD).

The applicant has submitted applications to amend 1) the MPD, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining

[1] LMC § 15-6-4(H).
[2] LMC § 15-2.17-4(B).

Density allocated in the MPD on Lot 1B only; and 2) the Community Transition - Regional Commercial Overlay Zoning and Ordinance 12-12, the annexation and zoning Ordinance. Lot 1A will remain subject to the original Annexation, Zoning, and MPD agreements.

The applicant has 282,575 square feet of Density under the existing MPD that has not been constructed. The applicant is proposing to amend the existing MPD to construct a mixed-use development project, including 185 affordable for-rent units at 60-80% AMI, 60,000 square feet of support Commercial Uses, and up to 100 market-rate for-sale units, . LMC § 15-6-8, *Unit Equivalents*, states that "Affordable Housing units required as part of the MPD approval…do not count towards the residential Unit Equivalents of the Master Plan." The project requires 42.4 Residential Unit Equivalents which the applicant is proposing to divide into 65 Units which do not count towards the total project density. The proposed project has just less than the remaining Density under the existing MPD, which is 282,575 square feet.

| Use | Units | SF |
|---|---|---|
| Commercial Uses | NA | 60,000 |
| Market Rate Units | 100 | 142,000 |
| Affordable Units | 185 | 118,632 |
| **Total** | | **320,632** |
| **Less Required UEs** | **42.4** | **-38,160** |
| **Total Density** | | **282,472** |

The applicant has submitted:

1. Updated Conceptual Site Plans including a Phasing Plan (Exhibit C);
2. A Shared Parking Analysis (Exhibit D);
3. A Trip Generation Analysis (Exhibit E); and
4. An Updated Housing Mitigation Plan (Exhibit F).

**See Exhibit J for additional Background Information.**

## Analysis

Since the August 10, 2022 public hearing, the applicant has reviewed Planning Commission feedback and made the following changes to the project:

1. The applicant has shifted the townhomes out of the ECPO. All 50 townhomes are 25 feet in Height and meet the 150 ECPO Setback Requirement listed in 15-2.20-5(I), *Building Height, Entry Corridor Protection Overlay*.

2. The applicant has lowered the proposed Building Height of the Phase 4 Affordable Housing Building from 48 feet to 45 feet. In addition, the applicant has shifted the building closer to the plaza to promote community connectivity and hide much of

the parking from the highway. The three Multi-Unit Dwelling buildings remain at 40 feet in Height.

3. The height of the two Commercial buildings has been reduced from 28 feet to 25 feet, providing a variety of Building Heights on site, consistent with the Film Studio MPD which allows for exceptions to the zone height for a variety of Building Heights on site. See Page 8 of Exhibit C.

4. The applicant has met with UDOT twice to discuss and design vehicular access on the west of the site that restricts access to right in/right out only. UDOT has proposed a median in SR-248 and the Planning Department recommends a Condition of Approval that the applicant work with UDOT and the City's Engineering Department to design an access that limits access to right in and right out only that must be reviewed and approved by the City's Engineering Department prior to the issuance of a building permit.

5. The applicant is proposing site amenities including a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot wide multi-use paths with pocket parks and benches throughout the site, connection to the rail trail (required by existing MPD), and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

6. The applicant has worked to narrow the list of allowed commercial uses to focus on small-scale uses that will support the surrounding community. This is discussed later in the staff report.

7. The applicant completed a parking study that accounts for internal capture and shared use. A comparison of the applicant's Newpark development indicates the development will generate approximately 527 parking stalls of demand in comparison to the 566 parking stalls provided, with the implementation of shared parking and TDM strategies to encourage other modes of transportation.

8. The applicant has worked to broaden the range of AMI in the project and is now proposing that seven (7) studio units be available to households up to 60% AMI and that 20 studio units be available to households up to 70% AMI. The rest of the required rental units will be available to households making up to 80% AMI as originally proposed. The 120 "additional" affordable units will be available to households up to 120% AMI but rents will be charged at 80%AMI.

9. The applicant has submitted additional information on the sustainability of the project and committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water-wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a

bus station, e-bike share and bike fix-it station, connection to the rail trail, and providing bike storage in all Multi-Unit Dwellings. In addition, the applicant is proposing to reduce their overall parking to prevent excess paving and increase Open Space. All lighting will meet the City's Dark Sky Ordinance in LMC § 15-5-5(J). These measures are recommended Conditions of Approval.

10. The applicant's team met with the City's Open Space Manager and Mountain Trails Foundation on-site on August 31, 2022, and agree that a connection from the site to the Rail Trail can be made. The Film Studio MPD included a condition that the applicant contribute $75,000 to the City to make a City connection to the site. The applicant made this payment in 2014. The Planning Department recommends a Condition that the applicant construct this connection upon review and approval by the City's Open Space Manager and the City will contribute up to $75,000 for the cost of this connection.

11. The applicant has looked closely at the issue of Nightly Rentals and notes that Nightly Rentals are allowed in the RCO zone, and the approved MPD includes a 100-key hotel. With the recent lowering of the AMI for 27 of the studio units the applicant is still seeking to allow for nightly rentals in the for-sale market-rate units. The applicant has noted that based on comparables in other projects they own in the area less than 20% of market-rate units are likely to be used as nightly rentals. The applicant will present additional information at the public hearing on the need to allow for nightly rentals in the market-rate units only.

12. The Planning Department recommends a Condition of Approval that if all phases of the project are not issued building permits within 6 years, the applicant shall be required to return to the Planning Commission to re-permit any remaining density prior to the issuance of building permits to ensure that the remaining development is still in the best interest of the City and immediate neighborhood.

Project Description and Proposed Phasing

Since the August public hearing the applicant has shifted the townhomes that were encroaching in the Entry Corridor Protection Overlay (ECPO) out of the 150-foot Front Setback Overlay listed in 15-2.20-5(I), *Building Height, Entry Corridor Protection Overlay*. The market-rate condominium building has also been reconfigured and pulled further into the site to better connect to the plaza area and create more community interaction. Parking has been rearranged to be more equally distributed around the site and to allow for safer traffic flow. Finally, the Phase 4 affordable building has been moved to the back of the site to further promote community connectivity, facilitate Open Space and recreation amenities on site, and the Building Height has been reduced from 48 feet to 45 feet. The proposed new location of this building also helps to screen the parking from the highway.

The applicant is proposing a mixed-use project with approximately 60,000 square feet of Commercial Uses, up to 100 market-rate for-sale residential units totaling 142,000 square feet, and 185 affordable for-rent residential units.

The project requires 42.4 Affordable Unit Equivalents (AUEs) which the applicant is proposing to deliver in Phase 1, in the form of 65 deed-restricted units, meeting the Project's Housing Obligation in Phase 1.

In addition to the required affordable units, the applicant is proposing 120 "additional' affordable units that will be delivered partially in phase 1 (55 affordable units) and partially in Phase 4 or earlier (65 affordable units). The proposed bedroom mix and size of the affordable units are as follows:

| **Affordable Units** | **Number** | **Size** |
|---|---|---|
| Studio | 77 | 400 |
| 1 Bedroom | 63 | 600 |
| 2 Bedroom | 30 | 800 |
| 3 Bedroom | 15 | 1,100 |
| **Units** | **185** | |

Phase 1 consists of the transit stop and bus shelter, the plaza area, and two mixed-use rental buildings totaling 90,000 square feet. Each building is 3-stories with a proposed Building Height of 40 feet, exceeding the zone height of 28 feet. Both buildings contain 15,000 square feet of commercial space on the ground floors and 30,000 square feet of affordable rental housing on the second and third levels. It is anticipated that Phase 1 will include approximately 120 affordable housing units, including and exceeding the applicant's Affordable Housing Requirement with 65 required units and 55 "additional" affordable units. There are no market-rate units in Phase 1.

Phase 2 consists of two commercial buildings totaling 30,000 square feet. Each building is 1-story with a Building Height of 25 feet, meeting the zone height. Each building contains 15,000 square feet of "community focused, small-scale commercial, retail or restaurant" space. A community plaza area connects the Phase 1 and Phase 2 buildings. No residential units are proposed as part of Phase 2.

Phases 1 and 2 will utilize surface parking stalls and the Planning Department recommends a Condition of Approval that the applicant construct at least the required number of parking stalls for each Phase of Development prior to receiving any Certificates of Occupancy.

Phase 3 consists of 50 for-sale market-rate townhomes in five clusters of 10 units totaling 82,000 square feet. Each unit is 2-stories totaling between 1,500 -1,700 square feet with a proposed building height of 25 feet, meeting the zone height, and contains 2-3 bedrooms. A single-car garage and access to surface parking are included with each townhome. There are no affordable units proposed for Phase 3.

Phase 4 consists of one market-rate building of 60,000 square feet. The building is 3-stories with a Building Height of 40 feet, exceeding the zone height. This building will contain a maximum of 50 for-sale market-rate units and 72 underground parking stalls

for residents of the building.

The site plan also includes one additional 4-story, for-rent affordable building totaling 58,632 square feet to be built concurrently with the Phase 4 market-rate building, or earlier. The building is 45 feet, exceeding the zone height and the balance of the "additional" affordable units, 65 units, will be constructed in this building. The Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be issued prior to any market-rate unit Certificate of Occupancy.

Section 4.5 of the existing MPD expressly states that "Pursuant to the Annexation Agreement, no affordable housing is required for this MPD." However, the recent Subdivision reviewed by the Planning Commission on January 12, 2022, and approved by Council on February 3, 2022 (Ordinance 2022-06), Condition of Approval 8, states "The plat shall note that if Lot 1B is not developed in accordance with the zoning and annexation Ordinance 2012-12, the City's current Affordable Housing Resolution shall apply." The applicant is proposing to meet and exceed the City's affordable housing requirements with this project. ***It is because the applicant is proposing to construct 185 affordable housing units that the Council was willing to conceptually support the proposed project.***

The proposed site plan for Lot 1B includes 320,632 square feet of total development. However, as affordable units that are required as part of an MPD approval do not count towards the calculated Density, the proposal totals 282,472 square feet, just under the remaining conditionally approved Density of 282,575 square feet in the original MPD. With the 91,425 square feet of Density built on the Film Studio portion of the site (Lot 1A) the entire project is 373,897 square feet, just under the 374,000 square feet of Density the site was originally approved for. The Planning Department recommends a Condition of Approval include that no additional Density be built on Lot 1A, and that Lot 1B is subject to a maximum square footage of 320,632 square feet of total development, consistent with the site plan reviewed by the Planning Commission on October 26, 2022.

**Figure 1: Proposed Site Plan**

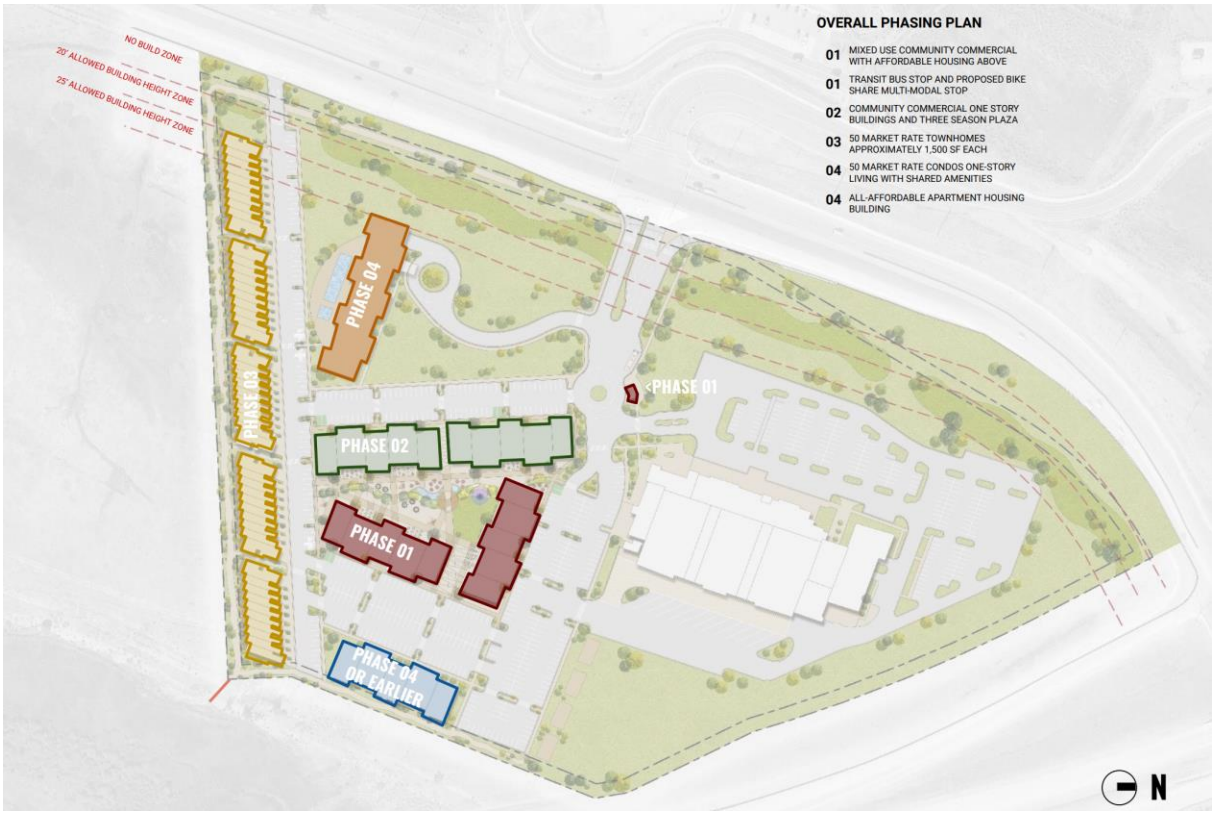



**Figure 2: Proposed Phasing Plan**

Commercial Uses

The Planning Commission has consistently expressed that the 60,000 square feet of Commercial Uses in the project be limited to smaller-scale community-oriented retail/commercial Uses. To that end, the applicant is proposing that the following Uses be allowed in the Commercial space and MPD without the need to return to the Planning Commission for a CUP: Child Care Center, Telecommunications Antenna, General Office, Moderate Intensive Office, Intensive Office, Medical Office and Clinic, Financial Institution, Minor Retail and Service Commercial, Major Retail and Service Commercial, Transportation Service, Neighborhood Convenience Commercial, Café, Deli, General Restaurant, Outdoor Dining Restaurant, Outdoor Events, Bar, Indoor Entertainment, and Commercial Recreation Facility.

The Planning Department recommends a condition of approval that the Planning Department complete an Administrative Conditional Use Permit for any Child Care Center, Intensive Office, and/or Major Retail or Service Use, to ensure that the majority of the Commercial Uses are smaller-scale and community-oriented and that there is sufficient parking and/or drop-off/pick-up areas for the proposed mix of uses. The Planning Department also recommends a condition of approval that Commercial Uses not include Hotels of any kind, any business with a Drive-Up window, or a Gasoline Service Station.

Under the current MPD, the remaining 282,575 square feet of Density is conditionally approved for commercial Uses as specifically identified in the Settlement Agreement and Annexation Agreement (see Page 3 of this Staff Report), including lodging, destination spa, store, offices, food services, etc. The applicant is now seeking to modify the Uses allowed under the CT-RCO zoning applicable to the MPD.

See LMC § 15-2.17-2 and § 15-2.23-2, Uses, for a complete list of Allowed and Conditional Uses in the CT and RCO Districts. Allowed Uses include Nightly Rentals, Home Occupation, Child Care, Private Recreation Facilities, and Food Trucks; however, some of these uses require a CUP. Conditional Uses include Multi-Unit Dwellings, Child Care Center, Hotel, Office and Medical Clinic, Retail and Service Commercial, Neighborhood Convenience, Restaurant and Bar, Parking or Garage, Recreation Facility, and Entertainment.

LMC § 15-2.17-4, Criteria For Commercial Development, in the RCO zoning district, requires that each proposal must include one commercial anchor, a minimum of 30,000 square feet in size, and a maximum of 65,000 square feet. The Planning Department notes that none of the proposed buildings include commercial space greater than 15,000 square feet. At the May 25, 2022, Work Session the majority of the Commission indicated that they were comfortable allowing the Film Studio to serve as the commercial anchor for the site.

Parking and Trip Generation

The applicant submitted a Parking Analysis from Fehr and Peers 's indicating the proposal requires approximately 655 parking stalls depending on the Commercial Uses (Exhibit D).

The applicant is proposing 566 stalls, leaving an 89-stall deficit for the proposed commercial Uses, as the applicant is proposing to meet the parking requirements for the residential portion of the site.

The LMC § 15-3-6(A), Parking Ratio Requirement for Residential Uses is detailed below, indicating that 343 stalls are required for the market-rate and affordable units, leaving 223 stalls available for the 60,000 square feet of commercial Uses.

| Unit Type | Number | Parking Ratio | Parking Requirement |
|---|---|---|---|
| Units < 1,000 sf. | 170 | 1 | 170 |
| Units > 1,000 sf. | 115 | 1.5 | 172.5 |
| **Total Residential Requirement** | **285** | | **342.5** |

* All Units are under 2,000 SF

The LMC § 15-3-6(B), Parking Ratio Requirement for Non-Residential Uses varies, depending on the intensity of the Use. For example, Office and Retail Uses require 3-5 spaces per 1,000 sf of leasable floor area. Shopping Centers or complexes of multi-tenant retail spaces require 3.5 spaces per 1,000 sf of leasable floor area. Restaurants require 1 space for every 100 sf of net leasable area. Child Care Centers require 1 per on-duty staff per shift and one per 6 children.

If the "Shopping Centers or complexes of multi-tenant retail spaces" ratio of 3.5 stalls per 1,000 square feet were applied to the 60,000 square feet of proposed commercial space the parking requirement would be 210 stalls. 210 commercial Use stalls plus 343 residential stalls equal 553 stalls. With 566 stalls proposed, the applicant would meet the parking requirements under this scenario.

However, if more intense Uses such as Restaurants, Medical Office, or Major Retail occupy some of the space, the parking requirement increases. The Fehr and Peers Parking Analysis proposes a potential breakdown of commercial Uses and Parking Requirements below, requiring 312 commercial Use parking stalls, which exceeds the available 223 commercial stalls. If the commercial Uses were granted a 30% parking reduction the 312-parking stall requirement becomes 218 stalls, just less than the 223 number of commercial parking stalls available.

| Use | 1,000 sf | Parking Ratio | Parking Requirement |
|---|---|---|---|
| Restaurant | 12 | 1 per 100 sf | 120 |
| General Office | 6 | 3 per 1000 sf | 18 |
| Medical Office | 6 | 5 per 1000 sf | 30 |
| Minor Retail | 18 | 3 per 1000 sf | 54 |
| Major Retail | 18 | 5 per 1000 sf | 90 |
| **Total** | **60** | | **312** |

LMC § 15-3-7, Parking in Master Planned Developments and Conditional Use Permits, allows the Planning Commission to reduce the initial parking requirement to prevent excess parking and paving, provided the applicant can prove that the proposed parking is adequate with a parking study. The parking study must analyze whether "parking uses will overlap, commercial spaces within the project will serve those residing within the project rather than the general public, or other factors that support the conclusion that the project will generate less parking than the Code would otherwise require."

***The Parking Requirements for the commercial portion of the site vary with the Use, and the Planning Department recommends the Planning Commission consider approving a parking reduction for the commercial portion of the site not to exceed 30% of the required commercial parking, so the applicant does not need to amend the MPD as commercial Uses change over time.***

The applicant's parking analysis includes a comparison of the project to the applicant's Newpark development project, which indicates that the development will generate up to 527 parking stalls of demand, with the implementation of shared parking and TDM strategies to encourage other modes of transportation. As noted earlier the applicant expects internal capture, shared uses, and parking reductions due to mode shifts such as trips made by residents, bike, and bus. Based on the applicants parking study the Planning Department finds the proposed parking should be sufficient to meet anticipated parking demand.

The applicant submitted a Trip Generation Memorandum also prepared by Fehr & Peers, which compares the trip generation of the proposed MPD to the Film Studio MPD, including 285 dwelling units and 60,000 square feet of Commercial Uses (Exhibit E). The resulting analysis shows that the proposed mixed-use project decreases daily trips by 36% when compared to an all-commercial project (the remaining uses to be constructed under the current MPD),

Should the Planning Commission choose to approve this project the Planning Department recommends a Condition of Approval that parking be phased to ensure that there will be sufficient parking for all uses at all times prior to project completion.

Affordable Housing Resolution Requirements

Park City Resolution 05-2021 is the City's Affordable Housing Resolution currently in

place, and requires that Developers provide affordable housing units in an amount of Affordable Unit Equivalents (AUEs) equal to 20% of the total Residential Unit Equivalents (RUEs) in the project. Required AUEs developed on-site in fulfillment of this requirement are not included in the Density calculation for the MPD. For Commercial Development, the Developer is required to mitigate 20% of the employees generated, according to formulas in Table 1, Resolution 05-21.

The applicant submitted a Housing Mitigation Plan, calculating the Unit Equivalents required for the Residential and Commercial portions of the project (Exhibit F). The applicant's Draft Housing Mitigation Plan notes the applicant is proposing 142,000 square feet of market-rate residential development, or 71 RUEs.

71 RUEs multiplied by the residential mitigation rate of .2 equals 14.2 AUEs required. Pursuant to the Affordable Housing Resolution, one AUE = 900 square feet. Therefore, the applicant is required to provide 12,780 net square feet of AUEs to mitigate the market rate housing.

## *REQUIRED AFFORDABLE HOUSING*

**Studio Crossings Residential Density**

| Market Rate SQFT | REU | AUE | Net Livable Space |
|---|---|---|---|
| **142,000** | **71** | **14.2** | **12,780** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Studio Crossings Assumed Use Based on Newpark Retail Mix**

| Use | FT | Use Mix | SQFT | Employees | Net Livable Space |
|---|---|---|---|---|---|
| Commercial Retail | 3.3 | 73.4% | 44,028 | 145.3 | |
| Medical | 2.9 | 8.7% | 5,219 | 15.1 | |
| Personal Services | 1.3 | 6.1% | 3,640 | 4.7 | |
| Restaurant | 6.5 | 11.9% | 7,113 | 46.2 | |
| Total Commercial Density | | | 60,000 | 211.4 | |
| Mitigation rate X 0.2 | | | | 42.3 | |
| AUEs / 1.5 | | | | **28.2** | **25,367.44** |

*Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent

**Total Affordable Housing Obligation**

| Net Livable Space | AUE |
|---|---|
| **38,160** | **42.40** |

1 AUE = 900 SF

**Figure 3: Table from the Applicant's Housing Mitigation Plan**

For the 60,000 square feet of commercial Uses, the project is estimated to generate 211.44 employees.

211.4 employees multiplied by the mitigation rate of .2 equals 42.3 employees.

42.3 employees divided by 1.5 workers per household equals 28.2 AUEs required. Therefore, the applicant is required to provide 25,368 net square feet of livable space for the proposed commercial Density.

The applicant, therefore, has a total Affordable Housing Obligation of 42.4 AUEs or 38,160 square feet. If the project numbers change, the Affordable Housing Obligation must be adjusted accordingly.

The applicant is proposing to construct all 65 units or 42.4 AUEs (38,160 square feet) of Affordable Housing in Phase 1, as part of its proposal to amend the 2012 MPD, meeting the City's current Affordable Housing Resolution, as follows.

| Type | Units | Size | Total |
|---|---|---|---|
| Studios | 27 | 400 | 10,800 |
| 1 Bedroom | 23 | 600 | 13,800 |
| 2 Bedrooms | 10 | 800 | 8,000 |
| 3 Bedrooms | 5 | 1,100 | 5,500 |
| Units | 65 | | 38,100 |
| @ 900 SF | | | **42.4 AUEs** |

Additional Affordable Housing Units

In addition to meeting the City's Affordable housing Obligation in Phase 1, the applicant is proposing to construct an "additional" 55 affordable housing units in Phase 1, and 65 more "additional" units as part of Phase 4, for a total of 120 "additional" affordable housing Units or 78.8 AUEs as follows:

| Type | Units | Size |
|---|---|---|
| Studios | 50 | 400 |
| 1 Bedroom | 40 | 600 |
| 2 Bedrooms | 20 | 800 |
| 3 Bedrooms | 10 | 1,100 |
| Units | **120** | |
| @ 900 SF | | **78.8 AUEs** |

As noted earlier, the Planning Department recommends a Condition of Approval that Certificates of Occupancy for the Phase 4 affordable units be tied to the issuance of the Phase 4 market-rate unit Certificates of Occupancy.

Eligibility and Pricing

The applicant is proposing that the majority of the affordable units, both the 65 required and the 120 "additional" affordable units, will be rental units available at 80% AMI, with the exception of 27 studios, that will be available to households making 60-80% AMI, broadening the affordability of these units. It is expected that 7 studios will be available at 60% AMI and 20 studios will be available at 70% AMI. This is reflected in the applicant's updated Housing Mitigation Plan.

The 2021 Park City Housing Needs Assessment indicates an extreme shortage of long-term rental inventory, and the City has set a goal of developing 800 new units by 2026. ***The applicant's proposed 185 units would contribute significantly to the City's affordable housing needs and goals.*** With a proposed commercial uses, bus stop, e-bike station, bike storage, and connections to existing trails, the proposed site appears to be a good location for affordable housing units. The Planning Department notes that the adjacent Park City Heights contains 79 affordable housing units, and the recently annexed Clark Ranch property may include additional affordable units in the immediate vicinity in the future.

The applicant has agreed to a Condition of Approval that all 65 of the required affordable housing units will be deed-restricted, will meet the City's current Affordable Housing Resolution, and will be built in the first phase of construction. A qualified third-party professional property management company will manage the rental of the units. Rental rates will be priced affordable to households with incomes ranging up to 80% of Summit County AMI, consistent with Resolution 05-21. The Planning Department recommends these commitments also be included in Conditions of Approval.

The applicant has stated that initially, the applicant shall use a geographic waterfall approach in selecting from applicants in the following priority:

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood,

including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, Summit Pediatrics, National Ability Center, etc.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County ("additional" affordable units only).

The applicant has stated that the "additional" 120 affordable units will be available to eligible households at up to 120% of Summit County AMI. However, all rental rates charged will be at up to 80% of AMI, regardless of the AMI of individual households, meeting the City's definition of affordable. All gross rental rates will include any Homeowner Association fees or assessments that may be charged against the units, as stated in the Housing Mitigation Plan.

Amenities available to residents of the affordable units include a community plaza with a stage and play structure, a sheltered bus stop within the site, an e-bike station and bike fix-it station, 12-foot multi-use paths with pocket parks and benches throughout the site, connection to the rail trail, and Open Space with two pickleball courts, a bocce ball court, and a half basketball court.

Housing Needs Assessment/General Plan Consistency

The need for affordable housing is underscored by Park City's population and employment statistics. According to the 2021 Housing Needs Assessment, Park City is the only city in Utah where the number of jobs (11,000) outnumbers the population (8,500), requiring extraordinary levels of commuting by relatively low-wage workers. The lack of affordable housing contributes to the local labor shortage, the high cost of local services, reduced air quality, and traffic congestion at peak hours.

Goal 7 in Park City's General Plan addresses the need to create a diversity of primary housing opportunities. "By creating a mix of housing stock at varying price ranges, sizes, and designs, residents will have local options, whether they are seasonal workers, young professionals, families, empty nesters, or retirees." Varying price ranges are essential if the city is to meet its goal of 15% of workforce housing needs.

The applicant's proposal to provide 185 affordable units would meet the demand of approximately 2.3% of the more than 8,000 out-of-county workers commuting daily to Park City, bringing the City's affordable housing inventory up to approximately 8.3% of the workforce.

Building Height

The maximum Building Height in the CT zone is 28 feet with additional Height and Setback restrictions for the ECPO. The RCO allows for the ***City Council*** to grant a height exception upon recommendation from the Planning Commission. The standards for review of any height exception include the following:

1. The visual impacts of the Structure on existing Structures.

2. Potential shadows, loss of solar Access, air circulation, view corridors, or ridge line intrusion.
3. Traffic, circulation, and adjacent Open Space.
4. Compatibility of the proposed Building with adjacent Buildings.
5. Landscaping, buffer Areas, and other physical separations to mitigate and buffer the Building from adjacent Uses.
6. The Side Yard between Building(s), adjacent Streets, and alleys and their relationship to pedestrian traffic and Open Space.
7. Provision of more than the required sixty percent (60%) Transferred Development Right (TDR) Open Space within the project.
8. Reduction of the height of other Buildings or portions of a Building to a point that is lower than the underlying Zone Height.
9. Provision of exemplary architecture, high-quality materials and finishes, and in general, a superior plan and project results.
10. No net increase in the allowable square footage or Building volume above Grade over what is possible under the Zone Height.

MPDs also allow for the Planning Commission to consider an increase in Building Height based on a Site-specific analysis. 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. 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.

Section 2.5(e) of the Annexation Agreement specifically discusses Building Height for ***the existing MPD and allows for Building Height exceptions*** including:

- The maximum building height of 50 feet for sound stages, or a maximum height not to exceed 60 feet in Pad 7 of the site plan in the event a major, long-term film production contract necessitates the full studio height. (Pad 7)
- Non-Sound stage buildings:
  - No more than 70%of the remaining buildings on the campus are between 36-40 feet in height.
  - Remaining buildings on the campus are not greater than 28 feet in height (the CT Zone height limit).
  - No building shall be greater than 28 feet in height unless located more than 150 feet from the centerline of a public roadway.
  - Smaller buildings are massed and/or placed strategically to break up the volumes of the Sound Stage Buildings. This “stepping” will mitigate the appearance of the vertical façade of the taller buildings.

The MPD Site Plan shown on Page 8 of Exhibit C shows that there are 7 building allowed over the zone height of 28 feet. The applicant is now proposing 5 buildings that exceed the zone height, including the existing Sound Stage building on the Film Studio side of the campus.

Proposed Building Heights range from 25 feet to 45 feet, with most of the taller buildings located in the center or rear (east side) of the site. One exception to this is the market-rate Multi-Unit Dwelling located adjacent to SR-248, which is proposed at 40 feet in Height. The proposed townhomes and commercial buildings meet the Zone Building Height requirements at 25 feet in Height, and all buildings are now located outside of the EOPC 150-foot Setback requirements.

Although the project is amending the existing MPD and is not filing as an Affordable Master Planned Development (AMPD) because the proposed amount of commercial space in the project exceeds what the Code allows, the AMPD code allows non-perimeter buildings to be up to forty-five feet (45’) in height from Existing Grade when certain criteria are met. The applicant’s proposed Maximum Building Height is 45 feet for the tallest building at the back of the site, in keeping with the AMPD Maximum Building Height of 45 feet, but requiring the City Council to grant Building Height Exceptions from the CT-RCO 28-foot zone Height for four of the proposed Multi-Unit Dwellings, upon recommendation from the Planning Commission.

The Planning Department finds that the proposed Building Height Exceptions are consistent with the Film Studio MPD Building Height Exceptions and meet the standards for review of the CT-RCO zone included above. The site is located hundreds of feet from the nearest abutters and will not have a visual impact on any existing structures.

All buildings meet required Setbacks and the site meets the Open Space requirements. The Planning Department also finds that there is no net increase in the proposed square footage over what is possible under the existing MPD.

At the May 25, 2022, Work Session the majority of the Commission indicated that they were comfortable with the proposed Building Heights Exceptions.

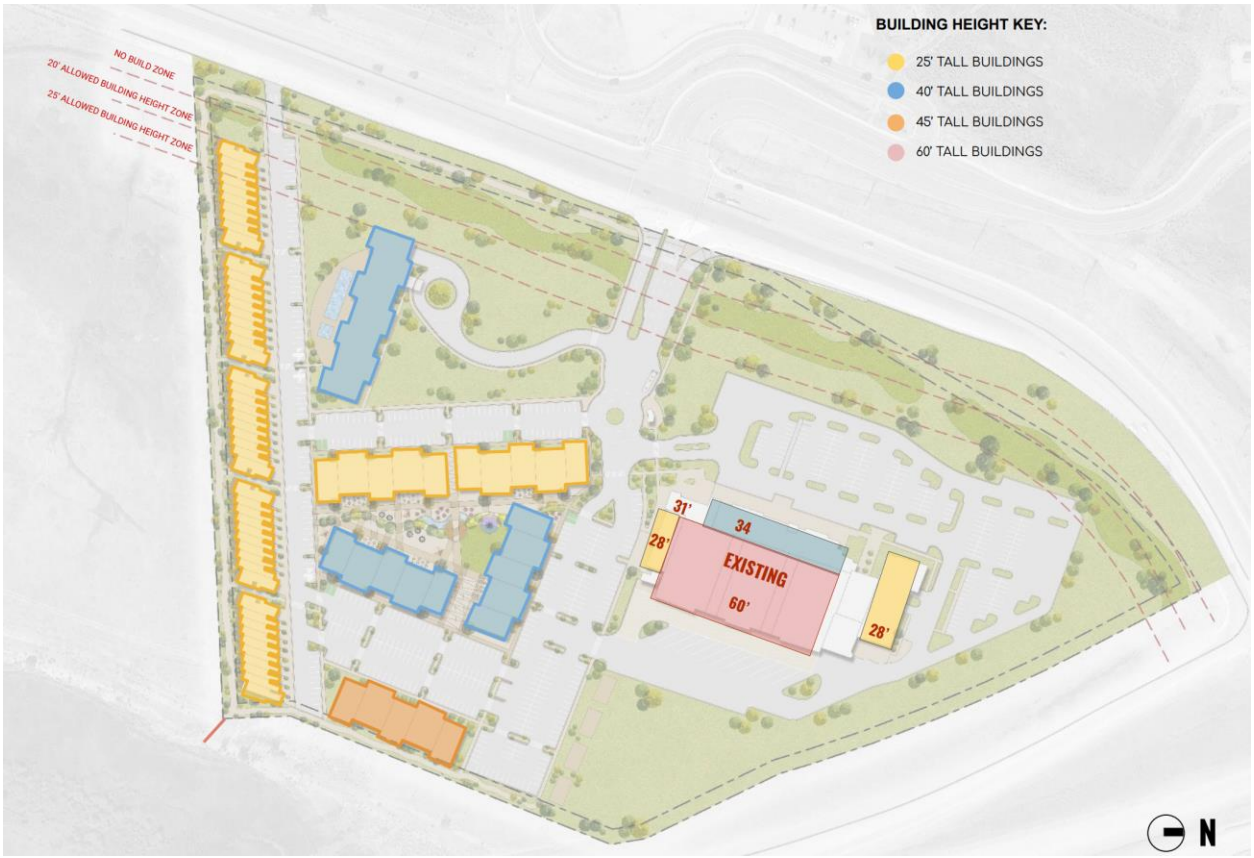



**Figure 4: Applicant's Site Plan with Building Heights.**

Open Space

MPDs require a minimum of 60% Open Space. However, ***the existing MPD has no minimum Open Space requirement per the Annexation Agreement.***

The applicant's conceptual site plans include an Open Space Analysis indicating that the original MPD would have had 39.3% Open Space, and the proposed site plan will have 55.8% Open Space, therefore increasing the amount of Open Space on the site overall compared to the current MPD.

Sensitive Land Overlay

Although this site is located in the SLO, neither the Ordinance, Annexation, nor MPD discuss this or impose specific restrictions or conditions with respect to this overlay.

The site contains no significant slopes, ridgelines, wetlands, or significant wildlife habitat

Area according to the City's General Plan Maps and the Planning Department finds that no additional Visual Assessment images from Vantage Points listed in the SLO are necessary. Although there is some evidence of wildlife crossings from the south to the north across SR-248 in the general area, there is significant open space surrounding the project site and the Planning Department does not have significant concerns that the proposed project will materially impact wildlife.

Sustainability

When reviewing an MPD, the Planning Commission must be able to make the findings listed in LMC § 15-6-6, including that the project "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."

The Applicant's proposal addresses the sustainability of the project on pages 53-61 of Exhibit C. The applicant has committed to using water efficient low flow fixtures and Energy Star rated appliances in all units; designing the building envelopes to be energy efficient; using water wise native landscaping; and providing recycling locations throughout the site. The applicant is encouraging multimodal transportation choices by offering alternative modes of transportation on site including locating a bus station, e-bike share, connection to the rail trail, and providing covered bike storage in all buildings. In addition, the applicant is proposing to reduce their overall parking to prevent excess paving and increase open space. All lighting will meet the City's Dark Sky Ordinance LMC § 15-5-5(J). These measures are a recommended Condition of Approval.

Secondary Egress onto SR-248

At the May 25, 2022, Work Session the Commission expressed concerns with the secondary entrance to/from SR-248 which is conditioned to be right in/right out only in the existing MPD. The applicant is working with both UDOT and the City on a median or "pork-chop" style island and signage that will limit turns to right in and right out only, from this secondary access point. As the primary access is signalized, it is not anticipated that patrons to the site other than residents will choose to use this access as it is less convenient and requires driving through the parking area. The original MPD includes a secondary access onto RS-248 in approximately the same area. The Planning Department recommends a Condition of Approval that the applicant work with UDOT and the City's Engineering Department to design an access that limits access to right in/right out only that must be reviewed and approved by the City's Engineering Department prior to the issuance of a building permit.

Pedestrian and Bike Trails

The applicant's conceptual site plans include a 12-foot-wide multi-use path system through the site and a connections to the City's Trail System in addition to sidewalks and pathways throughout the site. The Planning Department recommends a Condition of Approval that the applicant locate an e-bike share and bike fix-it station on site and

that the applicant shall be responsible for the annual operational and maintenance costs of the stations. The Planning Department also recommends a Condition that the applicant construct a trail connection to the Park City Rail Trail, that is reviewed and approved by the City's Open Space Manager, and that the City reimburse the applicant up to $75,000 for the cost of the connection.

Transit

The applicant has revised the location of the bus pick-up and drop-off area to minimize conflicts with other vehicles and has created a dedicated area out of traffic for the bus stop. The bus stop includes a shelter and adjacent e-bike station. The Planning Department recommends a Condition of Approval that the applicant locate a sheltered bus station on site and that the location and design of the bus stop and shelter be reviewed and approved by the Engineering Department prior to the issuance of a building permit.

80% AMI and Rents

The applicant has included information on the 2022 Summit County AMI and Rents in their submittal (Exhibit C, p. 49).

Nightly Rentals

At the May 25, 2022 Work Session, and the August 10, 2022 public hearing, the Commission expressed concerns with the applicant's interest in allowing nightly rentals in the for-sale condominium units. Nightly rentals are not allowed in the CT Zoning District but are allowed under the RCO District.

The applicant has indicated that the ability for nightly rentals in the market-rate units directly contributes to the number of additional affordable housing units the applicant is able to provide and does not expect more than 20% of the market rate units to be nightly rentals. The applicant will present additional information on this issue at the public hearing.

## Exhibits

Exhibit A: MPD Approved Site Plan
Exhibit B: Applicant's Project Narrative
Exhibit C: Applicant's Updated Conceptual Site Plans Dated October 26, 2022
Exhibit D: Applicant's Parking Analysis
Exhibit E: Applicant's Trip Generation Analysis
Exhibit F: Applicant's Housing Mitigation Plan
Exhibit G: Letter of Support from the City's Housing Team
Exhibit H: Letter of Support Housing Resource Center
Exhibit I: Letter of Support Mountainlands Community Housing Trust
Exhibit J: Additional Background Information
Exhibit K: Draft Final Action Letter
Exhibit L : Draft Ordinance 2022-XX

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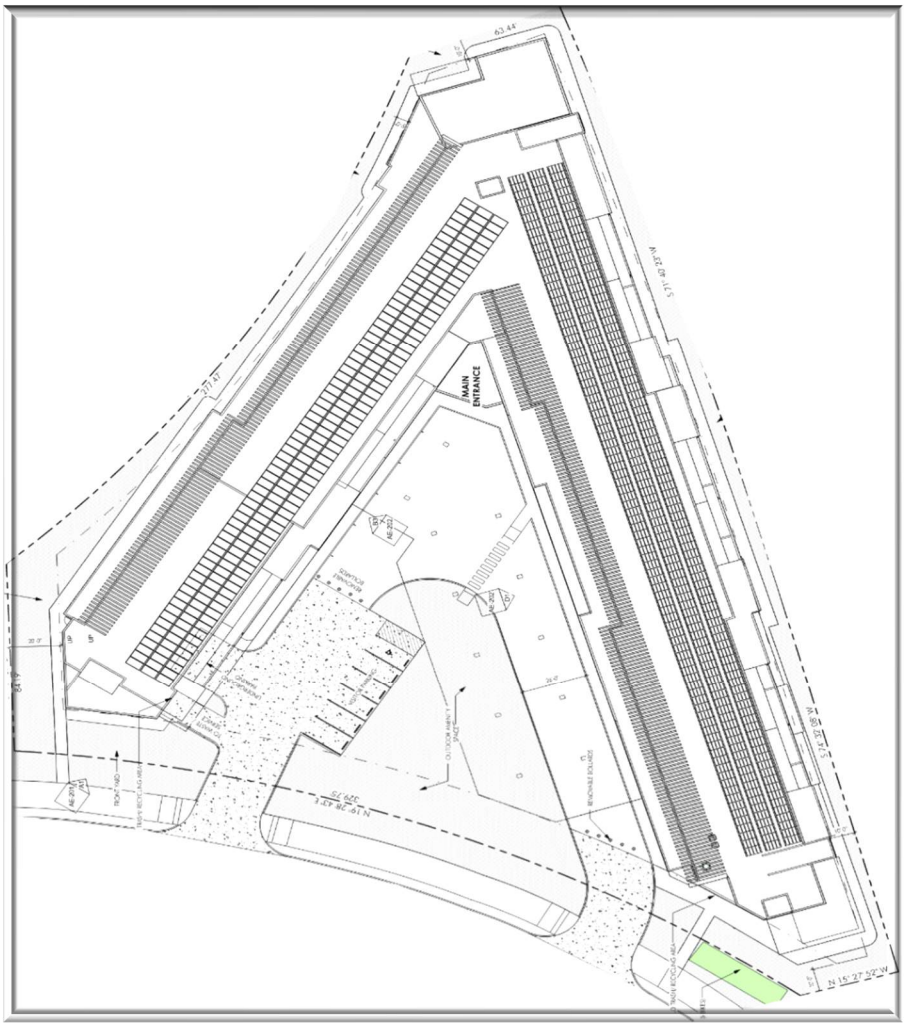
# Homestake

## Traffic Impact Study




## Park City, Utah

**October 20, 2022**

**UT22-2234**

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# EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Homestake development located in Park City, Utah. The Homestake development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224).

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022), future (2027), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. The peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

## Table ES-1: Peak Hour Level of Service Results

| | Intersection | Level of Service | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Existing (2022) | | | | | | Future (2027) | | | | Future (2040) | | | |
| | | Background | | | | Plus Project | | Background | | Plus Project | | Background | | Plus Project | |
| | | AM | AM MIT | PM | PM MIT | AM | PM | AM | PM | AM | PM | AM | PM | AM | PM |
| 1 | Bonanza Drive / Kearns Boulevard | C | C | B | C | C | C | C | D | D | D | E | F | E | F |
| 2 | Homestake Road / Kearns Boulevard | a | a | b | b | a | b | a | b | a | b | a | b | b | b |
| 3 | Kearns Boulevard / Park Avenue | B | B | B | B | B | B | B | C | B | B | B | C | B | C |
| 4 | Homestake Road / Park Avenue | b | a | f | e | a | e | a | e | a | e | a | f | a | e |
| 5 | Deer Valley Drive / Park Avenue | C | C | D | D | C | D | C | D | C | D | C | E | C | E |
| 6 | Project Access / Homestake Road | - | - | - | - | a | a | - | - | a | a | - | - | a | a |

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic), MIT = Mitigated Scenario

Source: Hales Engineering, October 2022

## Table ES-2: Recommended Storage Length

| | Intersection | Recommended Storage Lengths (feet) | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | |
| | | LT | | RT | | LT | | RT | | LT | | RT | | LT | | RT | |
| | | E | P | E | P | E | P | E | P | E | P | E | P | E | P | E | P |
| 1 | Bonanza Drive / Kearns Boulevard | 125 | 200 | 125 | * | 125 | - | 100 | - | 250 | - | - | - | 250 | * | - | - |
| 3 | Kearns Boulevard / Park Avenue | - | - | 50 | 200 | 200 | 375 | - | - | - | - | - | - | 250 | - | - | - |
| 5 | Deer Valley Drive / Park Avenue | 150 | 250 | - | - | 125 | * | - | - | 225 | * | - | - | 150 | 200 | - | - |

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

## SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

The background and plus project assumptions, findings, and mitigations are listed below. All improvements listed are needed in a background conditions (without the addition of the project). *The project is anticipated to add minimal traffic to the roadway network and will not result in any further mitigations beyond the background improvements which are not associated with the project. The project related traffic will fit into the planned Homestake Roadway cross section.*

### Project Conditions

- The development will consist of 123 units of multifamily residential
- The project is anticipated to generate approximately 505 weekday daily trips, including 40 trips in the morning peak hour, and 45 trips in the evening peak hour
- A 5% transit reduction and a 5% internal capture reduction were applied to align with surrounding land uses and the project's/Park City's commitment to travel demand management (TDM) strategies
- No additional auxiliary lanes are needed or recommended for the project access

| 2022 | Background | Plus Project |
|---|---|---|
| **Assumptions** | • None | • 2022 background mitigations assumed with left-turn project trips being re-routed from Homestake Road / Park Avenue |
| **Findings** | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues at:<br>○ Bonanza Drive / Kearns Boulevard (EB/NB)<br>○ Park Avenue / Kearns Boulevard (NB)<br>○ Deer Valley Drive / Park Avenue (WB) | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue |
| **Mitigations** | • **Homestake Road / Park Avenue:**<br>○ Restrict to right-in right-out only and reroute traffic to new Munchkin Road connection between Homestake Road and Bonanza Drive | • None |
| **2027** | **Background** | **Plus Project** |
| **Assumptions** | • Previous mitigations | • Previous mitigations |
| **Findings** | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue | • Poor LOS at:<br>○ Homestake Road / Park Avenue (PM)<br>• Significant 95th percentile queues continue |
| **2040** | **Background** | **Plus Project** |
| **Assumptions** | • Previous mitigations | • Previous mitigations |
| **Findings** | • Poor LOS at:<br>○ Bonanza Drive / Kearns Blvd (AM/PM)<br>○ Homestake Road / Park Avenue (PM)<br>○ Deer Valley Drive / Park Avenue (PM)<br>• Significant 95th percentile queues continue | • Poor LOS at:<br>○ Bonanza Drive / Kearns Blvd (AM/PM)<br>○ Homestake Road / Park Avenue (PM)<br>○ Deer Valley Drive / Park Avenue (PM)<br>• Significant 95th percentile queues continue |

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**Appendix B: Turning Movement Counts**
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# I. INTRODUCTION

## A. Purpose

This study addresses the traffic impacts associated with the proposed Homestake development located in Park City, Utah. The proposed project is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224). Figure 1 shows a vicinity map of the proposed development.

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022), future (2027), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed.

**Figure 1: Vicinity map showing the project location in Park City, Utah**

## B. Scope

The study area was defined based on conversations with the development team. This study was scoped to evaluate the traffic operational performance impacts of the project on the following intersections:

- Bonanza Drive & Monitor Drive / Kearns Boulevard (SR-248)
- Homestake Road / Kearns Boulevard (SR-248)
- Kearns Boulevard (SR-248) / Park Avenue (SR-224)
- Homestake Road / Park Avenue (SR-224)
- Deer Valley Drive (SR-224) & Empire Avenue / Park Avenue (SR-224)
- Project Accesses / Homestake Road

## C. Analysis Methodology

Level of service (LOS) is a term that describes the operating performance of an intersection or roadway. LOS is measured quantitatively and reported on a scale from A to F, with A representing the best performance and F the worst. Table 1 provides a brief description of each LOS letter designation and an accompanying average delay per vehicle for both signalized and unsignalized intersections.

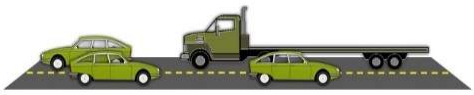
The *Highway Capacity Manual* (HCM), 7$^{th}$ Edition, 2022 methodology was used in this study to remain consistent with "state-of-the-practice" professional standards. This methodology has different quantitative evaluations for signalized and unsignalized intersections. For signalized, roundabout, and all-way stop-controlled (AWSC) intersections, the LOS is provided for the overall intersection (weighted average of all approach delays). For all other unsignalized intersections, LOS is reported based on the worst movement.

Using Synchro/SimTraffic software, which follow the HCM methodology, the peak hour LOS was computed for each study intersection. Multiple runs of SimTraffic were used to provide a statistical evaluation of the interaction between the intersections. The detailed LOS reports are provided in Appendix C. Hales Engineering also calculated the 95$^{th}$ percentile queue lengths for the study intersections using SimTraffic. The detailed queue length reports are provided in Appendix D.

## D. Level of Service Standards

For the purposes of this study, a minimum acceptable intersection performance for each of the study intersections was set at LOS D. If levels of service E or F conditions exist, an explanation and/or mitigation measures will be presented. A LOS D threshold is consistent with "state-of-the-practice" traffic engineering principles for urbanized areas.

## Table 1: Level of Service Description

| LOS | | Description of Traffic Conditions | Average Delay (seconds/vehicle) | |
|---|---|---|---|---|
| | | | Signalized Intersections | Unsignalized Intersections |
| A | | Free Flow / Insignificant Delay | ≤ 10 | ≤ 10 |
| B | | Stable Operations / Minimum Delays | > 10 to 20 | > 10 to 15 |
| C | | Stable Operations / Acceptable Delays | > 20 to 35 | > 15 to 25 |
| D |  | Approaching Unstable Flows / Tolerable Delays | > 35 to 55 | > 25 to 35 |
| E | | Unstable Operations / Significant Delays | > 55 to 80 | > 35 to 50 |
| F | | Forced Flows / Unpredictable Flows / Excessive Delays | > 80 | > 50 |

Source: Hales Engineering Descriptions, based on the *Highway Capacity Manual* (HCM), 7th Edition, 2022 Methodology (Transportation Research Board)

# II. EXISTING (2022) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the background analysis is to study the intersections and roadways during the peak travel periods of the day with background traffic and geometric conditions. Through this analysis, background traffic operational deficiencies can be identified, and potential mitigation measures recommended. This analysis provides a baseline condition that may be compared to the build conditions to identify the impacts of the development.

## B. Roadway System

The primary roadways that will provide access to the project site are described below:

Kearns Boulevard (SR-248) – is a state-maintained roadway (classified by UDOT access management standards as a "Community – Rural Importance" facility, or access category 7 roadway). The roadway has two travel lanes in each direction with a center two-way left-turn lane. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 35 mph in the study area.

Park Avenue (SR-224) – is a state-maintained roadway (classified by UDOT access management standards as a "Community – Rural Importance" facility, or access category 7 roadway). The roadway has two travel lanes in each direction with a center two-way left-turn lane. As identified and controlled by UDOT, this roadway has minimum signalized intersection spacing of one-quarter mile (1,320 feet), minimum unsignalized street spacing of 300 feet, and minimum driveway spacing of 150 feet. The posted speed limit is 40 mph in the study area.

Homestake Road – is a city-maintained roadway that is not classified by the Park City Transportation Management Plan (2011) and is assumed to be a local road. There is one travel lane in each direction with no pavement markings and parking allowed on the northwest side of the roadway. The speed limit is 25mph through the study area.

## C. Traffic Volumes

Saturday morning (8:00 to 10:00 a.m.) and evening (3:00 to 5:00 p.m.) peak period traffic counts were performed at the following intersections:

- Bonanza Drive & Monitor Drive / Kearns Boulevard (SR-248)
- Homestake Road / Kearns Boulevard (SR-248)
- Kearns Boulevard (SR-248) / Park Avenue (SR-224)
- Homestake Road / Park Avenue (SR-224)
- Deer Valley Drive (SR-224) & Empire Avenue / Park Avenue (SR-224)

The counts were performed on Saturday, January 29, 2022. The morning peak hour was determined to be between 8:45 and 9:45 a.m., and the evening peak hour was determined to be between 4:00 and 5:00 p.m. The evening peak hour volumes were approximately 64% higher than the morning peak hour volumes. Detailed count data are included in Appendix B.

Hales Engineering did not make seasonal adjustments to the observed traffic volumes. Monthly traffic volume data, obtained from nearby UDOT automatic traffic recorders (ATR) on SR-224 (ATR #605) and SR-248 (ATR #606) showed that in recent years, traffic volumes in January have been equal to approximately 105% of average traffic volumes. Therefore, the observed traffic volumes were left unadjusted.

The traffic counts were collected during the COVID-19 pandemic when traffic volumes may have been slightly reduced. According to the UDOT Automatic Traffic Signal Performance Measures (ATSPM) website and from previous collected counts at these intersections (pre-social distancing), the traffic volumes on January 29, 2022, were higher than pre-pandemic levels. Therefore, no adjustment was made.

Anticipated trip generation from the Yarrow project, located on the southeast corner of the Kearns Boulevard / Park Avenue intersection, were added onto background traffic volumes. Figure 2 shows the existing peak hour volumes as well as intersection geometry at the study intersections.

## D. Level of Service Analysis

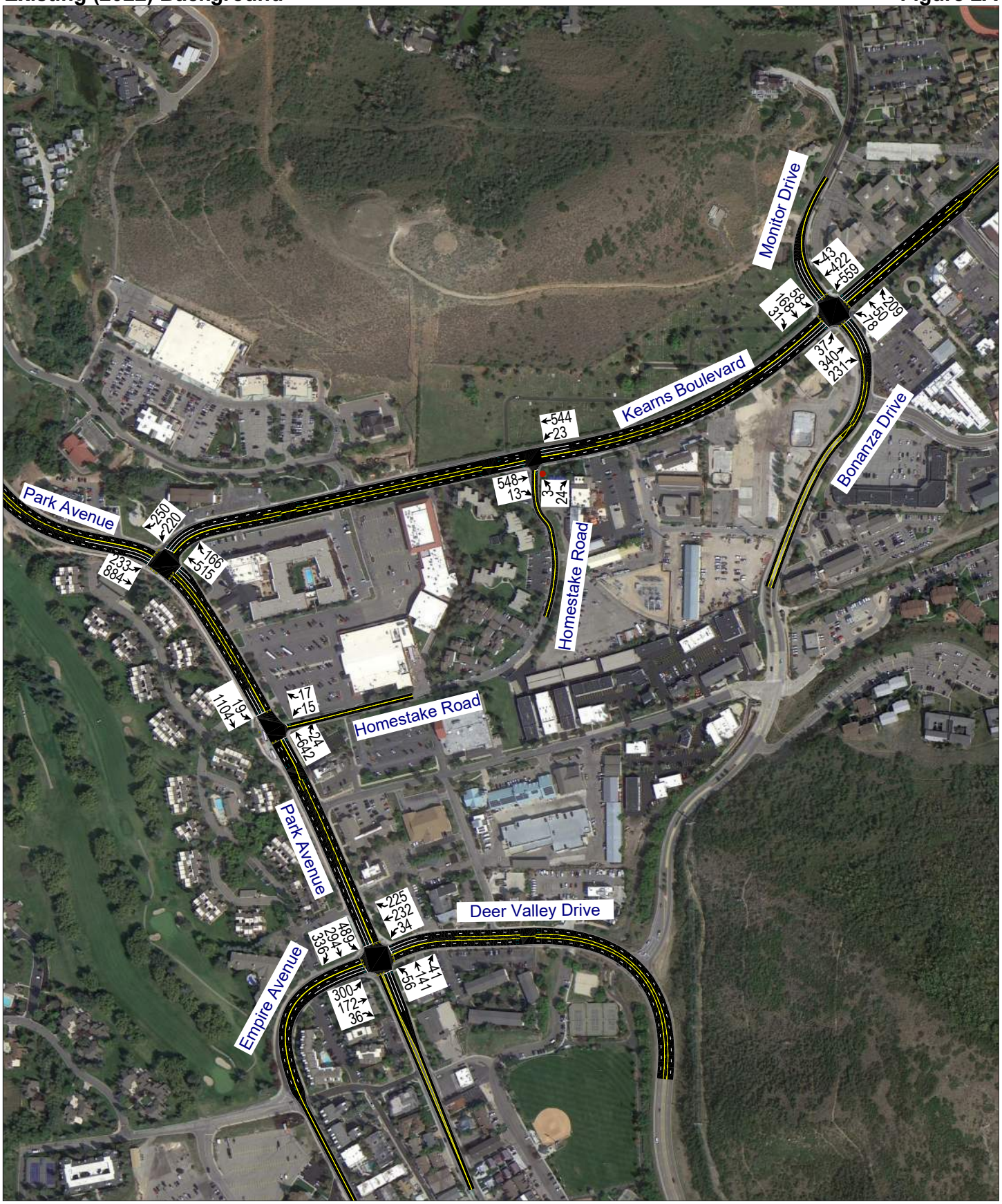
Hales Engineering determined that the Homestake Road / Park Avenue intersection is currently operating at a poor level of service during the evening peak hour, as shown in Table 2.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 600 feet (AM)
  - Northwest-bound: 750 feet (PM)
- Homestake Road / Park Avenue:
  - Westbound: 150 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Southbound: 525 feet (PM)
  - Westbound: 900 feet (PM)

There is also 425 feet of queuing anticipated on the northbound approach for the HAWK signal near the Homestake Road / Park Avenue intersection during the evening peak hour, which negatively impacts the Homestake Road / Park Avenue intersection.


Monitor Drive
43
422
559
58
168
37
95
209
88
37
340
231
Kearns Boulevard
544
23
548
13
3
24
Bonanza Drive
Park Avenue
250
220
233
884
166
515
Homestake Road
Homestake Road
17
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19
1104
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Park Avenue
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Deer Valley Drive
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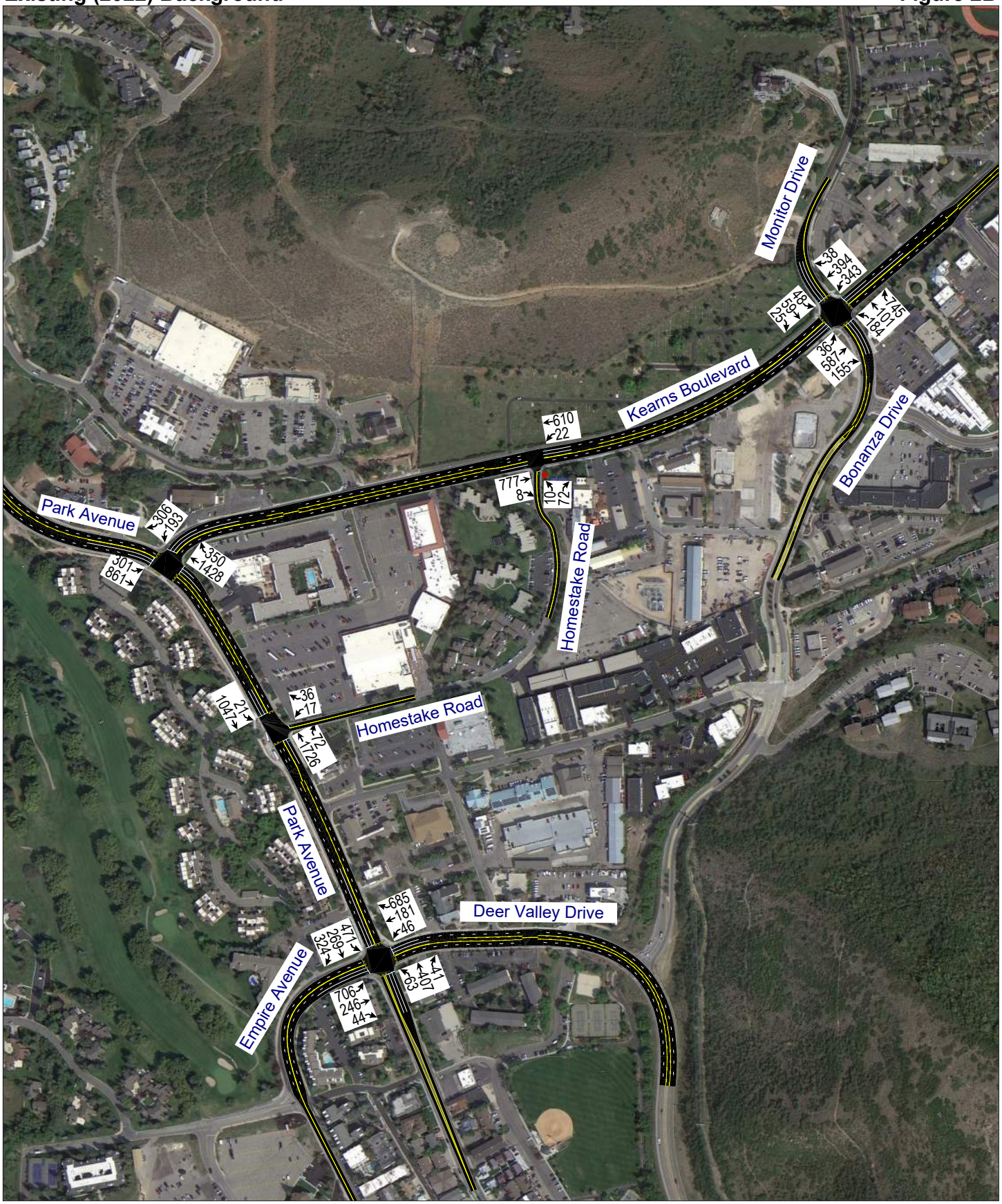

Monitor Drive
38
394
343
48
59
25
7
195
184
36
581
155
Kearns Boulevard
610
22
Bonanza Drive
777
8
10
72
Park Avenue
306
193
350
1428
301
861
Homestake Road
36
17
21
1047
72
1726
Homestake Road
Park Avenue
685
181
46
Deer Valley Drive
471
269
334
41
107
83
Empire Avenue
706
246
44

**Table 2: Existing (2022) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (23.4) | B (19.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (7.9) / NBL | b (10.5) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | B (17.1) |
| Homestake Road / Park Avenue | WB Stop | b (14.3) / SBL | f (>50) / WBL |
| Deer Valley Drive / Park Avenue | Signal | C (21.9) | D (46.0) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

To reduce the significant queuing and delays, the following mitigation measures are recommended:

- Per Park City, a future connection of Munchkin Road will be made between Homestake Road and Bonanza Drive. Along with this improvement, the Homestake Road / Park Avenue intersection would be limited to right-in / right-out movements only. Vehicles would then reroute to the new Munchkin Road intersection to turn south on Bonanza Drive.

There are no recommendations for the Bonanza Drive / Kearns Boulevard intersection. After discussions with the city, widening any of the roadways to incorporate dual left-turn lanes or channelized right-turn lanes is not a feasible option. Instead, the city would like to implement more robust travel demand reduction strategies in the city. These may include more transit ridership, better bike facilities, and car sharing. The travel demand reduction strategies being pursued by the project are discusses in the next chapter.

An analysis with these mitigation recommendations (including re-routing left-turns away from the Homestake Road / Park Avenue intersection) was analyzed and the LOS results are shown in Table 3. The mitigation measures change the calculated significant 95$^{th}$ percentile queue lengths as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 825 feet (AM)
  - Northwest-bound: 500 feet (PM)
- Homestake Road / Park Avenue:
  - Westbound: 75 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Southbound: 500 feet (PM)
  - Westbound: 800 feet (PM)

As shown, the Homestake Road / Park Avenue intersection is still anticipated to operate at a poor LOS. This is primarily due to the westbound right-turn vehicles having to find acceptable gaps in the traffic stream as well as in between pedestrians crossing the signalized crosswalk near Homestake Road. The average delay is much lower than the previous left-turn delay, however. These results serve as a baseline condition for the impact analysis of the proposed development during existing (2022) conditions.

**Table 3: Existing (2022) Background Peak Hour LOS (Mitigated)**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (29.3) | C (24.6) |
| Homestake Road / Kearns Boulevard | NB Stop | a (8.0) / NBL | b (10.8) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.2) | B (18.4) |
| Homestake Road / Park Avenue | WB Stop | a (6.8) / WBR | e (43.3) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (23.6) | D (46.0) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# III. PROJECT CONDITIONS

## A. Purpose

The project conditions discussion explains the type and intensity of development. This provides the basis for trip generation, distribution, and assignment of project trips to the surrounding study intersections defined in Chapter I.

## B. Project Description

The proposed Homestake development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224). The development will consist of a multifamily housing structure containing 123 units. A concept plan for the proposed development is provided in Appendix A.

## C. Trip Generation

Trip generation for the development was calculated using trip generation rates published in the Institute of Transportation Engineers (ITE), *Trip Generation*, 11th Edition, 2021. Since there is minimal Saturday data available, weekday data was used to remain conservative in the analysis. Due to the proximity to grocery stores, dining establishments, other retail, and the bus/shuttle/electric bike station 1,000 feet to the west, a 5% internal capture reduction and a 5% transit reduction was applied. These reductions align with Park City's goals of travel demand reductions and multimodal emphasis. The resulting trip generation for the proposed project is included in Table 4.

The total trip generation for the development is as follows:

- Daily Trips: 505
- Morning Peak Hour Trips: 40
- Evening Peak Hour Trips: 45

**Table 4: Trip Generation**

| Trip Generation<br>Park City - Homestake Avengers | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Land Use[1] | # of Units | Unit Type | Trip Generation | | | | | Reductions | | New Trips | | |
| | | | Total | % In | % Out | In | Out | Internal Capture | Transit | In | Out | Total |
| **Weekday Daily** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 560 | 50% | 50% | 280 | 280 | 5% | 5% | 252 | 253 | 505 |
| TOTAL | | | 560 | | | 280 | 280 | | | 252 | 253 | 505 |
| **AM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 44 | 23% | 77% | 10 | 34 | 5% | 5% | 9 | 31 | 40 |
| TOTAL | | | 44 | | | 10 | 34 | | | 9 | 31 | 40 |
| **PM Peak Hour** | | | | | | | | | | | | |
| Multifamily Housing (Mid-Rise) (221) | 123 | DU | 50 | 61% | 39% | 31 | 19 | 5% | 5% | 28 | 17 | 45 |
| TOTAL | | | 50 | | | 31 | 19 | | | 28 | 17 | 45 |

1. Land Use Code from the Institute of Transportation Engineers (ITE) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2022

## D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips is shown in Table 5.

**Table 5: Trip Distribution**

| Direction | % To/From Project |
|---|---|
| North | 30% |
| South | 35% |
| East | 35% |

These trip distribution assumptions were used to assign the peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

## E. Access

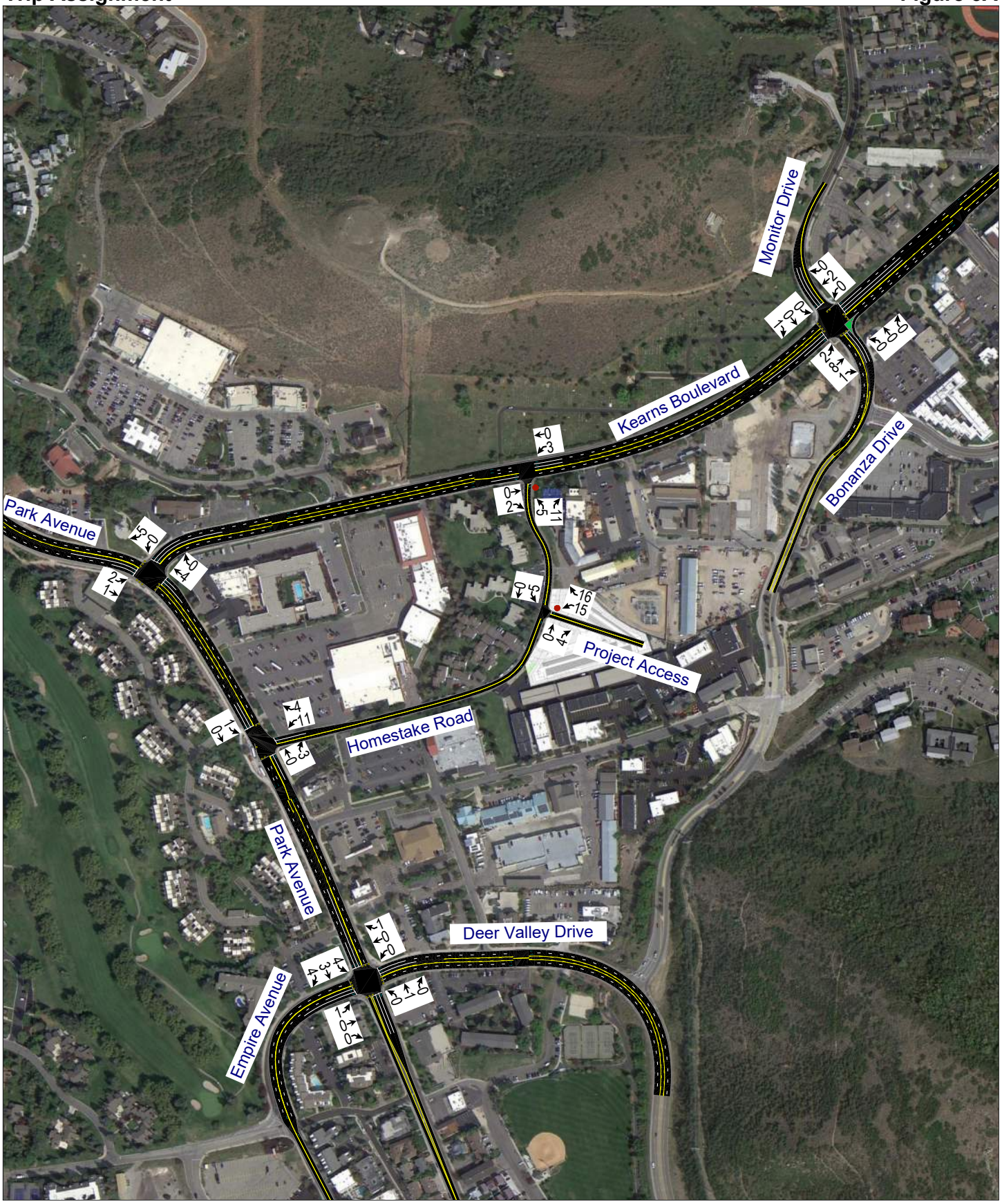
The proposed access for the site will be gained at the following locations (see also concept plan in Appendix A):

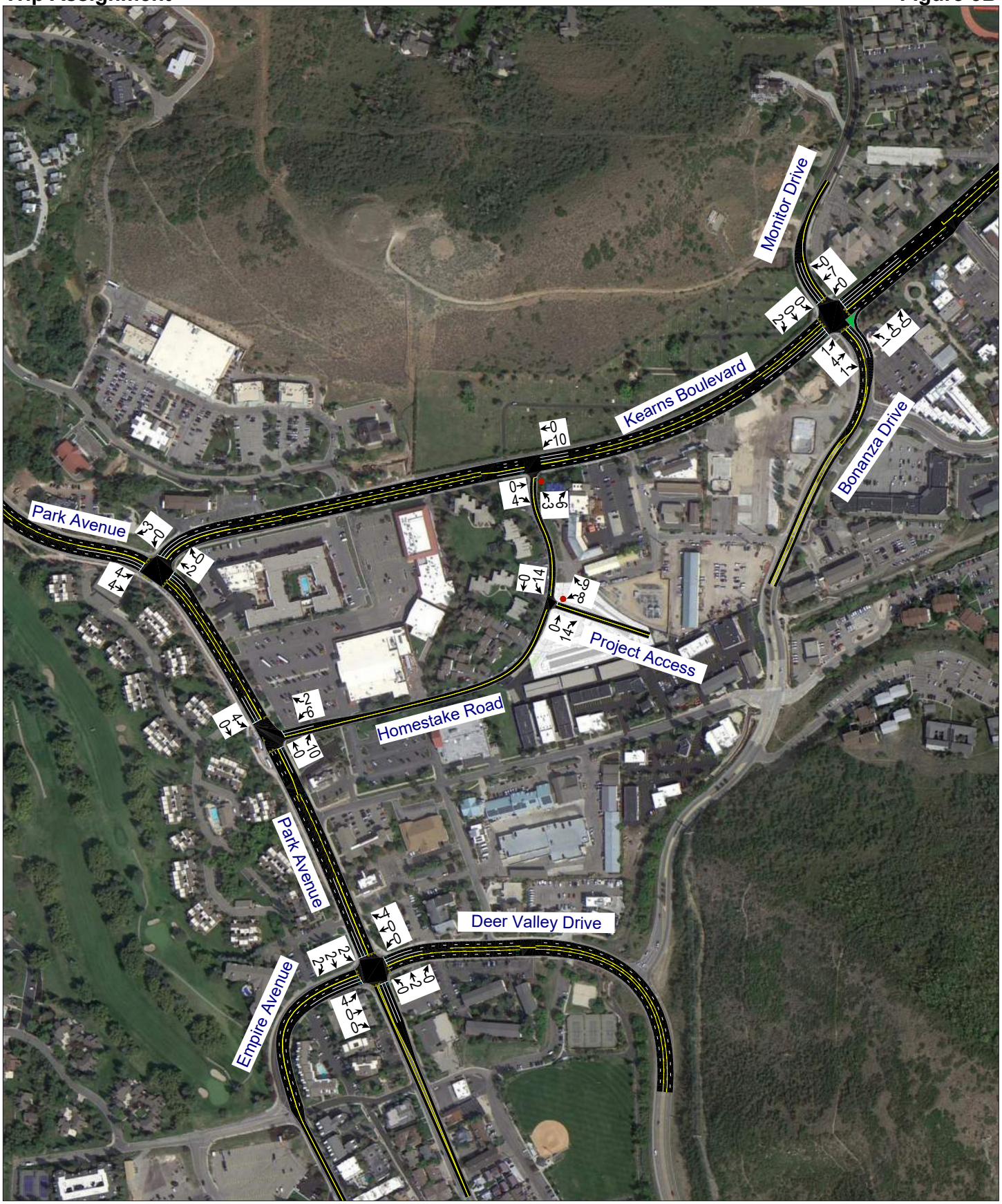
Homestake Road:

- The north access will be located opposite of the parking lot access on the west side of the street, which is approximately 460 feet south of the Homestake Road / Kearns Boulevard intersection. It will access the project on the east side of Homestake Road. It is anticipated that the access will be stop-controlled. The north access will be the primary entrance into the underground parking structure
- The south access will be located opposite of the Claim Jumper residential development access on the west side of the street, which is approximately 625 feet south of the Homestake Road / Kearns Boulevard intersection. The two accesses will be approximately 150 feet apart. The south access will enter the project on the east side of Homestake Road and is assumed to be emergency access only.

## F. Auxiliary Lane Requirements

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area. Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended for the project access.


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue

## G. Transportation Demand Management Strategies

Park City emphasizes the importance of transportation demand management strategies in the area in order to reduce vehicles on the road and encourage other modes of transportation. Other than those previously mentioned (proximity to transit stops and commercial areas), the following strategies are being implemented by the project to reduce travel demand:

- Car sharing program with two dedicated car share parking spaces
- Visitor bicycle stalls (15)
- An additional 30 covered and secured bike parking stalls above the requirement
    - Charging available for e-bikes
- Bike maintenance room
- On-site e-bike station

There are Park City plans to construct a multi-use path along Homestake Road and the future Munchkin Road connection in order to increase safety for multimodal transportation in the area.

# IV. EXISTING (2022) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Existing (2022) plus project peak hour turning movement volumes are shown in Figure 4.

## C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersections is anticipated to continue operating at a poor level of service during the evening peak hour, as shown in Table 6.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Homestake Road / Park Avenue:
  - Westbound: 100 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Westbound: 775 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 825 feet (AM)
  - Northwest-bound: 525 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: 900 feet (PM)

## E. Mitigation Measures

No further mitigation measures are recommended beyond those mentioned in the existing (2022) background conditions. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

Monitor Drive
43
424
559
58
168
32
209
87
39
348
232
Kearns Boulevard
544
26
548
35
8
35
Bonanza Drive
Park Avenue
255
220
255
865
166
519
35
6
27
4
36
3
Project Access
1104
21
Homestake Road
27
642
Park Avenue
226
232
34
Deer Valley Drive
493
291
340
41
142
56
Empire Avenue
301
172
36

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
38
401
343
48
359
27
745
105
55
37
591
156
610
32
777
37
13
78
309
193
350
1430
330
840
35
18
15
2
87
10
1047
38
82
1726
689
181
46
473
271
326
41
406
93
710
246
44

## Table 6: Existing (2022) Plus Project Peak Hour LOS

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (27.8) | C (24.7) |
| Homestake Road / Kearns Boulevard | NB Stop | a (9.1) / NBL | b (10.2) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.4) | B (18.4) |
| Homestake Road / Park Avenue | WB Stop | a (4.4) / NBR | e (38.9) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (24.0) | D (47.2) |
| Project Access / Homestake Road | WB Stop | a (4.8) / WBL | a (7.0) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# V. FUTURE (2027) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

## B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2027 in the study area. Therefore, no changes were made to the roadway network for the future (2027) analysis. Previous mitigations were assumed in this scenario.

## C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) peak hour turning movement volumes are shown in Figure 5.

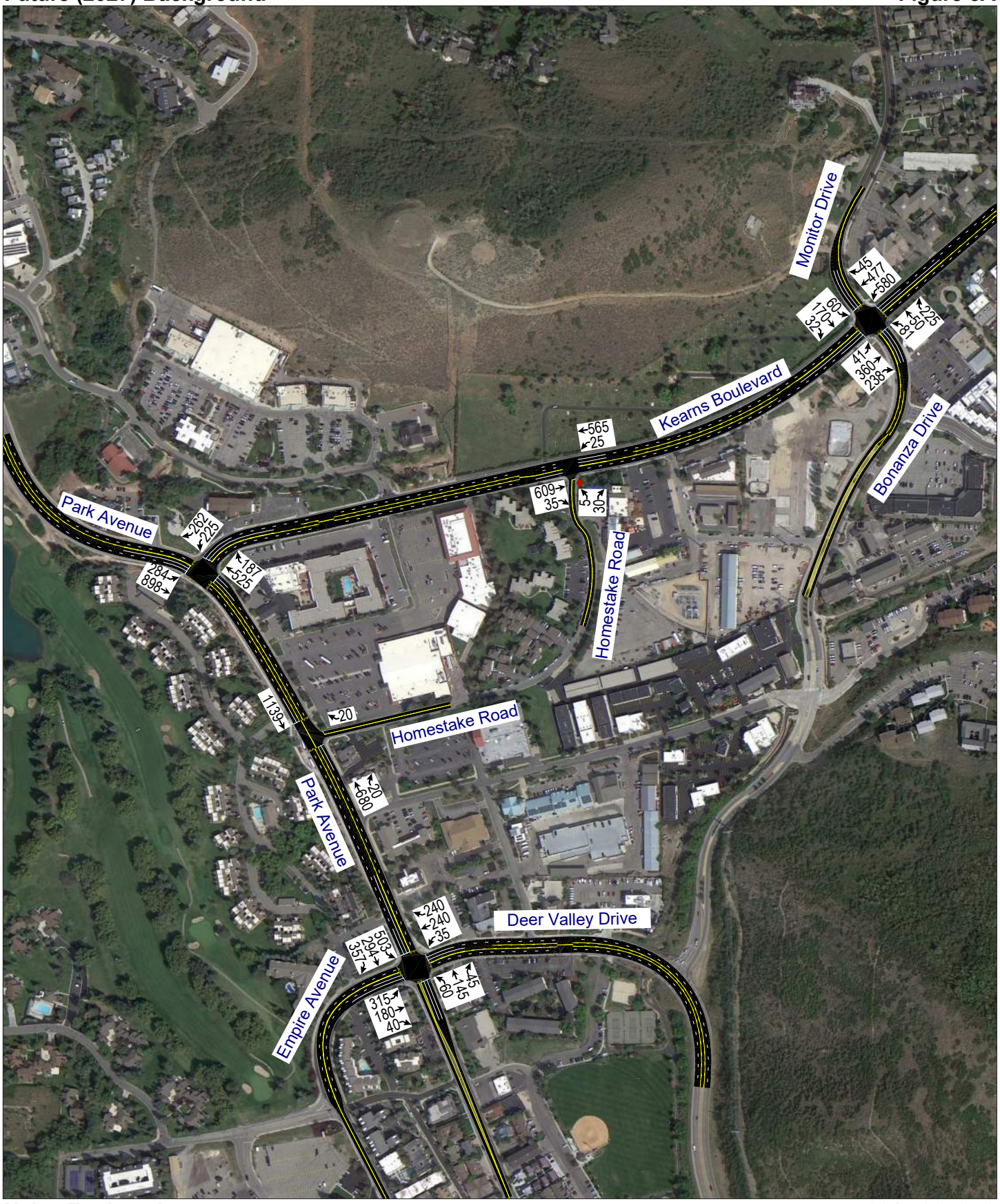
## D. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue to operate at a poor level of service during the evening peak hour, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 1,000 feet (PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Westbound: 625 feet (PM)
  - Eastbound: 550 feet (PM)


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
45
477
560
160
170
35
85
125
35
41
360
238
565
25
609
35
5
30
262
225
284
898
187
525
1139
20
20
680
240
240
35
503
294
357
315
180
40
45
145
60

Monitor Drive
Kearns Boulevard
Bonanza Drive
Homestake Road
Park Avenue
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
40
449
360
50
82
790
1188
39
690
157
638
25
806
35
10
80
325
200
331
861
355
1466
1064
40
55
1793
697
190
50
479
233
334
45
415
91
736
255
45

**Table 7: Future (2027) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | C (32.7) | D (44.8) |
| Homestake Road / Kearns Boulevard | NB Stop | a (8.5) / NBL | b (11.9) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | C (20.3) |
| Homestake Road / Park Avenue | WB Stop | a (4.5) / WBR | e (49.7) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (23.7) | D (52.7) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

No further mitigation measures are recommended to improve the Homestake Road / Park Avenue intersection. Vehicles will either be given courtesy gaps or will likely learn to reroute when undue delays and queues are observed. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

# VI. FUTURE (2027) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2027) plus project peak hour turning movement volumes are shown in Figure 6. Previous mitigations were assumed in this scenario.

## C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue operating at a poor level of service during the peak hour in future (2027) plus project conditions, as shown in Table 8.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Southbound: 500 feet (PM)
  - Westbound: 650 feet (PM)
  - Eastbound: 650 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)

## E. Mitigation Measures

No further mitigation measures are recommended above those already mentioned in previous chapters. Vehicles will be given courtesy gaps or learn to reroute if undue delays and queues are experienced from access points being blocked by downstream signal queues. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

Monitor Drive
45
479
580
60
170
33
125
180
51
43
368
239
Kearns Boulevard
565
28
Bonanza Drive
609
38
41
10
Park Avenue
267
225
287
898
187
529
40
6
27
4
45
3
Project Access
1139
24
Homestake Road
23
680
Park Avenue
241
240
35
Deer Valley Drive
507
261
361
45
146
60
316
180
40
Empire Avenue

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
40
456
360
50
28
179
89
40
694
158
638
35
806
43
13
98
328
200
355
1468
339
861
50
18
15
2
102
10
1064
42
65
1793
701
190
50
481
225
336
45
417
63
740
255
45

## Table 8: Future (2027) Plus Project Peak Hour LOS

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | D (36.6) | D (45.4) |
| Homestake Road / Kearns Boulevard | NB Stop | a (9.5) / NBL | b (10.5) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (11.7) | B (20.0) |
| Homestake Road / Park Avenue | WB Stop | a (7.5) / WBR | e (49.1) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (24.3) | D (54.3) |
| Project Access / Homestake Road | WB Stop | a (4.9) / WBL | a (8.2) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

# VII. FUTURE (2040) BACKGROUND CONDITIONS

## A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

## B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2040 in the study area. Therefore, no changes were made to the roadway network for the future (2040) analysis. Previous mitigations were assumed in this scenario.

## C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future (2040) background peak hour turning movement volumes are shown in Figure 7.

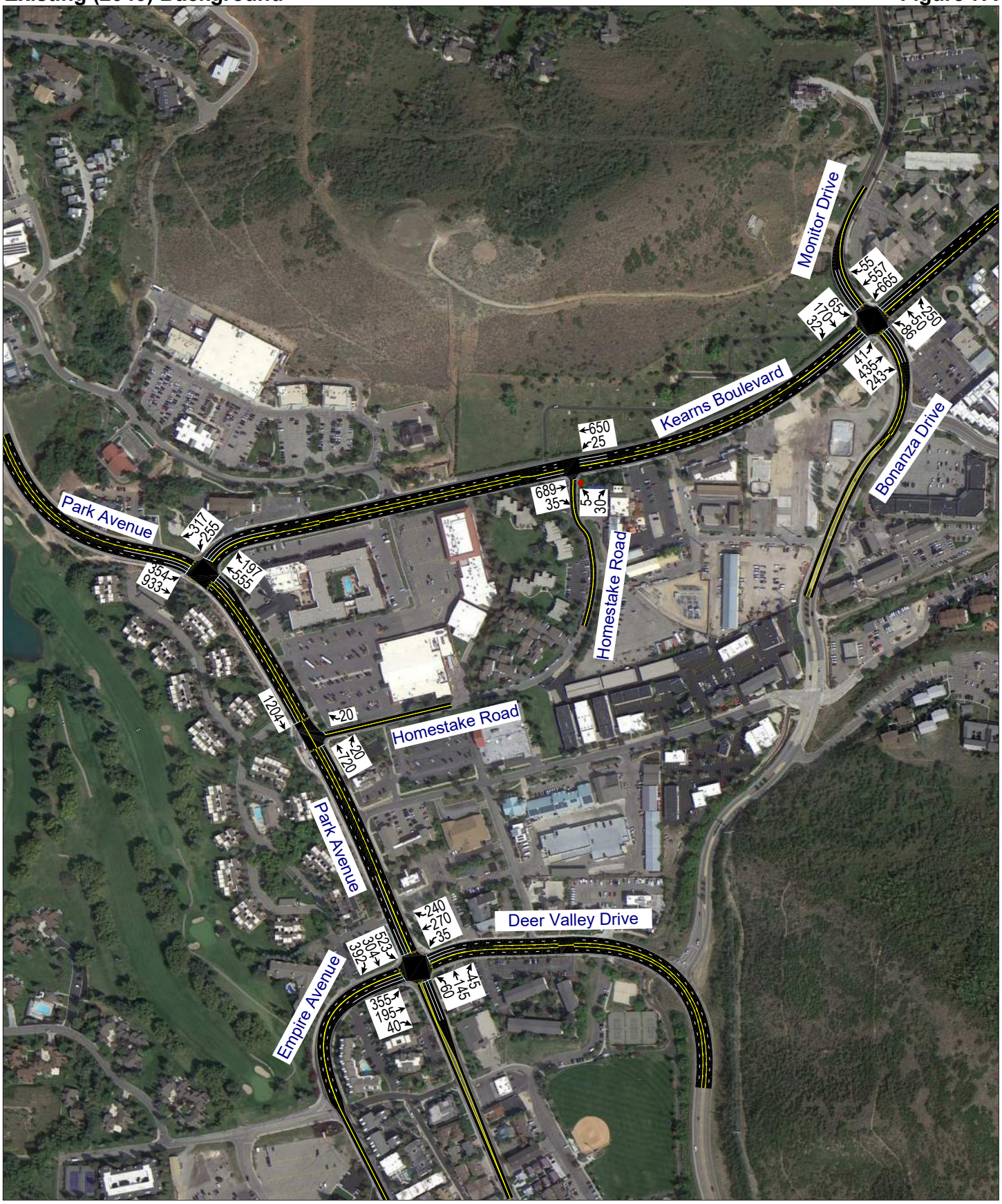
## D. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour, as shown in Table 9.

## E. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Northbound: 575 feet (PM)
  - Southbound: 575 feet (PM)
  - Westbound: >1,000 feet (PM)
  - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)


Monitor Drive
55
557
665
165
170
32
350
58
96
41
435
243
Kearns Boulevard
Bonanza Drive
650
25
689
35
5
30
Park Avenue
317
255
197
555
354
933
Homestake Road
1204
20
20
720
Homestake Road
Park Avenue
240
270
35
Deer Valley Drive
533
304
392
45
145
80
Empire Avenue
355
195
40

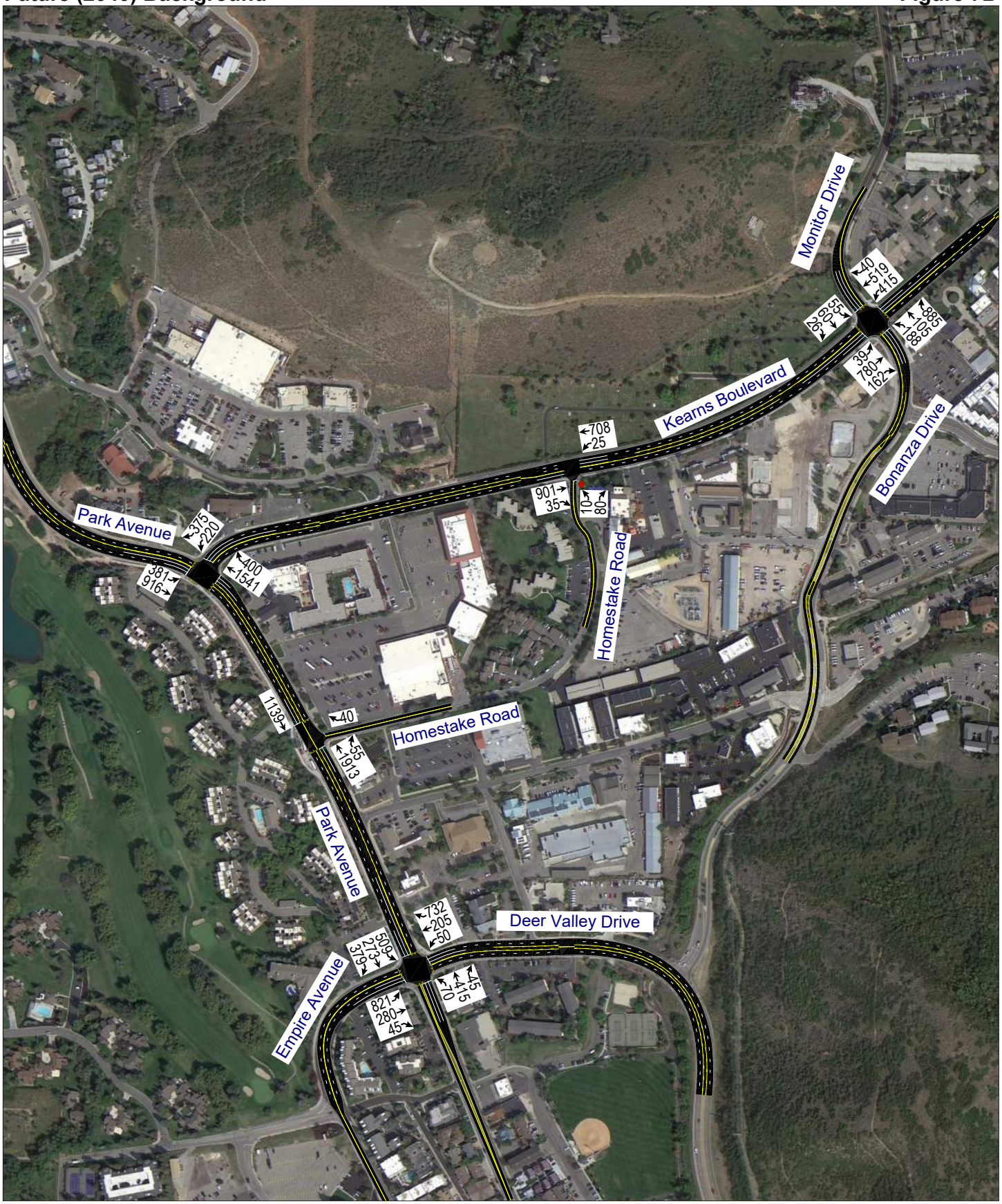

Monitor Drive
40
519
415
55
29
88
1
105
88
39
780
162
Kearns Boulevard
Bonanza Drive
708
25
901
35
10
80
Homestake Road
Park Avenue
375
220
381
916
400
1541
1139
40
55
1913
Homestake Road
Park Avenue
732
205
50
Deer Valley Drive
509
273
379
45
70
115
Empire Avenue
821
280
45

**Table 9: Future (2040) Background Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | E (77.3) | F (>80) |
| Homestake Road / Kearns Boulevard | NB Stop | a (7.6) / NBL | b (13.6) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (12.6) | C (27.7) |
| Homestake Road / Park Avenue | WB Stop | a (5.7) / WBR | f (>50) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (25.7) | E (63.9) |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## F. Mitigation Measures

Park City favors innovative multimodal strategies to reduce travel demand. If these strategies are pursued and successful, the need for mitigations may be unnecessary. However, as projected in the travel demand model future traffic volumes are significant, and as such innovative mitigation measures will be needed to keep traffic flows moving in the area between Kearns Boulevard and Deer Valley Drive.

To accomplish this, the City may need to consider roadway widening to accommodate dual southbound left-turn lanes and a westbound channelized right-turn lane at Deer Valley Drive / Park Avenue. As an alternative to widening the roadway, it may be beneficial to pursue a one-way loop in the area along Deer Valley Drive, Bonanza Drive, Kearns Boulevard, and Park Avenue. No analysis was performed for these major mitigation measures as they are not part of current Park City goals.

Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

# VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

## A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

## B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2040) plus project peak hour turning movement volumes are shown in Figure 8. Previous mitigations were assumed in this scenario.

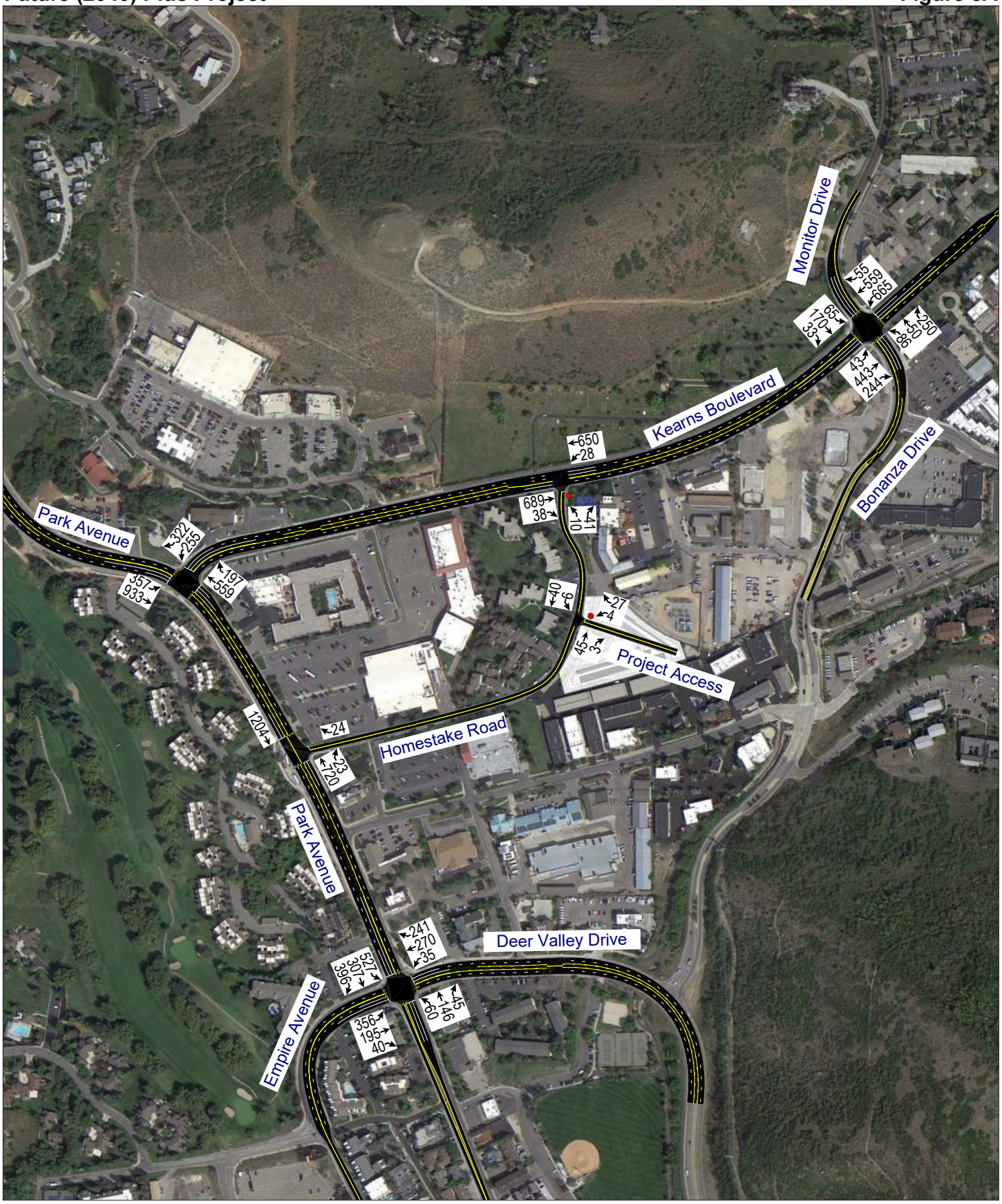
## C. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to continue operating at a poor level of service during the evening peak hour in future (2040) plus project conditions, as shown in Table 10.

## D. Queuing Analysis

Hales Engineering calculated the 95$^{th}$ percentile queue lengths for each of the study intersections. Significant 95$^{th}$ percentile queue lengths are summarized as follows:

- Deer Valley Drive / Park Avenue:
  - Northbound: 525 feet (PM)
  - Southbound: 550 feet (PM)
  - Westbound: >1,000 feet (PM)
  - Eastbound: >1,000 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: >1,000 feet (AM & PM)
  - Northwest-bound: >1,000 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)


Monitor Drive
55
559
665
65
170
33
250
58
43
443
244
Kearns Boulevard
650
28
689
38
41
10
Bonanza Drive
Park Avenue
322
255
357
933
197
559
40
9
27
4
45
3
Project Access
1204
24
Homestake Road
23
720
Park Avenue
241
270
35
Deer Valley Drive
527
307
396
45
146
60
356
195
40
Empire Avenue

Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
40
526
415
55
282
58
585
40
784
163
708
35
901
43
73
98
378
220
400
1543
389
916
50
18
15
2
102
10
42
1139
65
1913
736
205
50
511
275
381
45
417
70
825
280
45

**Table 10: Future (2040) Plus Project Peak Hour LOS**

| Intersection | | LOS (Sec. Delay / Veh.) / Movement[1] | |
|---|---|---|---|
| Description | Control | Morning Peak | Evening Peak |
| Bonanza Drive / Kearns Boulevard | Signal | E (65.9) | F (>80) |
| Homestake Road / Kearns Boulevard | NB Stop | b (10.5) / NBL | b (13.3) / NBL |
| Kearns Boulevard / Park Avenue | Signal | B (12.6) | C (28.4) |
| Homestake Road / Park Avenue | WB Stop | a (5.3) / WBR | e (46.1) / WBR |
| Deer Valley Drive / Park Avenue | Signal | C (26.2) | E (65.2) |
| Project Access / Homestake Road | WB Stop | a (6.3) / WBL | a (7.2) / WBL |

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

## E. Mitigation Measures

No further mitigation measures are recommended for the Homestake Road / Park Avenue or Deer Valley Drive / Park Avenue intersections other than those listed in previous chapters. Vehicles will learn to reroute during peak times when undue delay or queues are experienced. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

## F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 95$^{th}$ percentile queue lengths given in the future (2040) plus project scenario. These storage lengths do not include the taper length. Recommended storage lengths for the study intersections are shown in Table 11. Intersections shown include new intersections and existing intersections that have recommended storage length changes, either due to background growth or project generated traffic. Storage lengths for turn lanes with significant queueing were not included.

## Table 11: Recommended Storage Lengths

| | Intersection | Recommended Storage Lengths (feet) | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | Northbound | | | | Southbound | | | | Eastbound | | | | Westbound | | | |
| | | LT | | RT | | LT | | RT | | LT | | RT | | LT | | RT | |
| | | E | P | E | P | E | P | E | P | E | P | E | P | E | P | E | P |
| 1 | Bonanza Drive / Kearns Boulevard | 125 | **200** | 125 | * | 125 | - | 100 | - | 250 | - | - | - | 250 | * | - | - |
| 3 | Kearns Boulevard / Park Avenue | - | - | 50 | **200** | 200 | **375** | - | - | - | - | - | - | 250 | - | - | - |
| 5 | Deer Valley Drive / Park Avenue | 150 | **250** | - | - | 125 | * | - | - | 225 | * | - | - | 150 | **200** | - | - |

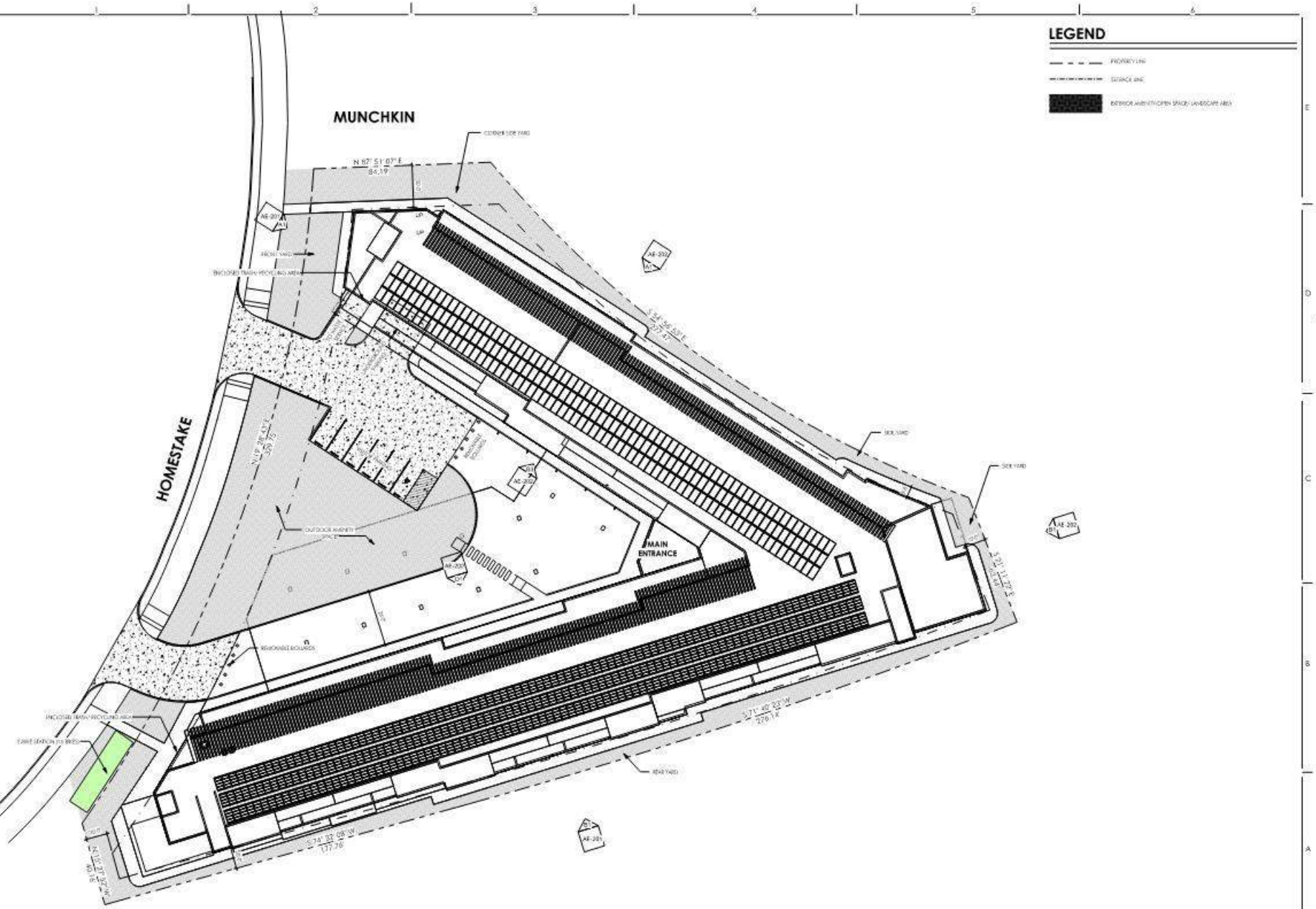
1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

# APPENDIX A

## Site Plan




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

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSAHAN
STRUCTURAL:
MECHANICAL: PYE INC.
ELECTRICAL: PYE INC.
LANDSCAPE ARCHITECT: SITE SCAPE
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 21-006
ISSUE DATE: 08-19-2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ARCHITECTURAL SITE PLAN

AS-101

# APPENDIX B

## Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

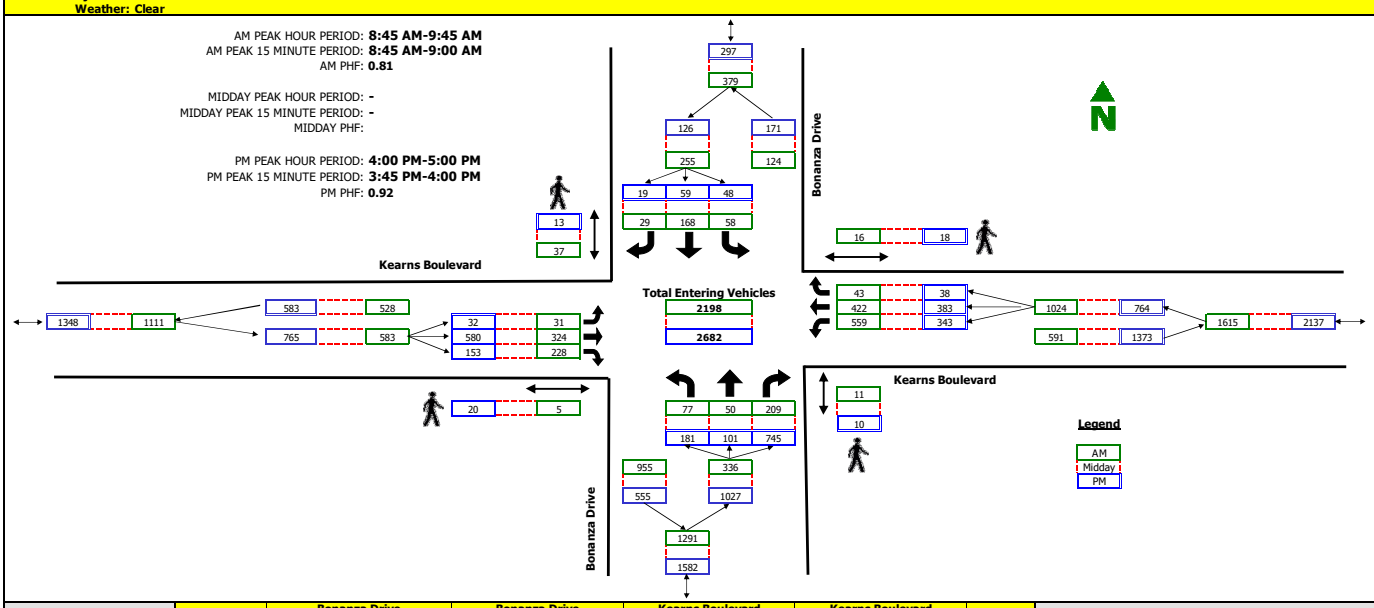
**Intersection:** Bonanza Drive / Kearns Boulevard
**North/South:** Bonanza Drive
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 606
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.81**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:45 PM-4:00 PM**
PM PHF: **0.92**




| RAW COUNT SUMMARIES | Bonanza Drive Northbound | | | | Bonanza Drive Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 14 | 12 | 18 | 0 | 11 | 21 | 8 | 0 | 5 | 45 | 26 | 0 | 152 | 163 | 8 | 0 | 483 |
| 8:15 - 8:30 | 14 | 9 | 18 | 0 | 10 | 56 | 8 | 0 | 1 | 43 | 69 | 0 | 171 | 129 | 9 | 4 | 537 |
| 8:30 - 8:45 | 16 | 8 | 32 | 3 | 10 | 64 | 4 | 0 | 4 | 43 | 76 | 0 | 173 | 125 | 6 | 0 | 561 |
| 8:45 - 9:00 | 20 | 15 | 57 | 0 | 23 | 89 | 8 | 2 | 10 | 112 | 74 | 0 | 135 | 124 | 12 | 0 | 679 |
| 9:00 - 9:15 | 16 | 15 | 47 | 8 | 11 | 27 | 10 | 2 | 10 | 66 | 67 | 0 | 153 | 101 | 8 | 3 | 531 |
| 9:15 - 9:30 | 25 | 11 | 57 | 3 | 14 | 27 | 9 | 12 | 3 | 76 | 52 | 3 | 142 | 107 | 7 | 1 | 530 |
| 9:30 - 9:45 | 16 | 9 | 48 | 0 | 10 | 25 | 2 | 21 | 8 | 70 | 35 | 2 | 129 | 90 | 16 | 12 | 458 |
| 9:45 - 10:00 | 18 | 13 | 57 | 0 | 12 | 27 | 11 | 4 | 7 | 88 | 39 | 1 | 126 | 91 | 12 | 10 | 501 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 39 | 27 | 131 | 1 | 12 | 15 | 5 | 0 | 6 | 125 | 44 | 0 | 78 | 96 | 11 | 0 | 589 |
| 15:15 - 15:30 | 45 | 27 | 141 | 2 | 1 | 30 | 5 | 1 | 11 | 130 | 34 | 5 | 104 | 92 | 7 | 0 | 627 |
| 15:30 - 15:45 | 55 | 22 | 188 | 5 | 11 | 21 | 5 | 0 | 4 | 148 | 36 | 1 | 110 | 95 | 9 | 3 | 704 |
| 15:45 - 16:00 | 49 | 31 | 178 | 0 | 19 | 19 | 8 | 3 | 5 | 169 | 37 | 0 | 99 | 108 | 8 | 0 | 730 |
| 16:00 - 16:15 | 57 | 37 | 191 | 0 | 5 | 19 | 2 | 5 | 13 | 127 | 42 | 7 | 98 | 88 | 10 | 0 | 689 |
| 16:15 - 16:30 | 29 | 22 | 201 | 6 | 18 | 13 | 8 | 0 | 9 | 142 | 35 | 3 | 68 | 93 | 6 | 3 | 644 |
| 16:30 - 16:45 | 44 | 22 | 173 | 0 | 14 | 14 | 6 | 4 | 8 | 159 | 47 | 4 | 103 | 98 | 14 | 9 | 702 |
| 16:45 - 17:00 | 51 | 20 | 180 | 4 | 11 | 13 | 3 | 4 | 2 | 152 | 29 | 6 | 74 | 104 | 8 | 6 | 647 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

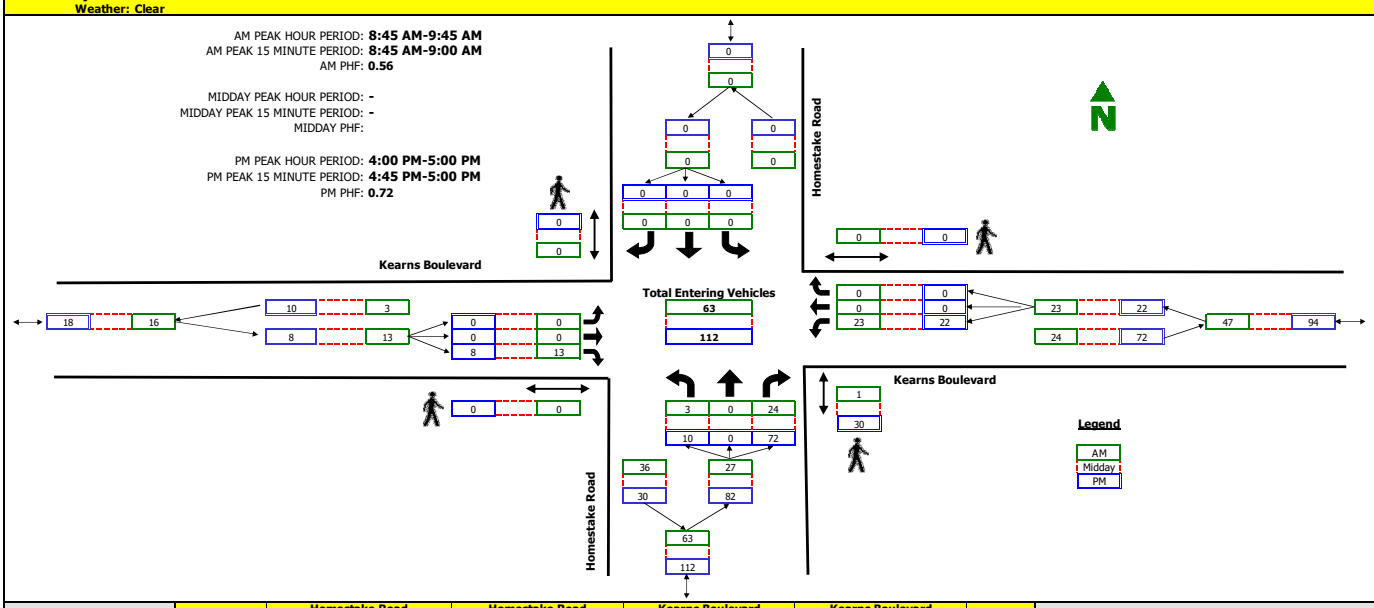
**Intersection:** Homestake Road / Kearns Boulevard
**North/South:** Homestake Road
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 606
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.56**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:45 PM-5:00 PM**
PM PHF: **0.72**




| RAW COUNT SUMMARIES | Homestake Road Northbound | | | | Homestake Road Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 1 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 10 |
| 8:15 - 8:30 | 2 | 0 | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 9 |
| 8:30 - 8:45 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 4 | 0 | 0 | 0 | 11 |
| 8:45 - 9:00 | 1 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | 14 | 0 | 0 | 0 | 28 |
| 9:00 - 9:15 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 4 | 0 | 0 | 0 | 9 |
| 9:15 - 9:30 | 1 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 8 |
| 9:30 - 9:45 | 1 | 0 | 10 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 0 | 0 | 18 |
| 9:45 - 10:00 | 1 | 0 | 11 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 0 | 0 | 17 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 16 |
| 15:15 - 15:30 | 0 | 0 | 8 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 7 | 0 | 0 | 0 | 18 |
| 15:30 - 15:45 | 1 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 3 | 0 | 0 | 0 | 17 |
| 15:45 - 16:00 | 1 | 0 | 18 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 0 | 0 | 0 | 26 |
| 16:00 - 16:15 | 2 | 0 | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 25 |
| 16:15 - 16:30 | 2 | 0 | 15 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 6 | 0 | 0 | 0 | 25 |
| 16:30 - 16:45 | 1 | 0 | 12 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 6 | 0 | 0 | 0 | 23 |
| 16:45 - 17:00 | 5 | 0 | 30 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 39 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

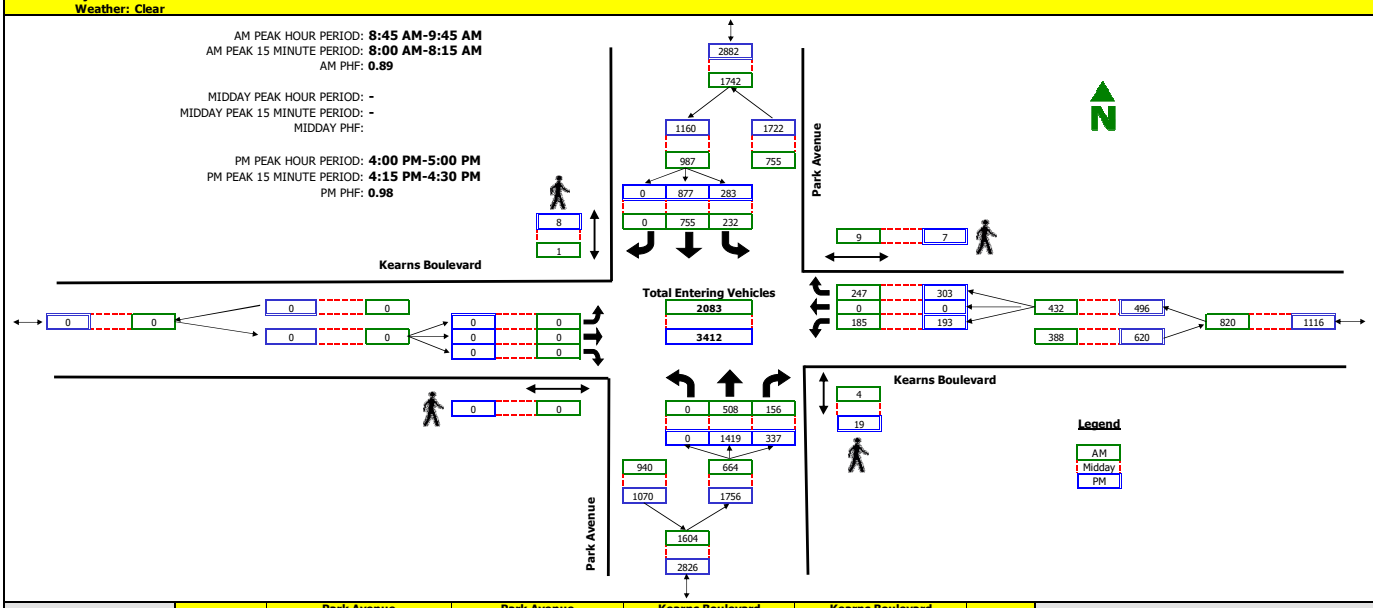
**Intersection:** Park Avenue / Kearns Boulevard
**North/South:** Park Avenue
**East/West:** Kearns Boulevard
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.89**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:15 PM-4:30 PM**
PM PHF: **0.98**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Kearns Boulevard Eastbound | | | | Kearns Boulevard Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 0 | 84 | 15 | 1 | 30 | 294 | 0 | 3 | 0 | 0 | 0 | 0 | 110 | 0 | 51 | 0 | 584 |
| 8:15 - 8:30 | 0 | 73 | 25 | 0 | 40 | 117 | 0 | 0 | 0 | 0 | 0 | 0 | 78 | 0 | 64 | 2 | 397 |
| 8:30 - 8:45 | 0 | 98 | 21 | 0 | 27 | 157 | 0 | 3 | 0 | 0 | 0 | 0 | 79 | 0 | 64 | 0 | 446 |
| 8:45 - 9:00 | 0 | 128 | 47 | 0 | 61 | 190 | 0 | 1 | 0 | 0 | 0 | 0 | 70 | 0 | 67 | 0 | 563 |
| 9:00 - 9:15 | 0 | 128 | 29 | 2 | 54 | 203 | 0 | 0 | 0 | 0 | 0 | 0 | 52 | 0 | 62 | 3 | 528 |
| 9:15 - 9:30 | 0 | 126 | 44 | 1 | 63 | 169 | 0 | 0 | 0 | 0 | 0 | 0 | 34 | 0 | 61 | 1 | 497 |
| 9:30 - 9:45 | 0 | 126 | 36 | 1 | 54 | 193 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 0 | 57 | 5 | 495 |
| 9:45 - 10:00 | 0 | 144 | 51 | 3 | 59 | 196 | 0 | 0 | 0 | 0 | 0 | 0 | 37 | 0 | 65 | 3 | 552 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 312 | 64 | 6 | 75 | 210 | 0 | 1 | 0 | 0 | 0 | 0 | 45 | 0 | 71 | 0 | 777 |
| 15:15 - 15:30 | 0 | 343 | 80 | 1 | 73 | 217 | 0 | 0 | 0 | 0 | 0 | 0 | 60 | 0 | 61 | 0 | 834 |
| 15:30 - 15:45 | 0 | 326 | 84 | 1 | 83 | 240 | 0 | 3 | 0 | 0 | 0 | 0 | 56 | 0 | 71 | 0 | 860 |
| 15:45 - 16:00 | 0 | 323 | 97 | 5 | 74 | 205 | 0 | 3 | 0 | 0 | 0 | 0 | 43 | 0 | 81 | 0 | 823 |
| 16:00 - 16:15 | 0 | 343 | 78 | 7 | 72 | 212 | 0 | 2 | 0 | 0 | 0 | 0 | 46 | 0 | 87 | 1 | 838 |
| 16:15 - 16:30 | 0 | 363 | 96 | 2 | 76 | 213 | 0 | 3 | 0 | 0 | 0 | 0 | 44 | 0 | 75 | 0 | 867 |
| 16:30 - 16:45 | 0 | 325 | 93 | 5 | 70 | 236 | 0 | 0 | 0 | 0 | 0 | 0 | 56 | 0 | 66 | 2 | 846 |
| 16:45 - 17:00 | 0 | 388 | 70 | 5 | 65 | 216 | 0 | 3 | 0 | 0 | 0 | 0 | 47 | 0 | 75 | 4 | 861 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

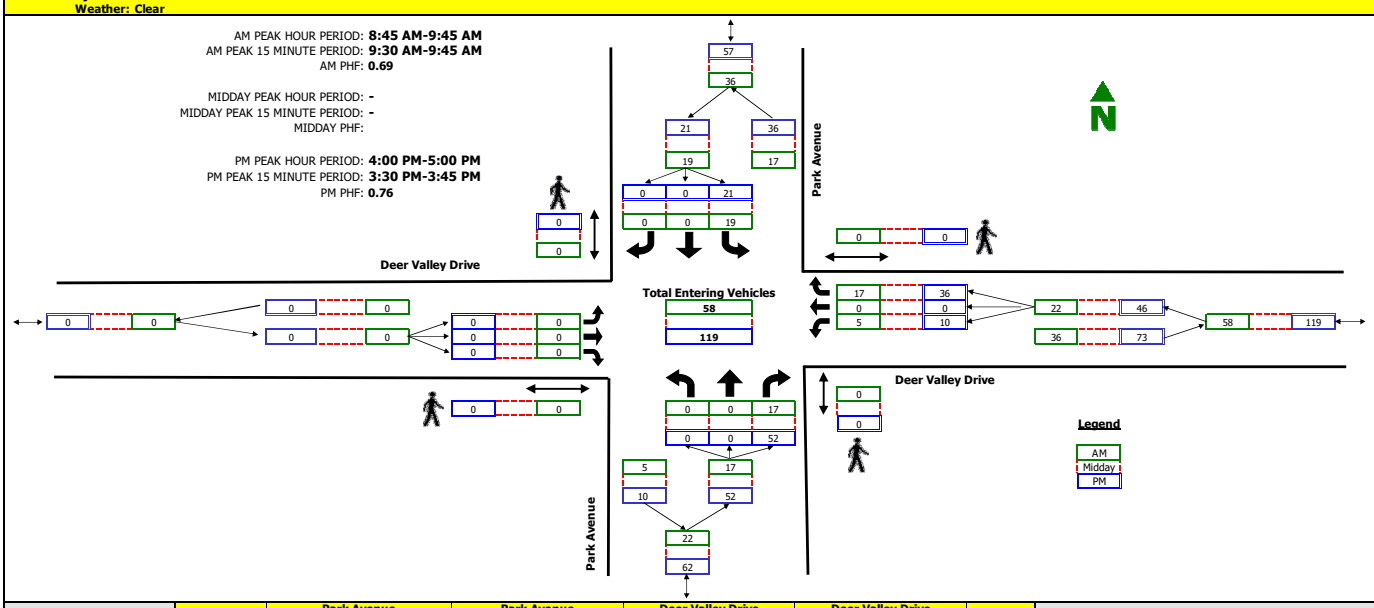
**Intersection:** Park Avenue / Deer Valley Drive
**North/South:** Park Avenue
**East/West:** Deer Valley Drive
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.69**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.76**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Deer Valley Drive Eastbound | | | | Deer Valley Drive Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 0 | 0 | 3 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 1 | 0 | 7 |
| 8:15 - 8:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 1 |
| 8:30 - 8:45 | 0 | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 4 | 0 | 6 |
| 8:45 - 9:00 | 0 | 0 | 4 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 6 | 0 | 13 |
| 9:00 - 9:15 | 0 | 0 | 3 | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 3 | 0 | 10 |
| 9:15 - 9:30 | 0 | 0 | 4 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 3 | 0 | 14 |
| 9:30 - 9:45 | 0 | 0 | 6 | 0 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 5 | 0 | 21 |
| 9:45 - 10:00 | 0 | 0 | 2 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 0 | 0 | 11 | 0 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 5 | 0 | 31 |
| 15:15 - 15:30 | 0 | 0 | 7 | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 0 | 1 | 0 | 21 |
| 15:30 - 15:45 | 0 | 0 | 15 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 13 | 0 | 39 |
| 15:45 - 16:00 | 0 | 0 | 12 | 0 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 7 | 0 | 30 |
| 16:00 - 16:15 | 0 | 0 | 10 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | 9 | 0 | 26 |
| 16:15 - 16:30 | 0 | 0 | 11 | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 0 | 7 | 0 | 29 |
| 16:30 - 16:45 | 0 | 0 | 16 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | 10 | 0 | 31 |
| 16:45 - 17:00 | 0 | 0 | 15 | 0 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 0 | 10 | 0 | 33 |

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

# Intersection Turning Movement Summary

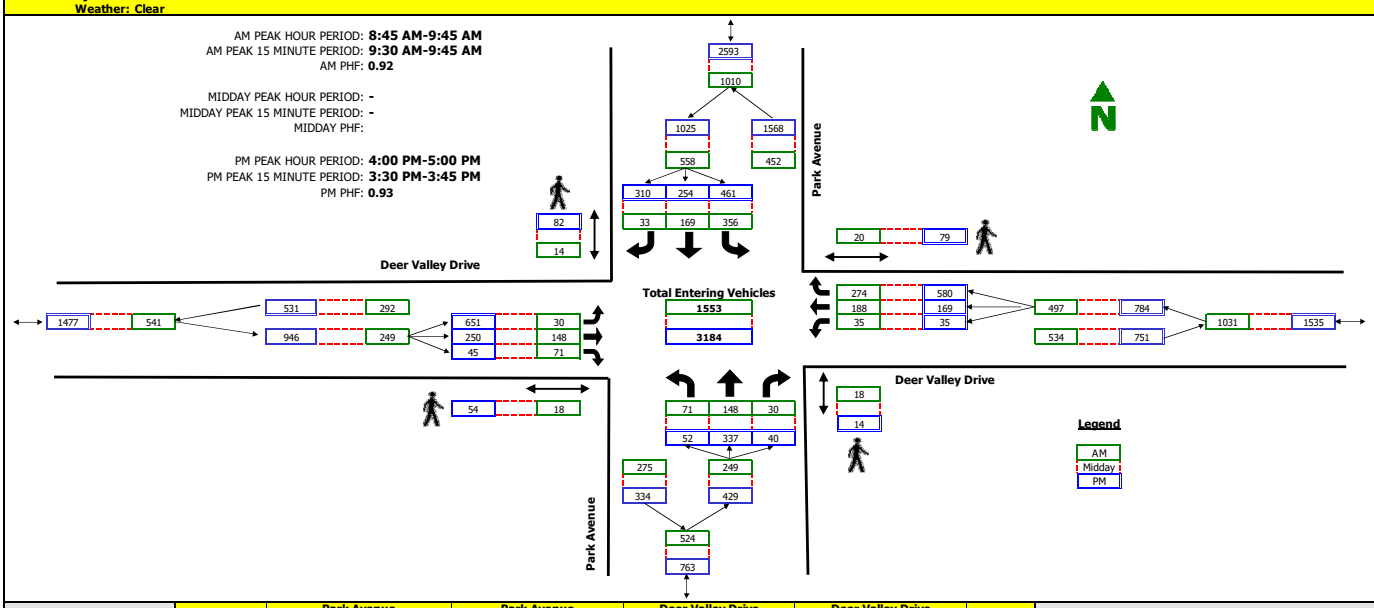
**Intersection:** Park Avenue / Deer Valley Drive
**North/South:** Park Avenue
**East/West:** Deer Valley Drive
**Jurisdiction:** Park City
**Project Title:** Yarrow
**Project No:** UT22-2092
**Weather:** Clear

**Date:** 1-29-22, Sat
**Day of Week Adjustment:** 100.0%
**Month of Year Adjustment:** 100.0%
**Adjustment Station #:** 605
**Growth Rate:** 0.0%
**Number of Years:** 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.92**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.93**




| RAW COUNT SUMMARIES | Park Avenue Northbound | | | | Park Avenue Southbound | | | | Deer Valley Drive Eastbound | | | | Deer Valley Drive Westbound | | | | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | Left | Thru | Right | Peds | |

**AM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 8:00 - 8:15 | 13 | 21 | 4 | 1 | 43 | 24 | 6 | 1 | 4 | 21 | 13 | 1 | 6 | 80 | 42 | 3 | 277 |
| 8:15 - 8:30 | 22 | 19 | 6 | 0 | 41 | 32 | 3 | 0 | 6 | 19 | 22 | 0 | 6 | 87 | 64 | 1 | 327 |
| 8:30 - 8:45 | 16 | 34 | 4 | 2 | 83 | 32 | 2 | 7 | 4 | 34 | 16 | 2 | 23 | 42 | 35 | 5 | 325 |
| 8:45 - 9:00 | 23 | 34 | 12 | 6 | 90 | 36 | 11 | 5 | 12 | 34 | 23 | 6 | 13 | 45 | 65 | 2 | 398 |
| 9:00 - 9:15 | 13 | 33 | 8 | 4 | 68 | 54 | 10 | 3 | 8 | 33 | 13 | 4 | 5 | 49 | 77 | 7 | 371 |
| 9:15 - 9:30 | 17 | 42 | 2 | 1 | 69 | 33 | 5 | 2 | 2 | 42 | 17 | 1 | 10 | 53 | 69 | 4 | 361 |
| 9:30 - 9:45 | 18 | 39 | 8 | 7 | 129 | 46 | 7 | 4 | 8 | 39 | 18 | 7 | 7 | 41 | 63 | 7 | 423 |
| 9:45 - 10:00 | 12 | 35 | 15 | 9 | 76 | 50 | 16 | 7 | 15 | 35 | 12 | 9 | 7 | 34 | 72 | 5 | 379 |

**MIDDAY PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 9:00 - 9:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:15 - 9:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:30 - 9:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 9:45 - 10:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:00 - 10:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:15 - 10:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:30 - 10:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 10:45 - 11:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:00 - 11:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:15 - 11:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:30 - 11:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 11:45 - 12:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:00 - 12:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:15 - 12:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:30 - 12:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 12:45 - 13:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:00 - 13:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:15 - 13:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:30 - 13:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 13:45 - 14:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:00 - 14:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:15 - 14:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:30 - 14:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 14:45 - 15:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:00 - 15:15 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:15 - 15:30 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:30 - 15:45 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| 15:45 - 16:00 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |

**PM PEAK PERIOD COUNTS**

| Period | A | B | C | D | E | F | G | H | I | J | K | L | M | N | O | P | TOTAL |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 15:00 - 15:15 | 13 | 99 | 13 | 7 | 105 | 40 | 86 | 20 | 146 | 65 | 17 | 2 | 9 | 43 | 145 | 16 | 781 |
| 15:15 - 15:30 | 11 | 89 | 11 | 4 | 138 | 57 | 70 | 14 | 167 | 61 | 10 | 7 | 14 | 42 | 159 | 12 | 829 |
| 15:30 - 15:45 | 17 | 79 | 11 | 9 | 125 | 71 | 91 | 14 | 190 | 65 | 6 | 5 | 14 | 37 | 152 | 8 | 858 |
| 15:45 - 16:00 | 15 | 96 | 9 | 9 | 118 | 78 | 95 | 18 | 143 | 57 | 17 | 1 | 10 | 55 | 150 | 20 | 843 |
| 16:00 - 16:15 | 12 | 85 | 10 | 2 | 117 | 59 | 77 | 13 | 143 | 64 | 8 | 9 | 10 | 52 | 159 | 19 | 796 |
| 16:15 - 16:30 | 14 | 68 | 10 | 8 | 124 | 63 | 89 | 25 | 176 | 51 | 16 | 13 | 10 | 47 | 153 | 10 | 821 |
| 16:30 - 16:45 | 10 | 94 | 11 | 3 | 102 | 65 | 62 | 11 | 177 | 81 | 13 | 6 | 8 | 32 | 123 | 28 | 778 |
| 16:45 - 17:00 | 16 | 90 | 9 | 1 | 118 | 67 | 82 | 33 | 155 | 54 | 8 | 26 | 7 | 38 | 145 | 22 | 789 |

# APPENDIX C

## LOS Results

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 76 | 97 | 40.2 | *D* |
| | T | 50 | 50 | 100 | 27.8 | *C* |
| | R | 209 | 209 | 100 | 3.9 | *A* |
| | Subtotal | 337 | 335 | 99 | 15.7 | *B* |
| SE | L | 58 | 57 | 98 | 34.1 | *C* |
| | T | 168 | 160 | 95 | 32.3 | *C* |
| | R | 31 | 34 | 109 | 6.5 | *A* |
| | Subtotal | 257 | 251 | 98 | 29.2 | *C* |
| NE | L | 37 | 35 | 95 | 32.4 | *C* |
| | T | 340 | 330 | 97 | 33.0 | *C* |
| | R | 231 | 239 | 104 | 28.7 | *C* |
| | Subtotal | 608 | 604 | 99 | 31.3 | *C* |
| SW | L | 559 | 577 | 103 | 29.0 | *C* |
| | T | 422 | 424 | 100 | 8.7 | *A* |
| | R | 43 | 46 | 108 | 5.4 | *A* |
| | Subtotal | 1,024 | 1,047 | 102 | 19.7 | *B* |
| **Total** | | 2,226 | 2,237 | 100 | 23.4 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***3*** | ***2*** | ***67*** | ***7.9*** | ***A*** |
| | R | 24 | 25 | 104 | 5.2 | *A* |
| | Subtotal | 27 | 27 | 100 | 5.4 | *A* |
| EB | T | 548 | 543 | 99 | 0.4 | *A* |
| | R | 13 | 14 | 110 | 0.2 | *A* |
| | Subtotal | 561 | 557 | 99 | 0.4 | *A* |
| WB | L | 23 | 19 | 83 | 6.9 | *A* |
| | T | 544 | 549 | 101 | 1.9 | *A* |
| | Subtotal | 567 | 568 | 100 | 2.1 | *A* |
| | | | | | | |
| **Total** | | 1,155 | 1,152 | 100 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 515 | 508 | 99 | 17.2 | *B* |
| | R | 166 | 162 | 98 | 6.2 | *A* |
| | Subtotal | 681 | 670 | 98 | 14.5 | *B* |
| SE | L | 233 | 238 | 102 | 12.1 | *B* |
| | T | 884 | 872 | 99 | 5.4 | *A* |
| | Subtotal | 1,117 | 1,110 | 99 | 6.8 | *A* |
| SW | L | 220 | 215 | 98 | 36.5 | *D* |
| | T | 77 | 79 | 103 | 0.6 | *A* |
| | R | 250 | 256 | 102 | 7.5 | *A* |
| | Subtotal | 547 | 550 | 101 | 17.8 | *B* |
| **Total** | | 2,346 | 2,330 | 99 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 642 | 635 | 99 | 2.0 | *A* |
| | R | 24 | 23 | 96 | 2.0 | *A* |
| | Subtotal | 666 | 658 | 99 | 2.0 | *A* |
| ***SB*** | ***L*** | ***19*** | ***18*** | ***96*** | ***14.3*** | ***B*** |
| | T | 1,104 | 1,087 | 98 | 4.1 | *A* |
| | Subtotal | 1,123 | 1,105 | 98 | 4.3 | *A* |
| WB | L | 15 | 14 | 95 | 9.5 | *A* |
| | R | 17 | 15 | 90 | 4.5 | *A* |
| | Subtotal | 32 | 29 | 91 | 6.9 | *A* |
| **Total** | | 1,821 | 1,792 | 98 | 3.5 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 58 | 103 | 28.4 | *C* |
| | T | 141 | 139 | 99 | 29.5 | *C* |
| | R | 41 | 43 | 106 | 10.8 | *B* |
| | Subtotal | 238 | 240 | 101 | 25.9 | *C* |
| SB | L | 489 | 476 | 97 | 30.4 | *C* |
| | T | 294 | 289 | 98 | 15.9 | *B* |
| | R | 336 | 338 | 101 | 4.3 | *A* |
| | Subtotal | 1,119 | 1,103 | 99 | 18.6 | *B* |
| EB | L | 300 | 292 | 97 | 33.5 | *C* |
| | T | 172 | 171 | 99 | 23.9 | *C* |
| | R | 36 | 37 | 102 | 16.5 | *B* |
| | Subtotal | 508 | 500 | 98 | 29.0 | *C* |
| WB | L | 34 | 31 | 91 | 40.7 | *D* |
| | T | 232 | 228 | 98 | 32.1 | *C* |
| | R | 225 | 225 | 100 | 5.4 | *A* |
| | Subtotal | 491 | 484 | 99 | 20.2 | *C* |
| **Total** | | 2,357 | 2,327 | 99 | 21.9 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 184 | 185 | 100 | 31.3 | C |
| | T | 101 | 102 | 101 | 26.6 | C |
| | R | 745 | 740 | 99 | 21.5 | C |
| | Subtotal | 1,030 | 1,027 | 100 | 23.8 | C |
| SE | L | 48 | 47 | 97 | 37.2 | D |
| | T | 59 | 59 | 100 | 27.8 | C |
| | R | 25 | 24 | 95 | 6.0 | A |
| | Subtotal | 132 | 130 | 98 | 27.2 | C |
| NE | L | 36 | 34 | 94 | 21.2 | C |
| | T | 658 | 649 | 99 | 18.8 | B |
| | R | 155 | 155 | 100 | 17.6 | B |
| | Subtotal | 849 | 838 | 99 | 18.7 | B |
| SW | L | 343 | 346 | 101 | 22.6 | C |
| | T | 394 | 388 | 99 | 7.3 | A |
| | R | 38 | 39 | 102 | 5.0 | A |
| | Subtotal | 775 | 773 | 100 | 14.0 | B |
| **Total** | | 2,788 | 2,768 | 99 | 19.7 | B |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***10.5*** | ***B*** |
| | R | 72 | 70 | 97 | 7.2 | A |
| | Subtotal | 82 | 79 | 96 | 7.6 | A |
| EB | T | 777 | 768 | 99 | 0.4 | A |
| | R | 8 | 8 | 100 | 0.1 | A |
| | Subtotal | 785 | 776 | 99 | 0.4 | A |
| WB | L | 22 | 21 | 95 | 7.5 | A |
| | T | 610 | 607 | 100 | 1.8 | A |
| | Subtotal | 632 | 628 | 99 | 2.0 | A |
| | | | | | | |
| **Total** | | 1,500 | 1,483 | 99 | 1.5 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,428 | 1,428 | 100 | 17.2 | *B* |
| | R | 350 | 355 | 101 | 13.4 | *B* |
| | Subtotal | 1,778 | 1,783 | 100 | 16.4 | *B* |
| SE | L | 301 | 294 | 98 | 35.5 | *D* |
| | T | 861 | 873 | 101 | 4.9 | *A* |
| | Subtotal | 1,162 | 1,167 | 100 | 12.6 | *B* |
| SW | L | 193 | 194 | 100 | 51.4 | *D* |
| | T | 121 | 125 | 104 | 0.8 | *A* |
| | R | 306 | 298 | 97 | 23.0 | *C* |
| | Subtotal | 620 | 617 | 100 | 27.4 | *C* |
| **Total** | | 3,560 | 3,567 | 100 | 17.1 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,733 | 100 | 5.2 | *A* |
| | R | 72 | 70 | 97 | 4.1 | *A* |
| | Subtotal | 1,798 | 1,803 | 100 | 5.2 | *A* |
| SB | L | 21 | 22 | 105 | 49.9 | *E* |
| | T | 1,047 | 1,058 | 101 | 5.9 | *A* |
| | Subtotal | 1,068 | 1,080 | 101 | 6.8 | *A* |
| ***WB*** | ***L*** | ***17*** | ***15*** | ***88*** | ***137.7*** | ***F*** |
| | R | 36 | 37 | 102 | 80.1 | *F* |
| | Subtotal | 53 | 52 | 98 | 96.7 | *F* |
| **Total** | | 2,919 | 2,935 | 101 | 7.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 61 | 96 | 49.3 | *D* |
| | T | 407 | 408 | 100 | 61.3 | *E* |
| | R | 41 | 41 | 99 | 44.6 | *D* |
| | Subtotal | 511 | 510 | 100 | 58.5 | *E* |
| SB | L | 471 | 474 | 101 | 49.9 | *D* |
| | T | 269 | 280 | 104 | 26.9 | *C* |
| | R | 324 | 326 | 101 | 4.6 | *A* |
| | Subtotal | 1,064 | 1,080 | 102 | 30.3 | *C* |
| EB | L | 706 | 714 | 101 | 55.8 | *E* |
| | T | 246 | 241 | 98 | 37.9 | *D* |
| | R | 44 | 47 | 106 | 30.2 | *C* |
| | Subtotal | 996 | 1,002 | 101 | 50.3 | *D* |
| WB | L | 46 | 46 | 99 | 73.6 | *E* |
| | T | 181 | 186 | 103 | 65.0 | *E* |
| | R | 685 | 680 | 99 | 47.9 | *D* |
| | Subtotal | 912 | 912 | 100 | 52.7 | *D* |
| **Total** | | 3,484 | 3,504 | 101 | 46.0 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 75 | 96 | 39.9 | *D* |
| | T | 50 | 50 | 100 | 28.3 | *C* |
| | R | 209 | 206 | 99 | 3.7 | *A* |
| | Subtotal | 337 | 331 | 98 | 15.6 | *B* |
| SE | L | 58 | 56 | 96 | 35.0 | *C* |
| | T | 168 | 166 | 99 | 32.9 | *C* |
| | R | 31 | 33 | 106 | 6.5 | *A* |
| | Subtotal | 257 | 255 | 99 | 29.9 | *C* |
| NE | L | 37 | 38 | 103 | 34.8 | *C* |
| | T | 340 | 337 | 99 | 34.2 | *C* |
| | R | 231 | 232 | 101 | 28.5 | *C* |
| | Subtotal | 608 | 607 | 100 | 32.1 | *C* |
| SW | L | 559 | 568 | 102 | 50.8 | *D* |
| | T | 422 | 423 | 100 | 9.3 | *A* |
| | R | 43 | 48 | 112 | 6.1 | *A* |
| | Subtotal | 1,024 | 1,039 | 101 | 31.8 | *C* |
| **Total** | | 2,226 | 2,232 | 100 | 29.3 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***3*** | ***3*** | ***100*** | ***8.0*** | ***A*** |
| | R | 24 | 28 | 117 | 5.0 | *A* |
| | Subtotal | 27 | 31 | 115 | 5.3 | *A* |
| EB | T | 548 | 545 | 99 | 0.5 | *A* |
| | R | 32 | 32 | 99 | 0.1 | *A* |
| | Subtotal | 580 | 577 | 99 | 0.5 | *A* |
| WB | L | 23 | 22 | 96 | 6.5 | *A* |
| | T | 544 | 542 | 100 | 1.8 | *A* |
| | Subtotal | 567 | 564 | 99 | 2.0 | *A* |
| | | | | | | |
| **Total** | | 1,174 | 1,172 | 100 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 515 | 503 | 98 | 15.0 | *B* |
| | R | 166 | 166 | 100 | 5.9 | *A* |
| | Subtotal | 681 | 669 | 98 | 12.7 | *B* |
| SE | L | 252 | 248 | 98 | 12.1 | *B* |
| | T | 865 | 875 | 101 | 5.3 | *A* |
| | Subtotal | 1,117 | 1,123 | 101 | 6.8 | *A* |
| SW | L | 220 | 216 | 98 | 36.9 | *D* |
| | T | 77 | 80 | 104 | 0.6 | *A* |
| | R | 250 | 249 | 100 | 7.4 | *A* |
| | Subtotal | 547 | 545 | 100 | 18.1 | *B* |
| **Total** | | 2,346 | 2,337 | 100 | 11.2 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 642 | 630 | 98 | 4.1 | *A* |
| | R | 24 | 22 | 92 | 2.9 | *A* |
| | Subtotal | 666 | 652 | 98 | 4.1 | *A* |
| SB | T | 1,104 | 1,110 | 101 | 3.8 | *A* |
| | Subtotal | 1,104 | 1,110 | 101 | 3.8 | *A* |
| ***WB*** | ***R*** | ***17*** | ***16*** | ***96*** | ***6.8*** | ***A*** |
| | Subtotal | 17 | 16 | 94 | 6.8 | *A* |
| **Total** | | 1,787 | 1,778 | 99 | 4.0 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 57 | 101 | 33.1 | *C* |
| | T | 141 | 140 | 99 | 33.3 | *C* |
| | R | 41 | 40 | 98 | 14.4 | *B* |
| | Subtotal | 238 | 237 | 100 | 30.1 | *C* |
| SB | L | 489 | 496 | 101 | 25.9 | *C* |
| | T | 294 | 284 | 97 | 16.1 | *B* |
| | R | 336 | 346 | 103 | 4.4 | *A* |
| | Subtotal | 1,119 | 1,126 | 101 | 16.8 | *B* |
| EB | L | 300 | 290 | 97 | 40.3 | *D* |
| | T | 172 | 182 | 106 | 28.8 | *C* |
| | R | 36 | 36 | 99 | 19.9 | *B* |
| | Subtotal | 508 | 508 | 100 | 34.7 | *C* |
| WB | L | 34 | 32 | 93 | 48.5 | *D* |
| | T | 232 | 238 | 103 | 39.0 | *D* |
| | R | 225 | 222 | 99 | 5.2 | *A* |
| | Subtotal | 491 | 492 | 100 | 24.4 | *C* |
| **Total** | | 2,356 | 2,363 | 100 | 23.6 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 184 | 186 | 101 | 30.0 | C |
| | T | 101 | 99 | 98 | 25.1 | C |
| | R | 745 | 735 | 99 | 15.6 | B |
| | Subtotal | 1,030 | 1,020 | 99 | 19.1 | B |
| SE | L | 48 | 47 | 97 | 42.5 | D |
| | T | 59 | 54 | 91 | 29.8 | C |
| | R | 25 | 25 | 99 | 6.7 | A |
| | Subtotal | 132 | 126 | 95 | 30.0 | C |
| NE | L | 36 | 36 | 99 | 24.5 | C |
| | T | 658 | 643 | 98 | 21.0 | C |
| | R | 155 | 158 | 102 | 19.7 | B |
| | Subtotal | 849 | 837 | 99 | 20.9 | C |
| SW | L | 343 | 347 | 101 | 68.3 | E |
| | T | 394 | 391 | 99 | 7.5 | A |
| | R | 38 | 37 | 97 | 5.7 | A |
| | Subtotal | 775 | 775 | 100 | 34.6 | C |
| **Total** | | 2,788 | 2,758 | 99 | 24.6 | C |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***10.8*** | ***B*** |
| | R | 72 | 72 | 100 | 7.2 | A |
| | Subtotal | 82 | 81 | 99 | 7.6 | A |
| EB | T | 777 | 762 | 98 | 0.4 | A |
| | R | 29 | 33 | 113 | 0.1 | A |
| | Subtotal | 806 | 795 | 99 | 0.4 | A |
| WB | L | 22 | 24 | 109 | 8.2 | A |
| | T | 610 | 609 | 100 | 1.9 | A |
| | Subtotal | 632 | 633 | 100 | 2.1 | A |
| | | | | | | |
| **Total** | | 1,521 | 1,509 | 99 | 1.5 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,428 | 1,430 | 100 | 19.0 | *B* |
| | R | 350 | 344 | 98 | 15.0 | *B* |
| | Subtotal | 1,778 | 1,774 | 100 | 18.2 | *B* |
| SE | L | 322 | 320 | 99 | 36.7 | *D* |
| | T | 840 | 841 | 100 | 4.8 | *A* |
| | Subtotal | 1,162 | 1,161 | 100 | 13.6 | *B* |
| SW | L | 193 | 188 | 97 | 50.5 | *D* |
| | T | 121 | 122 | 101 | 1.0 | *A* |
| | R | 306 | 307 | 100 | 24.6 | *C* |
| | Subtotal | 620 | 617 | 100 | 27.8 | *C* |
| **Total** | | 3,560 | 3,552 | 100 | 18.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,713 | 99 | 12.5 | *B* |
| | R | 72 | 72 | 100 | 11.9 | *B* |
| | Subtotal | 1,798 | 1,785 | 99 | 12.5 | *B* |
| SB | T | 1,047 | 1,042 | 100 | 5.6 | *A* |
| | Subtotal | 1,047 | 1,042 | 100 | 5.6 | *A* |
| ***WB*** | ***R*** | ***36*** | ***36*** | ***99*** | ***43.3*** | ***E*** |
| | Subtotal | 36 | 36 | 100 | 43.3 | *E* |
| **Total** | | 2,881 | 2,863 | 99 | 10.3 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Background (Mitigated)*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 62 | 98 | 53.6 | *D* |
| | T | 407 | 396 | 97 | 69.0 | *E* |
| | R | 41 | 42 | 102 | 54.1 | *D* |
| | Subtotal | 511 | 500 | 98 | 65.8 | *E* |
| SB | L | 471 | 471 | 100 | 44.0 | *D* |
| | T | 269 | 265 | 99 | 25.7 | *C* |
| | R | 324 | 327 | 101 | 5.4 | *A* |
| | Subtotal | 1,064 | 1,063 | 100 | 27.6 | *C* |
| EB | L | 706 | 694 | 98 | 58.3 | *E* |
| | T | 246 | 246 | 100 | 41.4 | *D* |
| | R | 44 | 43 | 97 | 35.9 | *D* |
| | Subtotal | 996 | 983 | 99 | 53.1 | *D* |
| WB | L | 46 | 41 | 89 | 81.3 | *F* |
| | T | 181 | 178 | 98 | 67.7 | *E* |
| | R | 685 | 691 | 101 | 41.5 | *D* |
| | Subtotal | 912 | 910 | 100 | 48.4 | *D* |
| **Total** | | 3,484 | 3,456 | 99 | 46.0 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 78 | 76 | 97 | 38.8 | *D* |
| | T | 50 | 47 | 94 | 32.0 | *C* |
| | R | 209 | 208 | 100 | 3.8 | *A* |
| | Subtotal | 337 | 331 | 98 | 15.8 | *B* |
| SE | L | 58 | 55 | 94 | 34.8 | *C* |
| | T | 168 | 164 | 98 | 34.8 | *C* |
| | R | 32 | 33 | 102 | 6.5 | *A* |
| | Subtotal | 258 | 252 | 98 | 31.1 | *C* |
| NE | L | 39 | 40 | 103 | 34.7 | *C* |
| | T | 348 | 352 | 101 | 34.5 | *C* |
| | R | 232 | 227 | 98 | 28.9 | *C* |
| | Subtotal | 619 | 619 | 100 | 32.5 | *C* |
| SW | L | 559 | 560 | 100 | 44.3 | *D* |
| | T | 424 | 418 | 99 | 8.5 | *A* |
| | R | 43 | 45 | 105 | 5.9 | *A* |
| | Subtotal | 1,026 | 1,023 | 100 | 28.0 | *C* |
| **Total** | | 2,240 | 2,225 | 99 | 27.8 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***8*** | ***7*** | ***85*** | ***9.1*** | ***A*** |
| | T | 20 | 18 | 91 | 0.3 | *A* |
| | R | 35 | 34 | 96 | 5.8 | *A* |
| | Subtotal | 63 | 59 | 94 | 4.5 | *A* |
| EB | T | 548 | 552 | 101 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 583 | 588 | 101 | 0.5 | *A* |
| WB | L | 26 | 26 | 100 | 6.5 | *A* |
| | T | 544 | 534 | 98 | 1.8 | *A* |
| | Subtotal | 570 | 560 | 98 | 2.0 | *A* |
| | | | | | | |
| **Total** | | 1,216 | 1,207 | 99 | 1.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 519 | 522 | 101 | 15.7 | *B* |
| | R | 166 | 170 | 102 | 6.3 | *A* |
| | Subtotal | 685 | 692 | 101 | 13.4 | *B* |
| SE | L | 255 | 260 | 102 | 12.5 | *B* |
| | T | 865 | 868 | 100 | 5.2 | *A* |
| | Subtotal | 1,120 | 1,128 | 101 | 6.9 | *A* |
| SW | L | 220 | 214 | 97 | 37.0 | *D* |
| | T | 78 | 79 | 102 | 0.5 | *A* |
| | R | 255 | 251 | 99 | 7.7 | *A* |
| | Subtotal | 553 | 544 | 98 | 18.2 | *B* |
| **Total** | | 2,357 | 2,364 | 100 | 11.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***T*** | ***643*** | ***650*** | ***101*** | ***4.5*** | ***A*** |
| | R | 27 | 27 | 100 | 4.4 | *A* |
| | Subtotal | 670 | 677 | 101 | 4.5 | *A* |
| SB | T | 1,104 | 1,102 | 100 | 4.2 | *A* |
| | Subtotal | 1,104 | 1,102 | 100 | 4.2 | *A* |
| WB | T | 18 | 19 | 104 | 0.1 | *A* |
| | R | 21 | 20 | 95 | 4.3 | *A* |
| | Subtotal | 39 | 39 | 100 | 2.3 | *A* |
| **Total** | | 1,814 | 1,818 | 100 | 4.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 56 | 54 | 96 | 35.5 | *D* |
| | T | 142 | 142 | 100 | 35.0 | *C* |
| | R | 41 | 44 | 108 | 13.6 | *B* |
| | Subtotal | 239 | 240 | 100 | 31.2 | *C* |
| SB | L | 493 | 494 | 100 | 26.3 | *C* |
| | T | 297 | 293 | 99 | 16.7 | *B* |
| | R | 340 | 340 | 100 | 4.5 | *A* |
| | Subtotal | 1,130 | 1,127 | 100 | 17.2 | *B* |
| EB | L | 301 | 305 | 101 | 41.4 | *D* |
| | T | 172 | 170 | 99 | 29.0 | *C* |
| | R | 36 | 36 | 99 | 19.8 | *B* |
| | Subtotal | 509 | 511 | 100 | 35.8 | *D* |
| WB | L | 34 | 33 | 96 | 46.9 | *D* |
| | T | 232 | 238 | 103 | 37.5 | *D* |
| | R | 226 | 226 | 100 | 5.3 | *A* |
| | Subtotal | 492 | 497 | 101 | 23.5 | *C* |
| **Total** | | 2,371 | 2,375 | 100 | 24.0 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 36 | 33 | 91 | 0.2 | *A* |
| | R | 3 | 3 | 100 | 0.0 | *A* |
| | Subtotal | 39 | 36 | 92 | 0.2 | *A* |
| SB | L | 6 | 6 | 96 | 2.8 | *A* |
| | T | 55 | 55 | 100 | 0.4 | *A* |
| | Subtotal | 61 | 61 | 100 | 0.6 | *A* |
| ***WB*** | ***L*** | ***4*** | ***4*** | ***100*** | ***4.8*** | ***A*** |
| | R | 27 | 27 | 100 | 4.0 | *A* |
| | Subtotal | 31 | 31 | 100 | 4.1 | *A* |
| | | | | | | |
| **Total** | | 132 | 128 | 97 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 185 | 183 | 99 | 31.4 | C |
| | T | 101 | 98 | 97 | 25.2 | C |
| | R | 745 | 737 | 99 | 15.6 | B |
| | Subtotal | 1,031 | 1,018 | 99 | 19.4 | B |
| SE | L | 48 | 50 | 104 | 37.0 | D |
| | T | 59 | 59 | 100 | 30.6 | C |
| | R | 27 | 27 | 99 | 6.7 | A |
| | Subtotal | 134 | 136 | 101 | 28.2 | C |
| NE | L | 37 | 37 | 99 | 23.9 | C |
| | T | 662 | 659 | 100 | 21.7 | C |
| | R | 156 | 149 | 96 | 20.0 | B |
| | Subtotal | 855 | 845 | 99 | 21.5 | C |
| SW | L | 343 | 344 | 100 | 67.6 | E |
| | T | 401 | 403 | 101 | 7.9 | A |
| | R | 38 | 37 | 97 | 5.8 | A |
| | Subtotal | 782 | 784 | 100 | 34.0 | C |
| **Total** | | 2,803 | 2,783 | 99 | 24.7 | C |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***13*** | ***100*** | ***10.2*** | ***B*** |
| | T | 11 | 12 | 109 | 0.2 | A |
| | R | 78 | 79 | 102 | 7.6 | A |
| | Subtotal | 102 | 104 | 102 | 7.1 | A |
| EB | T | 777 | 768 | 99 | 0.4 | A |
| | R | 37 | 38 | 102 | 0.1 | A |
| | Subtotal | 814 | 806 | 99 | 0.4 | A |
| WB | L | 32 | 30 | 93 | 8.0 | A |
| | T | 610 | 611 | 100 | 1.9 | A |
| | Subtotal | 642 | 641 | 100 | 2.2 | A |
| **Total** | | 1,558 | 1,551 | 100 | 1.6 | A |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,430 | 1,432 | 100 | 19.0 | *B* |
| | R | 350 | 348 | 99 | 14.6 | *B* |
| | Subtotal | 1,780 | 1,780 | 100 | 18.1 | *B* |
| SE | L | 330 | 329 | 100 | 36.7 | *D* |
| | T | 840 | 832 | 99 | 4.7 | *A* |
| | Subtotal | 1,170 | 1,161 | 99 | 13.8 | *B* |
| SW | L | 193 | 194 | 100 | 49.7 | *D* |
| | T | 121 | 123 | 102 | 0.8 | *A* |
| | R | 309 | 302 | 98 | 24.2 | *C* |
| | Subtotal | 623 | 619 | 99 | 27.5 | *C* |
| **Total** | | 3,573 | 3,560 | 100 | 18.4 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,726 | 1,724 | 100 | 12.1 | *B* |
| | R | 82 | 82 | 100 | 11.8 | *B* |
| | Subtotal | 1,808 | 1,806 | 100 | 12.1 | *B* |
| SB | T | 1,047 | 1,038 | 99 | 5.3 | *A* |
| | Subtotal | 1,047 | 1,038 | 99 | 5.3 | *A* |
| ***WB*** | ***R*** | ***38*** | ***40*** | ***105*** | ***38.9*** | ***E*** |
| | Subtotal | 38 | 40 | 105 | 38.9 | *E* |
| **Total** | | 2,894 | 2,884 | 100 | 10.1 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Existing (2022) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 63 | 66 | 104 | 49.7 | *D* |
| | T | 409 | 409 | 100 | 67.6 | *E* |
| | R | 41 | 39 | 95 | 51.2 | *D* |
| | Subtotal | 513 | 514 | 100 | 64.1 | *E* |
| SB | L | 473 | 472 | 100 | 45.1 | *D* |
| | T | 271 | 262 | 97 | 26.9 | *C* |
| | R | 326 | 326 | 100 | 5.0 | *A* |
| | Subtotal | 1,070 | 1,060 | 99 | 28.3 | *C* |
| EB | L | 710 | 718 | 101 | 61.3 | *E* |
| | T | 246 | 256 | 104 | 42.5 | *D* |
| | R | 44 | 45 | 102 | 34.0 | *C* |
| | Subtotal | 1,000 | 1,019 | 102 | 55.4 | *E* |
| WB | L | 46 | 44 | 95 | 84.6 | *F* |
| | T | 181 | 182 | 100 | 69.0 | *E* |
| | R | 689 | 681 | 99 | 42.9 | *D* |
| | Subtotal | 916 | 907 | 99 | 50.2 | *D* |
| **Total** | | 3,500 | 3,500 | 100 | 47.2 | *D* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 87 | 87 | 100 | 0.3 | *A* |
| | R | 10 | 12 | 120 | 0.3 | *A* |
| | Subtotal | 97 | 99 | 102 | 0.3 | *A* |
| SB | L | 18 | 17 | 94 | 3.0 | *A* |
| | T | 52 | 52 | 101 | 0.5 | *A* |
| | Subtotal | 70 | 69 | 99 | 1.1 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***7.0*** | ***A*** |
| | R | 15 | 16 | 107 | 4.3 | *A* |
| | Subtotal | 17 | 17 | 100 | 4.5 | *A* |
| | | | | | | |
| **Total** | | 183 | 185 | 101 | 1.0 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 81 | 80 | 98 | 43.5 | *D* |
| | T | 50 | 52 | 104 | 34.7 | *C* |
| | R | 225 | 231 | 103 | 6.4 | *A* |
| | Subtotal | 356 | 363 | 102 | 18.6 | *B* |
| SE | L | 60 | 61 | 101 | 36.2 | *D* |
| | T | 170 | 167 | 98 | 34.1 | *C* |
| | R | 32 | 33 | 102 | 6.8 | *A* |
| | Subtotal | 262 | 261 | 100 | 31.1 | *C* |
| NE | L | 41 | 34 | 83 | 34.6 | *C* |
| | T | 361 | 366 | 101 | 34.8 | *C* |
| | R | 238 | 244 | 103 | 30.1 | *C* |
| | Subtotal | 640 | 644 | 101 | 33.0 | *C* |
| SW | L | 580 | 584 | 101 | 58.7 | *E* |
| | T | 477 | 478 | 100 | 13.6 | *B* |
| | R | 45 | 48 | 107 | 10.1 | *B* |
| | Subtotal | 1,102 | 1,110 | 101 | 37.2 | *D* |
| **Total** | | 2,360 | 2,378 | 101 | 32.7 | *C* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***5*** | ***5*** | ***95*** | ***8.5*** | ***A*** |
| | R | 30 | 32 | 106 | 5.3 | *A* |
| | Subtotal | 35 | 37 | 106 | 5.7 | *A* |
| EB | T | 609 | 614 | 101 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 644 | 650 | 101 | 0.5 | *A* |
| WB | L | 25 | 24 | 96 | 6.9 | *A* |
| | T | 565 | 566 | 100 | 2.2 | *A* |
| | Subtotal | 590 | 590 | 100 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,270 | 1,277 | 101 | 1.5 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 526 | 529 | 101 | 15.9 | *B* |
| | R | 187 | 191 | 102 | 6.3 | *A* |
| | Subtotal | 713 | 720 | 101 | 13.4 | *B* |
| SE | L | 284 | 285 | 100 | 13.1 | *B* |
| | T | 898 | 897 | 100 | 5.7 | *A* |
| | Subtotal | 1,182 | 1,182 | 100 | 7.5 | *A* |
| SW | L | 225 | 223 | 99 | 36.7 | *D* |
| | T | 84 | 84 | 101 | 0.7 | *A* |
| | R | 262 | 264 | 101 | 8.2 | *A* |
| | Subtotal | 571 | 571 | 100 | 18.2 | *B* |
| **Total** | | 2,464 | 2,473 | 100 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 681 | 687 | 101 | 4.0 | *A* |
| | R | 20 | 19 | 96 | 4.2 | *A* |
| | Subtotal | 701 | 706 | 101 | 4.0 | *A* |
| SB | T | 1,139 | 1,140 | 100 | 3.8 | *A* |
| | Subtotal | 1,139 | 1,140 | 100 | 3.8 | *A* |
| ***WB*** | ***R*** | ***20*** | ***21*** | ***106*** | ***4.5*** | ***A*** |
| | Subtotal | 20 | 21 | 105 | 4.5 | *A* |
| **Total** | | 1,860 | 1,867 | 100 | 3.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 63 | 105 | 34.3 | *C* |
| | T | 145 | 146 | 101 | 35.6 | *D* |
| | R | 45 | 52 | 116 | 14.3 | *B* |
| | Subtotal | 250 | 261 | 104 | 31.0 | *C* |
| SB | L | 503 | 496 | 99 | 25.6 | *C* |
| | T | 295 | 301 | 102 | 16.7 | *B* |
| | R | 357 | 360 | 101 | 4.2 | *A* |
| | Subtotal | 1,155 | 1,157 | 100 | 16.6 | *B* |
| EB | L | 315 | 316 | 100 | 41.3 | *D* |
| | T | 180 | 182 | 101 | 28.6 | *C* |
| | R | 40 | 39 | 98 | 22.4 | *C* |
| | Subtotal | 535 | 537 | 100 | 35.6 | *D* |
| WB | L | 35 | 34 | 96 | 45.3 | *D* |
| | T | 240 | 239 | 100 | 38.3 | *D* |
| | R | 240 | 245 | 102 | 5.7 | *A* |
| | Subtotal | 515 | 518 | 101 | 23.3 | *C* |
| **Total** | | 2,455 | 2,473 | 101 | 23.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 188 | 189 | 100 | 50.0 | *D* |
| | T | 105 | 104 | 99 | 44.1 | *D* |
| | R | 790 | 797 | 101 | 37.2 | *D* |
| | Subtotal | 1,083 | 1,090 | 101 | 40.1 | *D* |
| SE | L | 50 | 49 | 98 | 39.7 | *D* |
| | T | 60 | 58 | 96 | 31.0 | *C* |
| | R | 26 | 30 | 114 | 7.0 | *A* |
| | Subtotal | 136 | 137 | 101 | 28.9 | *C* |
| NE | L | 39 | 39 | 99 | 23.5 | *C* |
| | T | 690 | 700 | 101 | 24.7 | *C* |
| | R | 157 | 160 | 102 | 21.2 | *C* |
| | Subtotal | 886 | 899 | 101 | 24.0 | *C* |
| SW | L | 360 | 354 | 98 | 154.1 | *F* |
| | T | 449 | 438 | 98 | 13.9 | *B* |
| | R | 40 | 44 | 109 | 9.8 | *A* |
| | Subtotal | 849 | 836 | 98 | 73.1 | *E* |
| **Total** | | 2,956 | 2,962 | 100 | 44.8 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***11.9*** | ***B*** |
| | R | 80 | 80 | 100 | 7.2 | *A* |
| | Subtotal | 90 | 89 | 99 | 7.7 | *A* |
| EB | T | 806 | 823 | 102 | 0.4 | *A* |
| | R | 35 | 34 | 96 | 0.1 | *A* |
| | Subtotal | 841 | 857 | 102 | 0.4 | *A* |
| WB | L | 25 | 25 | 99 | 8.0 | *A* |
| | T | 638 | 632 | 99 | 2.0 | *A* |
| | Subtotal | 663 | 657 | 99 | 2.2 | *A* |
| | | | | | | |
| **Total** | | 1,595 | 1,603 | 101 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,479 | 1,469 | 99 | 22.0 | *C* |
| | R | 355 | 366 | 103 | 17.7 | *B* |
| | Subtotal | 1,834 | 1,835 | 100 | 21.1 | *C* |
| SE | L | 331 | 341 | 103 | 39.0 | *D* |
| | T | 861 | 848 | 98 | 4.9 | *A* |
| | Subtotal | 1,192 | 1,189 | 100 | 14.7 | *B* |
| SW | L | 200 | 201 | 100 | 50.2 | *D* |
| | T | 123 | 123 | 100 | 1.1 | *A* |
| | R | 325 | 317 | 97 | 24.4 | *C* |
| | Subtotal | 648 | 641 | 99 | 28.0 | *C* |
| **Total** | | 3,675 | 3,665 | 100 | 20.3 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,793 | 1,803 | 101 | 14.4 | *B* |
| | R | 55 | 57 | 103 | 13.5 | *B* |
| | Subtotal | 1,848 | 1,860 | 101 | 14.4 | *B* |
| SB | T | 1,064 | 1,052 | 99 | 5.6 | *A* |
| | Subtotal | 1,064 | 1,052 | 99 | 5.6 | *A* |
| ***WB*** | ***R*** | ***40*** | ***37*** | ***92*** | ***49.7*** | ***E*** |
| | Subtotal | 40 | 37 | 93 | 49.7 | *E* |
| **Total** | | 2,953 | 2,949 | 100 | 11.7 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 65 | 64 | 98 | 52.5 | *D* |
| | T | 415 | 416 | 100 | 77.2 | *E* |
| | R | 45 | 47 | 104 | 61.4 | *E* |
| | Subtotal | 525 | 527 | 100 | 72.8 | *E* |
| SB | L | 479 | 476 | 99 | 43.6 | *D* |
| | T | 273 | 268 | 98 | 27.1 | *C* |
| | R | 334 | 327 | 98 | 5.4 | *A* |
| | Subtotal | 1,086 | 1,071 | 99 | 27.8 | *C* |
| EB | L | 736 | 743 | 101 | 74.1 | *E* |
| | T | 255 | 253 | 99 | 47.9 | *D* |
| | R | 45 | 48 | 106 | 41.1 | *D* |
| | Subtotal | 1,036 | 1,044 | 101 | 66.2 | *E* |
| WB | L | 50 | 50 | 100 | 90.2 | *F* |
| | T | 190 | 188 | 99 | 79.9 | *E* |
| | R | 697 | 702 | 101 | 45.3 | *D* |
| | Subtotal | 937 | 940 | 100 | 54.6 | *D* |
| **Total** | | 3,585 | 3,582 | 100 | 52.7 | *D* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 81 | 81 | 100 | 41.9 | *D* |
| | T | 50 | 54 | 108 | 30.6 | *C* |
| | R | 225 | 225 | 100 | 5.8 | *A* |
| | Subtotal | 356 | 360 | 101 | 17.6 | *B* |
| SE | L | 60 | 55 | 91 | 38.9 | *D* |
| | T | 170 | 174 | 102 | 35.7 | *D* |
| | R | 33 | 32 | 96 | 7.2 | *A* |
| | Subtotal | 263 | 261 | 99 | 32.9 | *C* |
| NE | L | 43 | 40 | 94 | 34.9 | *C* |
| | T | 368 | 368 | 100 | 36.6 | *D* |
| | R | 239 | 240 | 100 | 32.5 | *C* |
| | Subtotal | 650 | 648 | 100 | 35.0 | *C* |
| SW | L | 580 | 581 | 100 | 71.9 | *E* |
| | T | 479 | 478 | 100 | 13.9 | *B* |
| | R | 45 | 44 | 98 | 10.5 | *B* |
| | Subtotal | 1,104 | 1,103 | 100 | 44.3 | *D* |
| **Total** | | 2,374 | 2,372 | 100 | 36.6 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***10*** | ***98*** | ***9.5*** | ***A*** |
| | T | 21 | 21 | 100 | 0.4 | *A* |
| | R | 41 | 44 | 108 | 5.8 | *A* |
| | Subtotal | 72 | 75 | 104 | 4.8 | *A* |
| EB | T | 609 | 605 | 99 | 0.5 | *A* |
| | R | 38 | 39 | 103 | 0.2 | *A* |
| | Subtotal | 647 | 644 | 100 | 0.5 | *A* |
| WB | L | 28 | 27 | 96 | 7.0 | *A* |
| | T | 565 | 564 | 100 | 2.2 | *A* |
| | Subtotal | 593 | 591 | 100 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,312 | 1,310 | 100 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 530 | 525 | 99 | 16.1 | *B* |
| | R | 187 | 189 | 101 | 6.6 | *A* |
| | Subtotal | 717 | 714 | 100 | 13.6 | *B* |
| SE | L | 287 | 281 | 98 | 13.6 | *B* |
| | T | 898 | 894 | 100 | 5.7 | *A* |
| | Subtotal | 1,185 | 1,175 | 99 | 7.6 | *A* |
| SW | L | 225 | 228 | 101 | 35.6 | *D* |
| | T | 83 | 88 | 106 | 0.7 | *A* |
| | R | 267 | 259 | 97 | 7.6 | *A* |
| | Subtotal | 575 | 575 | 100 | 17.6 | *B* |
| **Total** | | 2,476 | 2,464 | 99 | 11.7 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 681 | 683 | 100 | 4.5 | *A* |
| | R | 23 | 24 | 104 | 3.3 | *A* |
| | Subtotal | 704 | 707 | 100 | 4.5 | *A* |
| SB | T | 1,139 | 1,139 | 100 | 4.1 | *A* |
| | Subtotal | 1,139 | 1,139 | 100 | 4.1 | *A* |
| WB | T | 20 | 19 | 96 | 0.0 | *A* |
| | ***R*** | ***24*** | ***23*** | ***96*** | ***7.5*** | ***A*** |
| | Subtotal | 44 | 42 | 95 | 4.1 | *A* |
| **Total** | | 1,886 | 1,888 | 100 | 4.2 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 63 | 105 | 34.1 | *C* |
| | T | 146 | 150 | 103 | 36.7 | *D* |
| | R | 45 | 47 | 104 | 14.3 | *B* |
| | Subtotal | 251 | 260 | 104 | 32.0 | *C* |
| SB | L | 507 | 499 | 98 | 26.6 | *C* |
| | T | 297 | 290 | 98 | 17.0 | *B* |
| | R | 361 | 372 | 103 | 4.3 | *A* |
| | Subtotal | 1,165 | 1,161 | 100 | 17.1 | *B* |
| EB | L | 316 | 311 | 98 | 40.9 | *D* |
| | T | 180 | 174 | 97 | 28.5 | *C* |
| | R | 40 | 43 | 108 | 20.1 | *C* |
| | Subtotal | 536 | 528 | 99 | 35.1 | *D* |
| WB | L | 35 | 36 | 102 | 51.2 | *D* |
| | T | 240 | 250 | 104 | 40.5 | *D* |
| | R | 241 | 245 | 102 | 5.6 | *A* |
| | Subtotal | 516 | 531 | 103 | 25.1 | *C* |
| **Total** | | 2,469 | 2,480 | 100 | 24.3 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 45 | 46 | 102 | 0.3 | *A* |
| | R | 3 | 4 | 133 | 0.1 | *A* |
| | Subtotal | 48 | 50 | 104 | 0.3 | *A* |
| SB | L | 6 | 5 | 80 | 2.5 | *A* |
| | T | 60 | 61 | 103 | 0.4 | *A* |
| | Subtotal | 66 | 66 | 100 | 0.6 | *A* |
| ***WB*** | ***L*** | ***4*** | ***4*** | ***100*** | ***4.9*** | ***A*** |
| | R | 27 | 29 | 107 | 4.1 | *A* |
| | Subtotal | 31 | 33 | 106 | 4.2 | *A* |
| | | | | | | |
| **Total** | | 145 | 149 | 103 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 189 | 185 | 98 | 49.5 | *D* |
| | T | 105 | 105 | 100 | 46.9 | *D* |
| | R | 790 | 791 | 100 | 36.2 | *D* |
| | Subtotal | 1,084 | 1,081 | 100 | 39.5 | *D* |
| SE | L | 50 | 49 | 98 | 39.0 | *D* |
| | T | 60 | 60 | 100 | 31.3 | *C* |
| | R | 28 | 31 | 110 | 6.8 | *A* |
| | Subtotal | 138 | 140 | 101 | 28.6 | *C* |
| NE | L | 40 | 39 | 97 | 24.1 | *C* |
| | T | 694 | 702 | 101 | 25.0 | *C* |
| | R | 158 | 154 | 97 | 22.1 | *C* |
| | Subtotal | 892 | 895 | 100 | 24.5 | *C* |
| SW | L | 360 | 346 | 96 | 160.7 | *F* |
| | T | 456 | 458 | 100 | 14.2 | *B* |
| | R | 40 | 42 | 104 | 9.5 | *A* |
| | Subtotal | 856 | 846 | 99 | 73.9 | *E* |
| **Total** | | 2,972 | 2,962 | 100 | 45.4 | *D* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***11*** | ***85*** | ***10.5*** | ***B*** |
| | T | 18 | 18 | 100 | 0.2 | *A* |
| | R | 86 | 83 | 97 | 7.6 | *A* |
| | Subtotal | 117 | 112 | 96 | 6.7 | *A* |
| EB | T | 806 | 812 | 101 | 0.5 | *A* |
| | R | 43 | 44 | 102 | 0.1 | *A* |
| | Subtotal | 849 | 856 | 101 | 0.5 | *A* |
| WB | L | 35 | 34 | 96 | 9.3 | *A* |
| | T | 639 | 643 | 101 | 2.1 | *A* |
| | Subtotal | 674 | 677 | 100 | 2.5 | *A* |
| | | | | | | |
| **Total** | | 1,640 | 1,645 | 100 | 1.7 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,481 | 1,464 | 99 | 21.4 | *C* |
| | R | 355 | 359 | 101 | 16.7 | *B* |
| | Subtotal | 1,836 | 1,823 | 99 | 20.5 | *C* |
| SE | L | 339 | 350 | 103 | 37.9 | *D* |
| | T | 861 | 858 | 100 | 4.9 | *A* |
| | Subtotal | 1,200 | 1,208 | 101 | 14.5 | *B* |
| SW | L | 200 | 196 | 98 | 50.7 | *D* |
| | T | 123 | 121 | 99 | 1.1 | *A* |
| | R | 328 | 339 | 103 | 25.8 | *C* |
| | Subtotal | 651 | 656 | 101 | 28.7 | *C* |
| **Total** | | 3,688 | 3,687 | 100 | 20.0 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,793 | 1,790 | 100 | 13.0 | *B* |
| | R | 65 | 65 | 100 | 12.4 | *B* |
| | Subtotal | 1,858 | 1,855 | 100 | 13.0 | *B* |
| SB | T | 1,064 | 1,057 | 99 | 5.6 | *A* |
| | Subtotal | 1,064 | 1,057 | 99 | 5.6 | *A* |
| WB | T | 10 | 11 | 110 | 0.0 | *A* |
| | ***R*** | ***42*** | ***41*** | ***97*** | ***49.1*** | ***E*** |
| | Subtotal | 52 | 52 | 100 | 38.7 | *E* |
| **Total** | | 2,975 | 2,964 | 100 | 10.8 | *B* |

# SimTraffic LOS Report

**Project:** Park City Homestake TIS
**Analysis Period:** *Future (2027) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 65 | 63 | 97 | 57.3 | *E* |
| | T | 417 | 415 | 100 | 73.4 | *E* |
| | R | 45 | 48 | 106 | 58.4 | *E* |
| | Subtotal | 527 | 526 | 100 | 70.1 | *E* |
| SB | L | 481 | 476 | 99 | 45.0 | *D* |
| | T | 275 | 267 | 97 | 26.9 | *C* |
| | R | 336 | 338 | 101 | 5.0 | *A* |
| | Subtotal | 1,092 | 1,081 | 99 | 28.0 | *C* |
| EB | L | 740 | 754 | 102 | 85.4 | *F* |
| | T | 255 | 258 | 101 | 48.9 | *D* |
| | R | 45 | 47 | 104 | 39.9 | *D* |
| | Subtotal | 1,040 | 1,059 | 102 | 74.5 | *E* |
| WB | L | 50 | 48 | 96 | 85.2 | *F* |
| | T | 190 | 184 | 97 | 72.9 | *E* |
| | R | 701 | 690 | 98 | 44.7 | *D* |
| | Subtotal | 941 | 922 | 98 | 52.4 | *D* |
| **Total** | | 3,601 | 3,588 | 100 | 54.3 | *D* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 102 | 99 | 97 | 0.2 | *A* |
| | R | 10 | 9 | 90 | 0.3 | *A* |
| | Subtotal | 112 | 108 | 96 | 0.2 | *A* |
| SB | L | 18 | 17 | 94 | 3.0 | *A* |
| | T | 62 | 62 | 101 | 0.7 | *A* |
| | Subtotal | 80 | 79 | 99 | 1.2 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***8.2*** | ***A*** |
| | R | 15 | 13 | 87 | 4.2 | *A* |
| | Subtotal | 17 | 14 | 82 | 4.5 | *A* |
| **Total** | | 208 | 201 | 97 | 0.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 86 | 90 | 105 | 44.0 | *D* |
| | T | 50 | 51 | 102 | 36.3 | *D* |
| | R | 250 | 251 | 100 | 6.5 | *A* |
| | Subtotal | 386 | 392 | 102 | 19.0 | *B* |
| SE | L | 65 | 70 | 108 | 39.2 | *D* |
| | T | 170 | 176 | 104 | 41.1 | *D* |
| | R | 32 | 36 | 112 | 8.0 | *A* |
| | Subtotal | 267 | 282 | 106 | 36.4 | *D* |
| NE | L | 41 | 38 | 93 | 36.6 | *D* |
| | T | 436 | 438 | 101 | 39.5 | *D* |
| | R | 243 | 246 | 101 | 34.9 | *C* |
| | Subtotal | 720 | 722 | 100 | 37.8 | *D* |
| SW | L | 665 | 606 | 91 | 205.4 | *F* |
| | T | 557 | 553 | 99 | 39.3 | *D* |
| | R | 55 | 61 | 110 | 27.0 | *C* |
| | Subtotal | 1,277 | 1,220 | 96 | 121.2 | *F* |
| **Total** | | 2,650 | 2,616 | 99 | 77.3 | *E* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***5*** | ***6*** | ***114*** | ***7.6*** | ***A*** |
| | R | 30 | 31 | 102 | 5.9 | *A* |
| | Subtotal | 35 | 37 | 106 | 6.2 | *A* |
| EB | T | 689 | 685 | 99 | 0.5 | *A* |
| | R | 35 | 38 | 108 | 0.2 | *A* |
| | Subtotal | 724 | 723 | 100 | 0.5 | *A* |
| WB | L | 25 | 22 | 88 | 7.4 | *A* |
| | T | 651 | 658 | 101 | 2.4 | *A* |
| | Subtotal | 676 | 680 | 101 | 2.6 | *A* |
| | | | | | | |
| **Total** | | 1,436 | 1,440 | 100 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 555 | 553 | 100 | 16.5 | *B* |
| | R | 197 | 196 | 99 | 7.5 | *A* |
| | Subtotal | 752 | 749 | 100 | 14.1 | *B* |
| SE | L | 354 | 354 | 100 | 15.6 | *B* |
| | T | 933 | 922 | 99 | 5.9 | *A* |
| | Subtotal | 1,287 | 1,276 | 99 | 8.6 | *A* |
| SW | L | 255 | 250 | 98 | 36.4 | *D* |
| | T | 83 | 83 | 100 | 0.9 | *A* |
| | R | 317 | 324 | 102 | 9.3 | *A* |
| | Subtotal | 655 | 657 | 100 | 18.6 | *B* |
| **Total** | | 2,694 | 2,682 | 100 | 12.6 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 721 | 719 | 100 | 4.7 | *A* |
| | R | 20 | 22 | 111 | 4.6 | *A* |
| | Subtotal | 741 | 741 | 100 | 4.7 | *A* |
| SB | T | 1,204 | 1,190 | 99 | 4.2 | *A* |
| | Subtotal | 1,204 | 1,190 | 99 | 4.2 | *A* |
| ***WB*** | ***R*** | ***20*** | ***19*** | ***96*** | ***5.7*** | ***A*** |
| | Subtotal | 20 | 19 | 95 | 5.7 | *A* |
| **Total** | | 1,964 | 1,950 | 99 | 4.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 57 | 95 | 35.3 | *D* |
| | T | 145 | 151 | 104 | 38.3 | *D* |
| | R | 45 | 46 | 102 | 16.7 | *B* |
| | Subtotal | 250 | 254 | 102 | 33.7 | *C* |
| SB | L | 523 | 511 | 98 | 28.6 | *C* |
| | T | 304 | 306 | 101 | 18.4 | *B* |
| | R | 392 | 388 | 99 | 4.7 | *A* |
| | Subtotal | 1,219 | 1,205 | 99 | 18.3 | *B* |
| EB | L | 355 | 348 | 98 | 42.6 | *D* |
| | T | 195 | 193 | 99 | 28.3 | *C* |
| | R | 40 | 38 | 96 | 22.0 | *C* |
| | Subtotal | 590 | 579 | 98 | 36.5 | *D* |
| WB | L | 35 | 32 | 91 | 53.1 | *D* |
| | T | 270 | 273 | 101 | 40.9 | *D* |
| | R | 240 | 241 | 100 | 6.2 | *A* |
| | Subtotal | 545 | 546 | 100 | 26.3 | *C* |
| **Total** | | 2,604 | 2,584 | 99 | 25.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 188 | 180 | 96 | 115.8 | *F* |
| | T | 105 | 106 | 101 | 113.9 | *F* |
| | R | 885 | 858 | 97 | 104.6 | *F* |
| | Subtotal | 1,178 | 1,144 | 97 | 107.2 | *F* |
| SE | L | 55 | 54 | 98 | 40.2 | *D* |
| | T | 60 | 65 | 108 | 33.5 | *C* |
| | R | 26 | 27 | 103 | 7.3 | *A* |
| | Subtotal | 141 | 146 | 104 | 31.1 | *C* |
| NE | L | 39 | 38 | 97 | 24.0 | *C* |
| | T | 780 | 766 | 98 | 25.6 | *C* |
| | R | 162 | 162 | 100 | 21.9 | *C* |
| | Subtotal | 981 | 966 | 98 | 24.9 | *C* |
| SW | L | 415 | 359 | 87 | 392.3 | *F* |
| | T | 519 | 514 | 99 | 39.0 | *D* |
| | R | 40 | 43 | 107 | 18.0 | *B* |
| | Subtotal | 974 | 916 | 94 | 176.5 | *F* |
| **Total** | | 3,275 | 3,172 | 97 | 105.3 | *F* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***90*** | ***13.6*** | ***B*** |
| | R | 80 | 83 | 104 | 8.4 | *A* |
| | Subtotal | 90 | 92 | 102 | 8.9 | *A* |
| EB | T | 901 | 882 | 98 | 0.5 | *A* |
| | R | 35 | 36 | 102 | 0.1 | *A* |
| | Subtotal | 936 | 918 | 98 | 0.5 | *A* |
| WB | L | 25 | 24 | 95 | 9.2 | *A* |
| | T | 708 | 696 | 98 | 2.2 | *A* |
| | Subtotal | 733 | 720 | 98 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,759 | 1,730 | 98 | 1.7 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,554 | 1,532 | 99 | 35.6 | *D* |
| | R | 400 | 392 | 98 | 28.6 | *C* |
| | Subtotal | 1,954 | 1,924 | 98 | 34.2 | *C* |
| SE | L | 381 | 383 | 101 | 42.8 | *D* |
| | T | 916 | 919 | 100 | 5.6 | *A* |
| | Subtotal | 1,297 | 1,302 | 100 | 16.5 | *B* |
| SW | L | 220 | 216 | 98 | 51.3 | *D* |
| | T | 123 | 120 | 98 | 1.5 | *A* |
| | R | 375 | 373 | 100 | 27.3 | *C* |
| | Subtotal | 718 | 709 | 99 | 30.2 | *C* |
| **Total** | | 3,968 | 3,935 | 99 | 27.7 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,913 | 1,895 | 99 | 22.2 | *C* |
| | R | 55 | 52 | 94 | 21.4 | *C* |
| | Subtotal | 1,968 | 1,947 | 99 | 22.2 | *C* |
| SB | T | 1,139 | 1,138 | 100 | 5.5 | *A* |
| | Subtotal | 1,139 | 1,138 | 100 | 5.5 | *A* |
| ***WB*** | ***R*** | ***40*** | ***39*** | ***97*** | ***64.3*** | ***F*** |
| | Subtotal | 40 | 39 | 98 | 64.3 | *F* |
| **Total** | | 3,148 | 3,124 | 99 | 16.7 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Background*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 70 | 67 | 95 | 63.2 | *E* |
| | T | 415 | 420 | 101 | 91.4 | *F* |
| | R | 45 | 48 | 106 | 75.8 | *E* |
| | Subtotal | 530 | 535 | 101 | 86.5 | *F* |
| SB | L | 509 | 510 | 100 | 50.3 | *D* |
| | T | 273 | 263 | 96 | 27.2 | *C* |
| | R | 379 | 381 | 101 | 5.4 | *A* |
| | Subtotal | 1,161 | 1,154 | 99 | 30.2 | *C* |
| EB | L | 821 | 802 | 98 | 97.4 | *F* |
| | T | 280 | 282 | 101 | 52.9 | *D* |
| | R | 45 | 42 | 93 | 47.9 | *D* |
| | Subtotal | 1,146 | 1,126 | 98 | 84.4 | *F* |
| WB | L | 50 | 52 | 103 | 96.5 | *F* |
| | T | 205 | 200 | 97 | 94.5 | *F* |
| | R | 732 | 740 | 101 | 57.4 | *E* |
| | Subtotal | 987 | 992 | 101 | 66.9 | *E* |
| **Total** | | 3,825 | 3,807 | 100 | 63.9 | *E* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 86 | 81 | 94 | 46.0 | *D* |
| | T | 50 | 49 | 98 | 34.1 | *C* |
| | R | 250 | 245 | 98 | 6.7 | *A* |
| | Subtotal | 386 | 375 | 97 | 18.8 | *B* |
| SE | L | 65 | 58 | 90 | 41.3 | *D* |
| | T | 170 | 170 | 100 | 38.1 | *D* |
| | R | 33 | 33 | 99 | 8.3 | *A* |
| | Subtotal | 268 | 261 | 97 | 35.0 | *C* |
| NE | L | 43 | 40 | 94 | 35.4 | *D* |
| | T | 443 | 445 | 100 | 38.6 | *D* |
| | R | 244 | 245 | 100 | 35.2 | *D* |
| | Subtotal | 730 | 730 | 100 | 37.3 | *D* |
| SW | L | 665 | 627 | 94 | 167.7 | *F* |
| | T | 559 | 555 | 99 | 31.2 | *C* |
| | R | 55 | 56 | 101 | 19.3 | *B* |
| | Subtotal | 1,279 | 1,238 | 97 | 99.8 | *F* |
| **Total** | | 2,664 | 2,604 | 98 | 65.9 | *E* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***10*** | ***9*** | ***88*** | ***10.5*** | ***B*** |
| | T | 21 | 22 | 105 | 0.3 | *A* |
| | R | 41 | 42 | 103 | 6.6 | *A* |
| | Subtotal | 72 | 73 | 101 | 5.2 | *A* |
| EB | T | 689 | 688 | 100 | 0.5 | *A* |
| | R | 38 | 38 | 101 | 0.1 | *A* |
| | Subtotal | 727 | 726 | 100 | 0.5 | *A* |
| WB | L | 28 | 27 | 96 | 7.1 | *A* |
| | T | 651 | 644 | 99 | 2.2 | *A* |
| | Subtotal | 679 | 671 | 99 | 2.4 | *A* |
| | | | | | | |
| **Total** | | 1,478 | 1,470 | 99 | 1.6 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 559 | 565 | 101 | 16.0 | *B* |
| | R | 197 | 197 | 100 | 7.1 | *A* |
| | Subtotal | 756 | 762 | 101 | 13.7 | *B* |
| SE | L | 357 | 359 | 101 | 15.7 | *B* |
| | T | 933 | 939 | 101 | 6.0 | *A* |
| | Subtotal | 1,290 | 1,298 | 101 | 8.7 | *A* |
| SW | L | 255 | 250 | 98 | 36.5 | *D* |
| | T | 83 | 82 | 99 | 0.9 | *A* |
| | R | 322 | 317 | 98 | 10.0 | *A* |
| | Subtotal | 660 | 649 | 98 | 19.1 | *B* |
| **Total** | | 2,706 | 2,709 | 100 | 12.6 | *B* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 720 | 730 | 101 | 4.8 | *A* |
| | R | 23 | 24 | 104 | 3.8 | *A* |
| | Subtotal | 743 | 754 | 101 | 4.8 | *A* |
| SB | T | 1,204 | 1,203 | 100 | 4.2 | *A* |
| | Subtotal | 1,204 | 1,203 | 100 | 4.2 | *A* |
| WB | T | 20 | 21 | 106 | 0.0 | *A* |
| | ***R*** | ***24*** | ***20*** | ***83*** | ***5.3*** | ***A*** |
| | Subtotal | 44 | 41 | 93 | 2.6 | *A* |
| **Total** | | 1,991 | 1,998 | 100 | 4.4 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Morning Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 60 | 59 | 98 | 36.6 | *D* |
| | T | 146 | 145 | 99 | 40.0 | *D* |
| | R | 45 | 45 | 100 | 17.5 | *B* |
| | Subtotal | 251 | 249 | 99 | 35.1 | *D* |
| SB | L | 527 | 529 | 100 | 29.5 | *C* |
| | T | 307 | 302 | 98 | 18.3 | *B* |
| | R | 396 | 402 | 101 | 4.7 | *A* |
| | Subtotal | 1,230 | 1,233 | 100 | 18.7 | *B* |
| EB | L | 356 | 364 | 102 | 44.1 | *D* |
| | T | 195 | 188 | 96 | 28.2 | *C* |
| | R | 40 | 39 | 98 | 21.5 | *C* |
| | Subtotal | 591 | 591 | 100 | 37.6 | *D* |
| WB | L | 35 | 35 | 99 | 53.2 | *D* |
| | T | 270 | 264 | 98 | 41.4 | *D* |
| | R | 241 | 242 | 100 | 5.8 | *A* |
| | Subtotal | 546 | 541 | 99 | 26.2 | *C* |
| **Total** | | 2,618 | 2,614 | 100 | 26.2 | *C* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 45 | 46 | 102 | 0.3 | *A* |
| | R | 3 | 3 | 100 | 0.1 | *A* |
| | Subtotal | 48 | 49 | 102 | 0.3 | *A* |
| SB | L | 6 | 6 | 96 | 2.6 | *A* |
| | T | 60 | 58 | 97 | 0.5 | *A* |
| | Subtotal | 66 | 64 | 97 | 0.7 | *A* |
| ***WB*** | ***L*** | ***4*** | ***2*** | ***50*** | ***6.3*** | ***A*** |
| | R | 27 | 27 | 100 | 4.0 | *A* |
| | Subtotal | 31 | 29 | 94 | 4.2 | *A* |
| | | | | | | |
| **Total** | | 145 | 142 | 98 | 1.3 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Kearns Boulevard & Bonanza Drive/Monitor Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | L | 189 | 185 | 98 | 113.3 | *F* |
| | T | 105 | 97 | 93 | 110.0 | *F* |
| | R | 885 | 846 | 96 | 101.0 | *F* |
| | Subtotal | 1,179 | 1,128 | 96 | 103.8 | *F* |
| SE | L | 55 | 57 | 103 | 42.9 | *D* |
| | T | 60 | 59 | 98 | 32.3 | *C* |
| | R | 28 | 28 | 99 | 8.2 | *A* |
| | Subtotal | 143 | 144 | 101 | 31.8 | *C* |
| NE | L | 40 | 40 | 99 | 24.3 | *C* |
| | T | 785 | 793 | 101 | 25.4 | *C* |
| | R | 163 | 163 | 100 | 22.5 | *C* |
| | Subtotal | 988 | 996 | 101 | 24.9 | *C* |
| SW | L | 415 | 345 | 83 | 454.1 | *F* |
| | T | 526 | 512 | 97 | 56.7 | *E* |
| | R | 40 | 38 | 94 | 30.8 | *C* |
| | Subtotal | 981 | 895 | 91 | 208.8 | *F* |
| **Total** | | 3,292 | 3,163 | 96 | 114.5 | *F* |

**Intersection:** Homestake Road & Kearns Boulevard
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| ***NB*** | ***L*** | ***13*** | ***14*** | ***108*** | ***13.3*** | ***B*** |
| | T | 18 | 18 | 100 | 0.2 | *A* |
| | R | 86 | 86 | 100 | 8.7 | *A* |
| | Subtotal | 117 | 118 | 101 | 7.9 | *A* |
| EB | T | 901 | 907 | 101 | 0.5 | *A* |
| | R | 43 | 44 | 102 | 0.2 | *A* |
| | Subtotal | 944 | 951 | 101 | 0.5 | *A* |
| WB | L | 35 | 31 | 88 | 10.6 | *B* |
| | T | 709 | 696 | 98 | 2.3 | *A* |
| | Subtotal | 744 | 727 | 98 | 2.7 | *A* |
| | | | | | | |
| **Total** | | 1,805 | 1,796 | 100 | 1.9 | *A* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Kearns Boulevard
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NW | T | 1,556 | 1,532 | 98 | 36.6 | *D* |
| | R | 400 | 390 | 98 | 29.2 | *C* |
| | Subtotal | 1,956 | 1,922 | 98 | 35.1 | *C* |
| SE | L | 389 | 400 | 103 | 44.1 | *D* |
| | T | 916 | 933 | 102 | 5.6 | *A* |
| | Subtotal | 1,305 | 1,333 | 102 | 17.2 | *B* |
| SW | L | 220 | 212 | 96 | 52.4 | *D* |
| | T | 123 | 123 | 100 | 1.5 | *A* |
| | R | 378 | 375 | 99 | 28.2 | *C* |
| | Subtotal | 721 | 710 | 98 | 30.8 | *C* |
| **Total** | | 3,981 | 3,965 | 100 | 28.4 | *C* |

**Intersection:** Park Avenue & Homestake Road
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 1,913 | 1,884 | 98 | 22.8 | *C* |
| | R | 65 | 65 | 100 | 22.7 | *C* |
| | Subtotal | 1,978 | 1,949 | 99 | 22.8 | *C* |
| SB | T | 1,139 | 1,148 | 101 | 5.6 | *A* |
| | Subtotal | 1,139 | 1,148 | 101 | 5.6 | *A* |
| WB | T | 10 | 11 | 110 | 0.1 | *A* |
| | ***R*** | ***42*** | ***43*** | ***102*** | ***46.1*** | ***E*** |
| | Subtotal | 52 | 54 | 104 | 36.7 | *E* |
| **Total** | | 3,170 | 3,151 | 99 | 16.8 | *C* |

# SimTraffic LOS Report

**Project:** Park City Homestake Avengers TIS
**Analysis Period:** *Future (2040) Plus Project*
**Time Period:** *Evening Peak Hour* **Project #:** *UT22-2234*

**Intersection:** Park Avenue & Empire Avenue/Deer Valley Drive
**Type:** Signalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | L | 70 | 72 | 102 | 59.4 | *E* |
| | T | 417 | 419 | 100 | 89.4 | *F* |
| | R | 45 | 46 | 102 | 71.9 | *E* |
| | Subtotal | 532 | 537 | 101 | 83.9 | *F* |
| SB | L | 511 | 513 | 100 | 49.3 | *D* |
| | T | 275 | 279 | 101 | 30.7 | *C* |
| | R | 381 | 387 | 102 | 5.9 | *A* |
| | Subtotal | 1,167 | 1,179 | 101 | 30.7 | *C* |
| EB | L | 825 | 798 | 97 | 102.3 | *F* |
| | T | 280 | 279 | 100 | 56.5 | *E* |
| | R | 45 | 44 | 97 | 51.0 | *D* |
| | Subtotal | 1,150 | 1,121 | 97 | 88.9 | *F* |
| WB | L | 50 | 48 | 96 | 97.6 | *F* |
| | T | 205 | 205 | 100 | 95.7 | *F* |
| | R | 736 | 740 | 101 | 58.1 | *E* |
| | Subtotal | 991 | 993 | 100 | 67.8 | *E* |
| **Total** | | 3,841 | 3,830 | 100 | 65.2 | *E* |

**Intersection:** Homestake Road & Project Access
**Type:** Unsignalized

| Approach | Movement | Demand Volume | Volume Served | | Delay/Veh (sec) | |
|---|---|---|---|---|---|---|
| | | | Avg | % | Avg | LOS |
| NB | T | 102 | 100 | 98 | 0.2 | *A* |
| | R | 10 | 11 | 110 | 0.2 | *A* |
| | Subtotal | 112 | 111 | 99 | 0.2 | *A* |
| SB | L | 18 | 15 | 83 | 3.0 | *A* |
| | T | 62 | 62 | 101 | 0.6 | *A* |
| | Subtotal | 80 | 77 | 96 | 1.1 | *A* |
| ***WB*** | ***L*** | ***2*** | ***1*** | ***50*** | ***7.2*** | ***A*** |
| | R | 15 | 17 | 113 | 4.1 | *A* |
| | Subtotal | 17 | 18 | 106 | 4.3 | *A* |
| | | | | | | |
| **Total** | | 208 | 206 | 99 | 0.9 | *A* |

# APPENDIX D

## 95th Percentile Queue Length Reports

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 275 | 125 | 100 | 100 | | | | 125 | 75 | 175 | 600 | | 275 | 175 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | 125 | | 175 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | 50 | | 200 | | | | | | | | | | | | 50 | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 100 | | | | | | | 400 | 100 | 225 | | | | | | | | 150 | | 175 | 75 | | 100 | 225 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 200 | 250 | 175 | 750 | 525 | | | | 75 | 50 | 100 | 225 | | 100 | 100 | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 475 | | | | 250 | | 175 | 175 | 225 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 425 | 425 | | | | | | | 75 | | 225 | | | | | | | | | | | | 150 | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 150 | | 325 | 300 | | | | | | | 525 | 125 | 325 | | | | | | | | 400 | | 350 | 150 | | 900 | 275 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background (Mitigated)**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 200 | 275 | 125 | 100 | 100 | | | | 125 | 50 | 175 | 550 | | 825 | 275 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 125 | 175 | | | | 150 | | 175 | 150 | 100 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 125 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 100 | | | | | | | 375 | 100 | 225 | | | | | | | | 175 | | 200 | 100 | 100 | 250 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Background (Mitigated)**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 250 | 225 | 275 | 500 | | | | 100 | 50 | 100 | 450 | | 425 | 200 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 950 | | | | 275 | | 175 | 150 | 250 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 375 | 400 | | | | | | | | | 200 | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 200 | | 425 | 300 | | | | | | | 500 | 125 | 275 | | | | | | | | 425 | | 350 | 150 | 800 | 300 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 275 | 125 | 100 | 100 | | | | | 125 | 75 | 200 | 825 | | 475 | 250 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | | 150 | | 150 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | | | | 175 | | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | | 100 | 225 | | | | | | | | 175 | | 200 | 100 | | 100 | 250 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Existing (2022) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 250 | 175 | 275 | 525 | | | | | 100 | 50 | 100 | 675 | | 300 | 200 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 900 | | | | | 275 | | 175 | 175 | 225 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 350 | 400 | | | | | | | | | | 200 | | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 400 | 325 | | | | | | | 475 | | 125 | 300 | | | | | | | | 450 | | 400 | 150 | | 775 | 300 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 300 | 125 | 100 | 100 | | | | 125 | 75 | 175 | 525 | | 600 | 250 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 125 | 200 | | | | 150 | | 175 | 150 | 125 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 125 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | 100 | 225 | | | | | | | | 175 | | 200 | 100 | 125 | 250 |

# *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 250 | 275 | 175 | 275 | 1,000 | | | | 100 | 50 | 100 | 575 | | 975 | 500 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 575 | | | | 300 | | 175 | 175 | 250 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 425 | 450 | | | | | | | | | 200 | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 475 | 325 | | | | | | | 475 | 125 | 275 | | | | | | | | 550 | | 450 | 200 | 625 | 350 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 225 | 300 | 125 | 100 | 100 | | | | | 125 | 75 | 200 | 550 | | 875 | 500 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 200 | | | | | 150 | | 175 | 150 | 125 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 100 | 150 | | | | | | | | | | 175 | | | | | | | | | | | | | 50 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 375 | | 125 | 200 | | | | | | | | 175 | | 200 | 125 | | 100 | 275 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake TIS**

**Analysis: Future (2027) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 250 | 275 | 175 | 275 | 1,000 | | | | | 100 | 50 | 100 | 575 | | 1,075 | 500 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 550 | | | | | 300 | | 175 | 150 | 250 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 400 | 425 | | | | | | | | | | 200 | | | | | | | | | | | | | 75 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 225 | | 425 | 325 | | | | | | | 500 | | 125 | 350 | | | | | | | | 650 | | 500 | 175 | | 650 | 300 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Background**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 325 | 125 | 100 | 100 | | | | 175 | 75 | 200 | 575 | | 2,650 | 2,525 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 225 | | | | 200 | | 175 | 150 | 175 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 125 | 150 | | | | | | | | | 175 | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 400 | 125 | 225 | | | | | | | | 200 | | 225 | 125 | 125 | 300 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Background**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 300 | 175 | 250 | 2,350 | | | | 100 | 50 | 100 | 550 | | 2,500 | 2,075 | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | 50 | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 725 | | | | 350 | | 200 | 175 | 325 | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 600 | 625 | | | | | | | | | 200 | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 275 | | 575 | 350 | | | | | | | 575 | 150 | 450 | | | | | | | | 725 | | 525 | 200 | 650 | 375 |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Plus Project**

**Time Period: Morning Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 325 | 125 | 100 | 100 | | | | 150 | 75 | 200 | 550 | | 2,075 | 2,000 | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 50 | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 150 | 225 | | | | 200 | | 175 | 175 | 175 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 125 | 150 | | | | | | | | | 200 | | | | | | | | | | | | | | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 100 | | 125 | 125 | | | | | | | 400 | 125 | 225 | | | | | | | | 200 | | 200 | 125 | | 100 | 275 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |

## *SimTraffic Queueing Report*

**Project: Park City Homestake Avengers TIS**

**Analysis: Future (2040) Plus Project**

**Time Period: Evening Peak Hour**

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

**Project #: UT22-2234**

| Intersection | NB | | | | NE | | | NW | | | SB | | | | SE | | | SW | | | | EB | | | WB | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | L | LR | T | TR | L | T | TR | L | R | T | L | LT | R | T | L | R | T | L | R | T | TR | L | T | TR | L | LR | R | T |
| 01: Kearns Boulevard & Bonanza Drive/Monitor Drive | | | | | 75 | 275 | 300 | 200 | 250 | 2,350 | | | | | 100 | 50 | 100 | 550 | | 2,775 | 2,825 | | | | | | | | |
| 02: Homestake Road & Kearns Boulevard | | 75 | | | | | | | | | | | | | | | | | | | | | | | 50 | | | |
| 03: Park Avenue & Kearns Boulevard | | | | | | | | | 200 | 750 | | | | | 375 | | 225 | 175 | 325 | | | | | | | | | |
| 04: Park Avenue & Homestake Road | | | 600 | 650 | | | | | | | | | | 200 | | | | | | | | | | | | | 100 | |
| 05: Park Avenue & Empire Avenue/Deer Valley Drive | 250 | | 525 | 350 | | | | | | | 550 | | 150 | 400 | | | | | | | | 775 | | 525 | 225 | | 675 | 425 |
| 06: Homestake Road & Project Access | | | | | | | | | | | | | | | | | | | | | | | | | | 50 | | |