



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
April 12, 2023**

The Planning Commission of Park City, Utah, will hold its regular meeting in person at the Marsac Municipal Building, Council Chambers, at 445 Marsac Avenue, Park City, Utah 84060. Meetings will also be available online with options to listen, watch, or participate virtually. [Click here](#) for more information.

SITE VISIT 4:45PM - CANCELLED

SITE VISIT CANCELLED – The Site Visit Scheduled for 327 McHenry Avenue has been Rescheduled for May 10, 2023, 4:45PM.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve Planning Commission Meeting Minutes from March 8, 2023
[03.08.2023 Minutes](#)
- 2.B Consideration to Approve Planning Commission Meeting Minutes from March 22, 2023
[03.22.2023 Minutes](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

- 4.A **General Plan Work Session** - Due to a Full Agenda, the General Plan Work Session will be Scheduled for a Later Date.
- 4.B **Land Management Code Amendments Schedule Update**
[Staff Communication](#)

5. CONTINUATIONS

- 5.A **327 McHenry Avenue – Conditional Use Permit** – The Applicant Proposes to Construct a Private Recreation Facility (Pool) in the Rear Yard. PL-22-05389 (5 mins.)
(A) Public Hearing; (B) Continue to May 10, 2023
[327 McHenry Avenue CUP Continuation Report](#)
[Exhibit A: Public Input](#)
- 5.B **1325 Empire Avenue and Parcel SA-200 – Plat Amendment** –The Applicant Proposes a Plat Amendment to Amend the Knudson Subdivision and Parcel

SA-200 and Re-Subdivide the Vacant Lots into Four Lots to Eventually Construct Four Single-Family Dwellings. PL-22-05357 (5 mins.)
(A) Public Hearing; (B) Continue to May 10, 2023
[North Norfolk Continuation Report](#)

6. REGULAR AGENDA

6.A **475 Woodside Avenue - Steep Slope Conditional Use Permit** - Applicant Seeks to Demolish an Existing Single-Family Dwelling and Construct a New Single-Family Dwelling on a Steep Slope. PL-23-05585
(A) Application Withdrawn

6.B **1875 Homestake Road, Homestake Affordable Master Planned Development - Development Agreement** - The Planning Commission Will Review the Development Agreement for the Homestake Affordable Master Planned Development, a Project Proposing 99 Affordable and 24 Market-Rate Units in the General Commercial Zoning District. PL-22-05288, PL-22-05300 (45 Mins.)
(A) Action
[Homestake Development Agreement Staff Report](#)
[Exhibit 1: Draft Development Agreement – Homestake Affordable Master Planned Development](#)
[Exhibit 2: Homestake Electric Field Survey December 13, 2022](#)
[Exhibit 3: Exhibit C to March 9, 2023, City Council Staff Report – Electromagnetic Fields Report and Additional Information in relation to Homestake Affordable Housing Site](#)
[Exhibit 4: Email Communications to Applicant From PacifiCorp / Rocky Mountain Power Regarding Future of Substation](#)
[Exhibit 5: November 5, 2022, John Kenworthy Email](#)

6.C **2426 Iron Canyon Drive – Plat Amendment** – The Applicant Proposes to Relocate the Building Pad Located on the Lot. PL-23-05566 (25 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
[2426 Iron Canyon Drive Staff Report](#)
[Exhibit A: Draft Ordinance](#)
[Attachment 1: Proposed Plat](#)
[Exhibit B: Iron Canyon Subdivision Plat](#)
[Exhibit C: Sensitive Land Overlay Materials](#)
[Exhibit D: 2426 Iron Canyon Drive 1989 Approved Building Plans](#)

6.D **593 Park Ave – Plat Amendment** – The Applicant Proposes to Combine Two Vacant Lots in the Historic Residential (HR-1) Zoning District. PL-23-05539 (20 mins.)
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on May 11, 2023
[593 Park Avenue Plat Amendment Staff Report](#)
[Exhibit A : Draft Ordinance 2023-XX](#)

[Exhibit B: 593 Park Avenue Survey](#)

[Exhibit C: Ordinance No. 09-37](#)

[Exhibit D: Notice of Planning Department Action - 2010 Expiration Letter](#)

6.E

Fractional Use of Dwelling Units – Land Management Code Amendments –

The Planning Commission Will Review Code Amendments to Comply with Senate Bill 271 Enacted by the Utah Legislature to Remove Fractional Use Regulations from the Land Management Code. (15 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023

[Fractional Use Land Management Code Amendments Staff Report](#)

[Exhibit A: Draft Ordinance No. 2023-XX](#)

6.F

Land Management Code Amendments - Accessory Uses in Master Planned Developments -

The Planning Commission Will Consider Amendments Regarding Support Commercial, Residential Accessory Uses, and Resort Accessory Uses Outlined in Land Management Code Chapter 15-6 *Master Planned Developments*, Section 15-6-8 *Unit Equivalents*, and to Clarify that Resort Support Commercial Uses in Recreation and Open Space Section 15-2.7-2 *Uses*, Residential Development Section 15-2.13-2 *Uses*, Residential Development Medium Section 15-2.14-2 *Uses*, Regional Commercial Overlay Section 15-2.17-2 *Uses*, General Commercial Section 15-2.18-2 *Uses*, and Light Industrial Section 15-2.19-2 *Uses* are Linked to Approved Master Planned Developments. PL-22-05447 (30 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023

[Staff Report](#)

[Exhibit A: Draft Ordinance No. 2023-XX](#)

[Exhibit B: Public Input](#)

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 Agenda Item Report

Meeting Date: April 12, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

Subject:

Consideration to Approve Planning Commission Meeting Minutes from March 8, 2023

Suggested Action:

Attachments:

[03.08.2023 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
MARCH 8, 2023**

COMMISSIONERS IN ATTENDANCE: Chair Laura Suesser, John Kenworthy, Vice Chair Sarah Hall, Bill Johnson, Christin Van Dine, John Frontero

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; John Robertson, City Engineer; Jaron Ehlers, City Planner; Spencer Cawley, City Planner; Caitlyn Tubbs, Senior Historic Preservation Planner; Celia Peterson, Environmental Sustainability Project Manager; Mark Harrington, City Attorney

1. ROLL CALL

Chair Laura Suesser called the meeting to order at approximately 5:30 p.m. She stated that all Commissioners were present, with the exception of Commissioner Henry Sigg who was excused. Commissioner Sarah Hall attended remotely.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from February 8, 2023.

MOTION: Commissioner Bill Johnson moved to APPROVE the Planning Commission Meeting Minutes from February 8, 2023. Commissioner Christin Van Dine seconded the motion.

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

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reminded the Commission that Staff issued a Request for Proposals ("RFP") for a Land Management Code ("LMC") Update Consultant who will help Staff with the LMC priorities for 2023. She requested two volunteers from the Planning Commission participate in the review of the RFPs on March 16th from 9:00 to 10:00 a.m. Chair Suesser and Commissioner John Frontero volunteered to assist with the RFP review.

Director Milliken noted that in response to some of the Commissioners' questions, the Engineering Department was working with a Consultant to prepare Traffic Impact Study Criteria.

The Engineering Department hoped to have this work finished by the end of May after which they would return to present it to the Planning Commission in June.

Commissioner Kenworthy asked if these involved the baseline studies on the intersections and the capacity of the roads. Director Milliken answered in the affirmative and stated that in addition to hiring the Consultant to develop the criteria, the Engineering Department was also collecting data from the main intersections in town during key events and peak hours. This data would serve as the baseline data they could then work with moving forward.

Commissioner Kenworthy understood they were going to have set times and days so the studies would be comparable. City Engineer, John Robertson reported that they were preparing Traffic Study Guidelines that would study the same intersections and analyze the impacted intersections. The City was also collecting traffic data that would be provided to the applicants so the applicants would be using the same data and similar criteria across the board. He offered that this would provide consistency in the analysis of Traffic Studies. He added that they would also identify when a Traffic Study would be required. There were certain key intersections in town that they would study all the time. In response to an inquiry, he identified these intersections as follows:

- S.R. 224 and 248;
- Bonanza and S.R. 248;
- Bonanza and S.R. 224/Deer Valley Drive; and
- Empire Avenue, Deer Valley Drive, and Park Avenue.

Engineer Robertson noted that these four intersections were heavily impacted and caused congestion throughout town. They would require that any analysis study those intersections and the impacts on them from an applicant's project. They also might add a few other intersections closer to development as well and would make that determination when a project comes in for review.

Commissioner Kenworthy clarified that if they conducted a study on President's Day, they would not focus on Monday at noon; rather they would have a set time such as Saturday at 4:00 p.m. Therefore, every year they would compare that set date and time because as they are aware, traffic fluctuates tremendously. Engineer Robertson noted that they will also capture four key days throughout the year and they look at the best one to apply. The City would provide those counts at the same time and location so they could then determine the best one to use.

Chair Suesser understood that the data provided would include the time and date that the numbers were collected. Engineer Robertson stated the data would include vehicle, bicycle, and pedestrian counts and noted that they would further break down the vehicles into types of vehicles. Engineer Robertson stated that this work should be completed and ready to come back before the Commission in early June.

Chair Suesser asked about the technology being used to collect the data. Engineer Robertson explained that various types of equipment could be used. In some cases, they would still use people at a particular location to conduct the counting; however, they also use cameras that capture movement that is then counted by hand. He added that new technology was available wherein the camera would count as well. For the future, they were looking at equipment they

could put at various intersections and were looking at the more advanced type of collectors such as these cameras that also count.

In response to an inquiry, Engineer Robertson stated that the City hired a Consultant to conduct the counts and collect the data. He did not verify which technology the consultant used, but the requirements were to get all counts, all movements, and the breakdown of the various positions. Whatever means the consultant used, the requirement was to capture the movements.

Engineer Robertson reported that the Consultant they used was Wall Consultant Group ("WCG") which collected data over President's Day weekend. He advised that a couple of additional days would also be studied. He commented that when preparing a Traffic Study, one typically wants to look at the worst conditions. They will get these counts to help establish a baseline but they will probably end up using the President's Day counts as the days to consider for the analysis of the Traffic Impact Study because that is the time period where they see the most concerns they would want to mitigate. They will take these counts at the set locations three to four times throughout the year and were working with Transportation Planning to see what other days would be best. Collecting data at these other locations would also help to establish baselines in those areas as well.

Engineer Robertson reiterated that they were working toward technology that could be installed and provide continuous counting throughout the year. He noted that was more of an investment that Transportation Planning and Transit were working on. In the meantime, they were conducting counts to start that pattern.

A. Initiation of the General Plan Update.

Director Milliken reported that they were hoping to kick off the General Plan Update this spring, and provided an overview. Staff would be returning on April 12, 2023, for a Work Session to obtain Planning Commission input before they issued the RFP for a Consultant. Director Milliken presented an overview of why a General Plan Update was being done and explained that it was considered the City's blueprint for future land use and also provides guidance for sustainable development. She stressed that it was what they look to for the overarching guidelines when applying the LMC to the applications that come before the Planning Commission. She stated that the LMC was aligned with the General Plan, and the General Plan provided the overriding guidance.

When updates are undertaken, it provides an opportunity to engage with the community, check the pulse, and look at the values and vision for the community. They also identify community goals, values, and objectives. Director Milliken explained the different elements of the General Plan and noted there were State requirements covering land use, transportation, and housing. Water was more recently added to the State's requirements. The community at large often decides what other plan elements they want to be included, which can be anything from community facilities, environment, and tourism, to historic preservation. These types of elements illustrate what the community feels best represents their values.

Director Milliken added that the General Plan establishes strategies and helps to achieve desired outcomes. It addresses how they will implement the objectives, goals, and values. The General Plan also provides plan prioritization and implementation strategies. Director Milliken presented a timeline of the land use that has occurred in Park City. She highlighted the two major eras in Park City. The first was the mining era between 1868 and the early 1930s. The

second era began after the economic decline, with the emergence of the ski era. She highlighted the key land use decisions or initiatives on the timeline and noted that beginning in 1973 Park City had a Master Plan. That Master Plan was in place until approximately 1985 when the town created a Comprehensive Plan that included zoning revisions. She characterized this as early Land Management Code.

The Comprehensive Plan was updated in 1997 with an official General Plan, which is what is now required by the State. The current General Plan that was drafted in 2014 updated the 1997 General Plan. Director Milliken explained that they were approaching ten years from the last General Plan, and were looking to update it. She acknowledged events in the interim and mentioned the Olympics and the implementation of the Historic District Design Guidelines. She advised that they would delve deeper into this during the scheduled Work Session to discuss the 2024 General Plan. She explained that in between the listed historical Plans, there had been robust community engagement and visioning to inform the General Plan. With regard to Vision 2020, they will also look to that document to inform the 2024 General Plan.

Chair Suesser asked if further visioning would be conducted for the 2024 General Plan. Director Milliken advised that there would be a very robust community engagement throughout the General Plan process and there would be visioning exercises as well. During the latest City Council Retreat, the critical community priorities were reviewed and the Council provided Staff with direction on those priorities, which would be taken into account as they update the General Plan.

Director Milliken explained that they would break up the process into four phases. Generally, the first phase would involve a general assessment of the relevant City plans. The bulk of the process would involve Plan development, where things such as community engagement, advisory groups, and stakeholder input take place. Finalization of the Plan would occur in-house but would involve checking in with the Planning Commission, City Council, and advisory groups. The final part of the process would be the adoption of the updated General Plan.

In response to an inquiry, Director Milliken offered that the process would likely take 12 to 18 months to complete. They would return on April 12th for a more robust Work Session to obtain input from the Planning Commission on the RFP before it is issued. In preparation for that, it was suggested each Commissioner review the General Plan through the lens of identifying opportunities and ideas for discussion at the April 12th Work Session.

B. Bonanza Park and Snow Creek Small Area Plan Update.

Director Milliken stated that most of the information the Commission needed is in the Packet and mentioned that Assistant Director. Rebecca Ward would be the Project Manager for that project. If there were any questions, they could reach out to either of them. Director Milliken concluded the Staff Communications.

Commissioner Kenworthy disclosed that he owns a home on Woodside Avenue but that it would not impact his decision tonight on Agenda Item 5.C., the Conditional Use Permit. He also stated that in 2014 he served as Chair of the Historic Preservation Board and they worked diligently on the General Plan. As his 10 years of City service were winding down, he would no longer be on the Planning Commission when the General Plan Update work begins this summer. This time had been very rewarding.

Commissioner Kenworthy was bothered by the seasonal housing situation and felt they should zone and put teeth into enforcing and arresting people who stuff houses. He felt there ought to be a way to protect the J-1s and seasonal workers from being forced to live in the conditions that they force them to live in. The real problem was that they knew this going into COVID-19, and he was unsure what they expect coming out of COVID-19, but they did not make any difference. He stressed that they need to make a difference and hoped that City Council was listening.

Commissioner Kenworthy added that they need to start thinking about housing and how desperate the City is for housing. He referenced the guidelines that do not allow them to have resorts or businesses outside of City limits that want to provide housing and felt that needed to be addressed to see what they could do in terms of allowing these businesses to provide housing outside the City limits and allowing them some credits for affordable housing.

Chair Suesser noted that her term would be ending as well. She echoed the comments regarding seasonal workers and J-1s and noted that awareness had been raised with a lot of concern. She encouraged the resort partners in the community to survey their workers to ensure they were living in decent conditions and help them find better housing conditions if they were living in the conditions that have been reported. She stressed that this was on those employers, rather than on the City, to ensure that the employees are well-housed and taken care of.

5. REGULAR AGENDA

A. 1271 Lowell Avenue Units B302 and B401 - Plat Amendment - The Applicant Proposes a Condominium Plat Amendment to Combine Two Units Into One Recorded Unit. PL-22-05425.

Planner Jaron Ehlers reported that Greg Cropper was in attendance as the applicant's representative. Planner Ehlers stated that this application was for a Plat Amendment for 1271 Lowell Avenue, Units B302 and B401. A graphic was presented showing the location of the multi-use dwelling in the King's Crown Subdivision, Building B. He also presented a graphic of the survey that was part of the proposed Plat. The location of Units B302 and B401 were identified. The applicant proposed to combine these two units into one single unit, which would be known as B401.

Planner Ehlers referenced the background of the King's Crown Subdivision that was included in the Staff Report and reported that on October 19, 2022, the applicant submitted the proposed Plat Amendment. Planner Ehlers reported that the proposed Plat Amendment complied with the Recreation Commercial ("RC") zoning requirements in that multi-use dwellings are allowed in the RC Zone and all of the changes would be interior to an existing building. The Plat Amendment would not affect the outside envelope.

Planner Ehlers noted that the proposed unit would be over 2,000 square feet in size and would, therefore, require two parking stalls, as set forth in Condition of Approval 4.

Planner Ehlers referenced the LMC Section that contains special provisions for combining adjoining condominium units. He stated that this section provides that the combination should not impair the structural integrity or mechanical systems of the building; reduce the support of any portion of the common areas for this or other units; and should not violate the Utah Code or

the International Building Code ("IBC"). On February 28, 2023, the Building Department reviewed this proposal and confirmed that the proposed combination would not violate any of these requirements.

Planner Ehlers explained that there was good cause for this proposal, as it would reduce the number of residential units in the King's Crown Master Planned Development ("MPD") and Conditional Use Permit ("CUP"), without any increases in the square footage or density. He commented that this was reiterated in the proposed Condition of Approval 5. The affordable housing obligation for the King's Crown MPD would not be modified by this unit combination, as it is calculated by square footage, and no square footage would be changed by this unit combination.

Planner Ehlers reported that the Development Review Committee reviewed the application on February 7, 2023, and did not identify any issues. Staff did not receive any public comment on this application following publication of the Staff Report. Planner Ehlers indicated that Staff recommended the Planning Commission review the proposed Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for City Council's consideration on April 27, 2023.

Chair Suesser referenced the proposed Plat and asked about the dimensions of the two units proposed to be combined. Planner Ehlers explained that Unit 302 was 1,796 square feet and Unit 401 was 3,065 square feet. He confirmed that the two units will be combined into new Unit B401. Currently, B401 encompasses the entire top level of the building, while current Unit B302 was to the left unit on the third level.

Chair Suesser observed that 1.5 parking stalls were currently required for B302, and two parking stalls were required for Unit B401. She wondered why they were not requiring more parking for the combined unit. Planner Ehlers explained that any unit over 2,000 square feet requires two parking stalls.

Chair Suesser understood that was how the LMC reads but questioned whether that would be adequate in this circumstance. This was one of her biggest concerns when she reviewed this application.

Commissioner Frontero noted that pursuant to the Code, the Final Subdivision Plat requires good cause and a finding that no public street, right-of-way, or easement would be vacated or amended. He conceded that the second requirement was met.

Commissioner Frontero had difficulty finding good cause. He noted the good cause outlined in the Staff Report that this unit combination would take out a unit but added that this would not reduce square footage. Conversely, he observed during his time on the Commission that good cause had been proffered when they de-couple large units to smaller units, thereby making smaller units more available. Commissioner Frontero stressed that they cannot have it both ways. There would either be good cause when they reduce units, or good cause when they increase units. He could not find good cause under the definition of the LMC, and would not vote in favor of this application.

Commissioner Van Dine disagreed and felt that there could be good cause in either situation and it did not always have to be set in a specific direction. In other applications, they used good cause for smaller units that would become rental units and increase housing. In this case, these

would not be units for employee housing. She felt there was good cause for this application in that it would become a single-family unit, rather than two single-family units. She was okay with the parking as it would be consistent with how King's Crown was laid out because she sees it as a single-family unit and most single families have two vehicles. She also understood the point about increasing parking; however, it was specified that units over 2,000 square feet require two parking spots and this proposal complies with that requirement. Commissioner Van Dine found good cause in this setting.

Commissioner Frontero asked Commissioner Van Dine to specify the good cause. Commissioner Van Dine echoed her comments and also noted that it was set forth in the Staff Report. Commissioner Frontero read from LMC Section 15-15-1 as follows: "[p]roviding positive benefits and mitigating negative impacts..." He did not feel this proposal met this definition. He continued by reading LMC Section 15-15-1 as follows: "determined on a case by case basis to include such things as:

- "Providing public amenities and benefits," to which he stated this application did not;
- "Resolving existing issues and non-conformities," to which he stated this application did not;
- "Addressing issues related to density," which he did not believe applied; and
- "Promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood," to which he did not see how they applied.

Commissioner Van Dine saw how the elements applied. Staff found good cause for this Plat Amendment, there was no additional density and this proposal would not increase the square footage. If someone wanted to purchase both units and combine them, there was no underlying harm to the community as a result of that combination. She felt that they can sometimes lose sight of property rights and when a property owner wants to buy both properties and combine them she questioned what harm that would cause, other than the fact that someone does not want these owners to have a house that big. Commissioner Van Dine stressed her agreement with the Staff Report's statements on good cause. She acknowledged they could disagree on what is good cause; however, she felt the LMC provided the ability to spread out good cause and she supported this Plat Amendment.

Commissioner Kenworthy asked how the reduction in the required affordable housing would be affected by the unit combination. City Attorney, Mark Harrington stated that this proposal would not affect the affordable housing requirement and there was no proposed change to the affordable housing calculation. A Condition of Approval was included that states that this combination would not affect the density of the project. He noted there would not be any additional density and no new residual density available. City Attorney Harrington also addressed Commissioner Frontero's comments and stated that they need to be a little more careful in applying this standard with condominiums because the State views condominiums as ownership, not units. There are express provisions in the State Code that allow people to buy adjoining units and open partitions between them without a Plat Amendment. He noted that an owner can functionally do this under State law and have the same rights to use both units as one without the formality. He commented that this reduces the ability of the pragmatics of what the change would be in approving this application other than having clear title to combine two lots into one unit for tax purposes and assessments.

City Attorney Harrington remarked that condominiums are somewhat different and as they proceed through the LMC amendments and the General Plan they should conduct a workshop on the good cause standard. He noted that Park City is one of the few jurisdictions in the State that has its' own standard, and they wrote it as broad as possible to allow for a case-by-case determination. He commented that it was mainly for the Old Town Plat Amendments. He felt this was getting morphed into some of the other opportunities to either address affordable housing or other extraneous problems without changing the Code. If they want to change the things they want to approve or not approve, he suggested that it be addressed as specifically as possible in the Code, rather than relying on good cause as the basis to do so.

City Attorney Harrington added that they would start seeing rapid changes due to the new Subdivision State Law changes and stated that the Planning Commission's role will be greatly reduced in the new Subdivision approval process. The Legislature did not amend the Plat Amendment section of the State Code yet, and he stated it would be foolish not to consider that in that context. At the same time, City Attorney Harrington offered that they had more of an opportunity to address amendments with pre-existing projects, be it through MPDs and the plats, by identifying the things they do not want. He felt that the next round of Code amendments would be a good place to address this and urged the Commissioners to be conscious of the State Condominium Act provision in their review of this application. One way to approach it would be to ask if the original project had a unit of this size if there would be an objection, and if it would have not met the Code. That was always a safe place to start and then narrow it down from there. If there were objections from neighbors due to change in use or elimination of common walls, those would be very pragmatic concerns that could be fully within the consideration of the application.

Commissioner Kenworthy stated this was good advice for Lot combinations. He returned to his question and asked about the number of affordable units when this subdivision was originally approved, and the developer's request for a reduction. City Attorney Harrington did not have that information but recalled that the developer was originally providing more than what was required, and then they shifted some units for others. This project still provides in excess of what is required by Code and there was negotiation with Council on the swap. He stressed that this proposal will not affect affordable housing in any way unless the Commission finds a reason that it should.

Commissioner Kenworthy understood that affordable housing will not be affected by the reduction of the units because the density will remain the same. City Attorney Harrington stated that was correct and added that usually it is based on a square footage calculation in a residential development, as opposed to being unit based. Chair Suesser observed that they will lose 1.5 parking spaces by combining the units. City Attorney Harrington explained that they would not lose a parking space but will require two spaces to be assigned to this unit. The parking requirements are already established by the prior approval, so they were already built. He felt it was an assignment requirement of the parking in the approved project and they would not eliminate one of those.

He noted that a Condition of Approval clarified that two spaces would be assigned to this new unit. City Attorney Harrington opined that it could cut both ways and there was an argument that three spaces should be assigned to the new unit, however, in a Nightly Rental area he cautioned that if someone advertised for three cars, they would be more inclined to bring three cars. He referenced properties in Deer Valley that advertise one or two parking spots. He noted that those were the properties they see as the most effective use of the common

transportation systems. City Attorney Harrington also mentioned properties such as The Lodges and Stein's that have surplus parking being utilized for day use and Fire Department use. He emphasized that the logic was sound with regard to requiring three spots. Chair Suesser noted that between the two units, 3.5 units could be required since 1.5 spots were required for Unit B302, and 2 spots for Unit B401.

City Attorney Harrington suggested an additional line for the Condition of Approval that the MPD requirement for the total parking shall not be reduced. That would make clear that the overall parking in the facility was the same, but only two spots would be assigned to the combined unit.

Commissioner Johnson asked how many parking spaces are currently assigned for both units. He noted that one unit should have 2 spots, and the other 1.5 spots to be in compliance.

Greg Cropper, on behalf of the applicant, stated that each of the units under the existing approval was assigned one parking space. With the combined unit, two parking spaces would be required. The requirement had always been one parking space for each unit.

Chair Suesser commented that the Staff Report specifies that the parking requirement is based on square footage and felt that there was a misunderstanding regarding the parking requirement.

Commissioner Johnson asked if the original approval for the entire project had those stipulations as well. Planner Ehlers stated that the information in the Staff Report regarding parking requirements reflected the Code requirement.

City Attorney Harrington suggested there might be confusion over "assigned" versus the overall project requirements. It was not uncommon for HOAs to assign less than the Code-required number of parking spaces and maintain other spaces for guest parking that are unassigned. That is within the HOAs authority and is usually approved by the Commission in terms of the Parking Plan.

Chair Suesser noted that there was no parking on Rothwell Road and no parking lot and questioned where the extra parking referred to by City Attorney Harrington was located. City Attorney Harrington stated that the extra parking is in the building; however, they only have assigned parking for unit owners of one per unit, and the rest is for visitors.

Commissioner Van Dine referenced a project that uses the third floor for Deer Valley employee parking and fire station parking.

Commissioner Johnson understood that the developer or the HOA had the discretion to assign the spots as needed and felt they conditioned this to the best of their ability at this point.

The applicant's representative Greg Cropper added that the applicant and the HOA agreed to assign two parking spaces to the combined unit to keep the status quo. They pulled the wall down between the units, but they would maintain the parking situation as it is currently. Chair Suesser felt that if they were keeping it the same, they would have 3.5 parking spaces. The applicant's representative explained that currently, Unit B302 was approved with one parking space, and B401 was approved with one parking space. There were floating spaces within the parking structure that the HOA operates, and it was noted that the ratio would apply to the overall project.

Commissioner Van Dine commented that even if the Commission conditioned it to require three parking spaces, the HOA could still override that because they would only assign two parking spaces. Applicant's representative Cropper added that they did not have an additional space, and they did not want one.

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

MOTION: Commissioner Van Dine moved to forward a POSITIVE recommendation for City Council's consideration on April 27, 2023, for 1271 Lowell Avenue, Units B302 and B401 – Plat Amendment, based on the Findings of Fact, Conclusions of Law and Conditions of Approval set out in the Draft Ordinance as follows:

Findings of Fact:

1. The Applicant proposes combining Units B302 & B401 within the King's Crown Condominiums in the Recreation Commercial Zoning District.
2. On January 10, 2018, the Planning Commission approved the King's Crown Master Planned Development (MPD) and Conditional Use Permit (CUP). The MPD and CUP approval included the following:
 - 27 Single-Family Lots
 - Seven townhomes on Lot 30
 - King's Crown Workforce Condominiums A on Lot 1
 - King's Crown Condominiums B | C | D on Lot 2
 - Over 11 acres of Open Space on Lots 31 and 32
3. On February 1, 2018, City Council approved the King's Crown Re-Subdivision Plat, creating Open Space Parcels and Single-Family Dwelling and Multi-Family Dwelling Lots for the development of the Master Planned Developments, shown below. (Units B302 and B401 were proposed to be in Building B/C on Lot 2 with 12 residential units.)
4. On May 22, 2019, the Planning Commission approved a modification to the MPD/CUP, reallocating square footage and increasing the number of units within Buildings B/C from 12 to 14.
5. On June 20, 2019, the City Council adopted Ordinance No. 2019-34, approving the King's Crown Condominium Plat for Buildings B | C | D on Lot 2. This Ordinance increased the total units within Buildings B/C from 14 to 15. However, this plat amendment was not recorded and the Applicant proposed additional changes.
6. On November 21, 2019, the City Council enacted Ordinance No. 2019-56, approving the King's Crown Condominium Plat, establishing 15 residential units within Buildings B/C.

7. On February 10, 2021, the Planning Commission amended the King's Crown Master Planned Development regarding Building D. On February 25, 2021, the City Council enacted Ordinance No. 2021-11 approving the First Amendment to the King's Crown Condominium plat.
8. Since the approval of the MPD/CUP, residential units have been combined:
 - On January 7, 2021, the City Council approved Ordinance No. 2021-03, combining Lots 27, 28, and 29 into two Lots, reducing the Single-Family Dwellings for the MPD from 27 to 26.
 - On April 28, 2022, the City Council approved Ordinance No. 2022-09, combining Lots 23 and 24 into one Lot, reducing the Single-Family Dwellings for the MPD from 26 to 25.
9. On October 19, 2022, the Applicant submitted a complete Plat Amendment application to combine Units B302 and B401 within Building B on Lot 2.

Conclusions of Law:

1. Neither the public nor any person will be materially injured by the proposed plat amendment.
2. Approval of the plat amendment, subject to the conditions of approval, will not adversely affect the health, safety, and welfare of the citizens of Park City.
3. The proposed Plat Amendment complies with Recreation Commercial (RC) Zoning District requirements outlined in LMC Chapter 15-2.16.
4. The proposal, as conditioned, complies with LMC § 15-3-6, Parking Ratio Requirements.
5. The proposal to combine these two units complies with the Subdivision Procedures outlined in LMC Chapter 15-7.1.
6. There is Good Cause for this Plat Amendment because it reduces the number of residential units within the King's Crown MPD/CUP without increasing square footage or density. Additionally, the unit combination does not modify affordable housing obligations because Affordable Unit Equivalents are based on Residential Unit Equivalents (total square footage), and no changes to project square footage are proposed.

Conditions of Approval:

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

2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. There will be no external changes or expansion of the existing building footprint.
4. Two parking stalls shall remain assigned to the combined Unit B401.
5. No additional density unit is available by virtue of this combination and no adjustments are being made to the affordable housing plan as part of this plat.

Commissioner Sarah Hall seconded the motion.

VOTE: Commissioner Johnson-Aye; Commissioner Hall-Aye; Commissioner Van Dine-Aye; Commissioner Kenworthy-Nay; Commissioner Frontero-Nay. The motion passed 3-to-2.

Chair Suesser asked City Attorney Harrington if the number of bedrooms in a home in Old Town determined how many parking spaces were required. City Attorney Harrington did not recall this as being the case and believed it depended on the type of building. He stated that they used to use the number of bedrooms in some multi-family projects; however, the current Code utilized square footage. He noted there might have been some annexations in which they calculated the requirement using the number of bedrooms, but felt that some accessory uses or the addition of a bedroom for an Accessory Apartment might have that additional requirement. Chair Suesser observed that only two parking spaces were required in a home of over 2,000 square feet. City Attorney Harrington clarified that was the requirement in a multi-family project, and was the same for most Single-Family Dwellings. He stressed that in this last application, the overall parking was not reduced. What was assigned as a limited common area to the unit stayed the same, and the underground parking on site still met the original requirements.

Commissioner Johnson felt it was interesting that the Planning Commission could approve a development with a certain parking requirement per unit, per square footage yet the HOA maintained the discretion to override that once the project is built. Chair Suesser explained that the parking was still provided and two stalls were assigned. City Attorney Harrington noted that it is a matter of how they are distributing it. He added that they had the converse occurring in projects like the surface lots at Prospector, where there was not a requirement based on individually assigned spots, and then the Master Association comes in and limits parking for certain uses. He stated the Commission could always come back and revisit those decisions, but unless there is an affirmative plan it would be difficult to do after the fact.

Chair Suesser proffered a scenario where two 3,500 square-foot townhomes were combined and asked if more than two parking spaces would be required for the new larger unit. City Attorney Harrington responded that it would depend on the type of project and the underlying approvals. Assuming it was part of the MPD and the Master Plan, he stated the answer would likely be no. If it were a single-family subdivision, a lot combination would only require two spaces. He also posited they could see the opposite problem in that those larger homes might build four to eight-car garages; however, in terms of the actual Code requirement, it would be the same.

Director Milliken offered that with Chair Suesser's scenario, they would not be losing two parking spaces; it would just be that two would be assigned to that unit. Chair Suesser commented that for the townhomes there would not be a parking garage; instead, they would park on the townhome street along Rothwell Road. She noted that the requirement would be four parking spaces for the two units, and asked whether only two parking spaces would be required if the two units were combined.

Director Milliken stated they would have to look at that specifically but felt it would be unusual since the two parking spaces to be eliminated were there and more or less underneath one of the townhomes. She said technically, one of the garages could be built out, but it was difficult to know without seeing an application.

City Attorney Harrington added that the owner would have to affirmatively amend the MPD approval if that was part of the underlying approval because the MPD would be losing the two spaces.

Commissioner Kenworthy hoped they could have the Affordable Housing Staff and Affordable Housing Authority make sure that they have the correct amount of affordable housing. He understood the statement that it was based on square footage and felt the chart was confusing. He noted that where they originally had 60 market-rate units, which increased to 65 units, the chart stated that 12.91 affordable housing units were required. He would like to see those 13 units exist in the project.

City Attorney Harrington explained that was a separate requirement approved by the Council, and at this point, no amendment was proposed. He stated Staff would confirm that for the Council when the item goes forward.

B. 1305 Lowell Avenue - Conditional Use Permit - The Applicant Proposes to Install Concealed Rooftop Antennas and Associated Equipment to Increase Telecommunications Capacity Coverage in the Recreation Commercial Zoning District. PL-22-05449.

City Planner, Spencer Cawley reported that the applicant's representative, Janelle Humphrey of Smartlink, LLC was present. In addition, Dustin DiPentino, AT&T engineer, was also present to answer any questions. Planner Cawley explained that this application was for the AT&T Telecommunications Site proposed at the Marriott Mountainside. The project is located at 1305 Lowell Avenue in the Recreation Commercial ("RC") Zoning District and within Phase 1 of the Marriott Mountainside Condominiums.

Planner Cawley reported that in 2021, the Planning Commission reviewed and approved an application allowing AT&T to establish a Telecommunications Facility at 1335 Lowell Avenue, which was highlighted in red on the graphic presented to the Commission. He explained that the prior approval expired and the applicant never procured a Building Permit. The applicant selected a new location at the Marriott Mountainside to better support the service for its customers.

Planner Cawley explained that the applicant proposed to place the antenna within the existing penthouse, which is the highest enclosed point at the Marriott Mountainside. There would be four sectors and within each of those sectors, there would be three antennas. He stated that

each antenna would be four to six-feet tall. Planner Cawley stated there was also a proposal to use the existing rooftop deck, which is approximately 997 square feet, for the associated equipment storage. He noted that there was no public access to the rooftop deck. A graphic was presented showing the location of the penthouse and the rooftop deck.

Planner Cawley referenced Exhibit D to the Staff Report and pointed out the location of the antenna to the northeast and the one to the southwest. He advised that the area in red depicted the location of the rooftop deck. He reported an update to Exhibit D, page 4 that referenced the utility easement shown in the Staff Report; he noted that the area highlighted in blue depicts the location of an access easement. This proposal complies with the Zoning District requirements and specifically mentioned Setbacks and Building Height. Planner Cawley explained that the Marriott Mountainside reaches a height of 115 feet, as allowed by the MPD. Because the zoning height is 35 feet, this would be exempt from that requirement. He advised that this facility would not add to the Building Height.

Planner Cawley stated that this proposal also meets the standards for Telecommunications Facilities requirements in the LMC, which look specifically at compatibility with the Zoning District, the mitigation of adverse impacts on community quality and safety, and ensuring that the location of the facilities and equipment are such that they are the least visible from the public streets, areas, and designated view corridors. As conditioned, Planner Cawley advised that the proposal complied with the Conditional Use Permit ("CUP") criteria. He noted several criteria in the Staff Report that do not require mitigation or did not apply to this application. Condition of Approval 4 provides that the rooftop equipment shall be shielded from neighboring structures as well as the public right-of-way. Condition of Approval 5 provides that no signs or outdoor lighting were proposed or approved as part of this application.

Planner Cawley also reported that this proposal complies with the Sensitive Land Overlay ("SLO") criteria. He pointed out that Staff proposed Condition of Approval 6 regarding the Vegetative Cover criteria that would require the applicant to submit a Landscape Plan at the time of Building Permit to show existing vegetation and the plan to replace any vegetation that is either disturbed or removed within the proposed 15-foot utility access easement. Staff also recommended additional Conditions of Approval that this application would expire one year from approval if a Building Permit is not obtained. In addition, there is a condition that the applicant obtain a Building Permit prior to installing the antenna and associated equipment.

Chair Suesser asked if any vegetation was identified for removal from the 15-foot access easement and requested an image of that area. Planner Cawley advised that information was not submitted as part of the application but would be submitted as part of the Building Permit. Chair Suesser asked if there were any images that could provide a sense of what the antennas would look like once installed and asked about the shielding required as a Condition of Approval. Planner Cawley pointed out where the rooftop equipment would be placed and stated it would be tucked below the view of the surrounding area. He explained that other than what was supplied in the packet, he did not have an image showing the proposed equipment.

Chair Suesser was curious about the recommendation for shielding given the location of the rooftop equipment and felt that the request for shielding might have come from a better image of what this would ultimately look like. Commissioner Johnson suggested beefing up Condition of Approval 2 because the antennas would be placed within the penthouse, and he wanted to ensure that where they would remove panels they look as close as possible to existing conditions. He referenced the crossbeams on the windows in the drawings and wanted to

ensure that the stealthing matched that design. He commented that this was a superior location to the previous location; however, the building was intended to pay homage to the mining history, as was the Coalition Building, and any change to the façade of the penthouse should be matched as close as possible. Chair Suesser suggested phrasing it to include that the stealthing would be consistent with the current architecture. Commissioner Johnson understood that the applicant likely could not match materials, but they could get it pretty close.

With respect to the rooftop equipment, Commissioner Johnson asked if, from a safety standpoint, they could require the applicant to place the equipment on a non-roof-penetrating sled. Planner Cawley did not have an issue including that requirement and confirmed that neither the public nor the residents had access to the rooftop deck.

The applicant's representative, Janelle Humphrey asked if the concern was that the roof would not be able to structurally handle the equipment. Commissioner Johnson felt that would be covered in the Building Permit process; however, he asked if it could be designed to not penetrate the roof structure and not be anchored into the building itself. Ms. Humphrey stated that this query would have to be directed to the construction team, and noted that the zoning drawings did not include construction details. She was unsure if there was a plan to penetrate the roof but stated that in situations where they do penetrate the rooftops, they ensure that it does not create any issue or impact any warranties. Ms. Humphrey stated they work with the roofing contractor for the building, but was unable to answer for this specific application whether the plan was to penetrate the roof.

Commissioner Johnson commented that it was not within the purview of the Planning Commission to require this. Chair Suesser stated that it was a very legitimate question about the application. Commissioner Johnson asked that a condition be added that the conduit running up the south side of the building be capped and painted to match. He requested similar language that the cable runs match the façade.

Chair Suesser asked the applicant for an image of the vegetation that currently exists in the access easement. Ms. Humphrey was unsure if they had an up-to-date photograph of the vegetation but would look through the photographs of the proposed site. She felt they did not have anything detailed showing the vegetation that would have to be removed.

In response to an inquiry from Chair Suesser about the basis for the Condition of Approval that would require the applicant to replace any vegetation that is removed without first knowing what was there, Ms. Humphrey stated that they did not plan on removing or harming any vegetation. She explained that the access way and the utility route were two different routes. Chair Suesser focused on the access way along the south side of the Marriott Mountainside. Ms. Humphrey advised that following the updated survey, the access way would be through the front of the building, whereas the utility route would be located on the back side of the building. She explained that it was potentially the utility route that might suffer some vegetation damage or removal and require replacement. It is mostly dirt based on the images from Google Earth and the few photographs of that side of the building.

Commissioner Johnson looked at it as well and it did not seem that any significant vegetation would be disturbed along the utility route. Commissioner Van Dine added that there was a sneaker bike trail there and it was largely dirt and rock.

Chair Suesser reported that she lives on Lowell Avenue and preferred to see an image of what they were talking about. She emphasized that there is a Condition of Approval that addresses vegetation removal and replacement. It would be helpful to have an image of the area. She reiterated that she lives in that area and did not know if there were any significant trees along the potential utility route that might need removal.

Commissioner Johnson felt it was important for AT&T to understand why the updated Conditions were necessary because the existing site in Bonanza Park was unsatisfactory and took two years to complete to make it look somewhat decent. He stressed that it was important that they match on this building in particular, based on the intentions to use the best stealthing as possible to maintain the existing façade. He asked if this site was intended to offload the applicant's A-site on Quarry Mountain, which AT&T Engineer DiPentino affirmed. In response to an additional inquiry regarding where the applicant anticipated needing additional off-loading in the future, AT&T Engineer DiPentino stated that was an unknown at this point. He stated that this site will go a long way to absorb some capacity off of Quarry Mountain specifically but fundamentally, the demand for additional capacity and speed was doubling on a regular basis. He imagined that at some point in the future, they would need additional sites, small cells, or some network element to absorb traffic.

Commissioner Johnson asked if the applicant had a small cell plan in Park City, or if they handle the macro facilities specifically. Mr. DiPentino stated that there is a balance and they either have some sort of small cell plan within a small area with a specific coverage objective; however, not necessarily small cells in the sense of light poles or traffic signals. He added that the current strategy in Park City was largely a macro play in buildings, such as hotels. Commissioner Johnson remarked that it would be helpful in the future to have a full plan to review but realized that was a big request. He understood there were so many unknowns, and sites needed to be permitted.

Mr. DiPentino added that AT&T hosts FirstNet, which is related to public safety. In addition to the capacity component, this site would also have band 14 for the public safety community which would allow for priority and pre-emption over the commercial network. He added that this was specifically important when dealing with peak periods of time and noted that President's Day weekend was the sort of peak time where priority and pre-emption would be supported by that band of frequency.

Commissioner Frontero asked for a further description of the equipment that would be on the roof deck, as he was trying to understand the scale and the mass of what it would look like. Planner Cawley stated that the proposed equipment for the rooftop deck included a 3-bay utility closet, meters, a fiber distribution box, remote radio heads, and a surge suppressor. Commissioner Johnson offered that based on the plans, the equipment would be centered on the rooftop on a 10' x 15' platform. He mentioned that the cabinets were approximately 6 feet tall.

City Attorney Harrington referenced Exhibit D, Sheet Z-2 which showed the cabinets, with further detail shown on the next sheet for the meters and distribution box. Commissioner Frontero asked if any consideration was given to enclosing the equipment and specifically asked if it would be loud. Chair Suesser offered that Staff recommended shielding the equipment. Ms. Humphrey stated that there would be no noise pollution from the equipment.

Commissioner Frontero asked the applicant if they considered enclosing the equipment. He noted that this was a building that is meant to look historic. Ms. Humphrey stated that for this particular equipment area, they did not consider enclosing it because it would not be visible from the ground or to the public.

Commissioner Johnson opined that this was a better design because it will be so elevated that no one will see it. Alternatively, if they put a shelter or enclosure, it would likely be more obtrusive. Commissioner Frontero reiterated that he was unfamiliar with how it would look, but agreed that it would be high up and not likely seen from the ground.

Chair Suesser asked if any units overlooked the roof deck. Planner Cawley understood that no one would see the roof deck from their unit. The roof deck level is shown on Exhibit D. Planner Cawley presented a view from the public right-of-way and it was noted that the roof deck was on the other side of the penthouse. Chair Suesser asked why Staff recommended shielding the equipment if it is not visible to the public or the residents. Planner Cawley stated that shielding is a standard Condition of Approval and they can remove it.

Director Milliken reiterated that shielding is often a standard Condition of Approval for mechanical equipment in the event there is some sort of glare or reflection from shiny metals, or if it could be seen from another vantage point. Chair Suesser commented that while they are being told it would not be seen from another vantage point, they do not know if that is the case.

In response to an inquiry from Commissioner Frontero regarding the proposed height of the equipment, Planner Cawley explained that the existing structure is 115 feet and it would not exceed 115 feet. He explained that the rooftop deck is located below the penthouse, and even with equipment on it, it would still be below the penthouse. He stated it is not a condition but it could be added. Commissioner Frontero stated that there would be no reason to add a condition if the equipment was not more than six feet high. Ms. Humphrey commented that the equipment is no higher than six feet and is probably less than six feet high.

Chair Suesser stated that it would be great to have these details as part of an application, along with visual support. Ms. Humphrey stated that these details are usually part of the construction drawings, which was why they were not included, but apologized for not including them.

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

Commissioner Johnson asked if the Code requires a visual analysis for Telecommunications applications. Planner Cawley referenced the Staff Report analysis of LMC Section 15-4-14, entitled Telecommunication Facilities, that "These requirements intend to ensure that Telecommunication Facilities are (I) compatible with the unique characteristics of each Zoning District, (II) adverse impacts on community quality and safety are mitigated, and (III) Telecommunication Facilities and related equipment are located where they are least visible from Public Streets, Public Areas, and designated view corridors."

He continued by stating that LMC Section 15-4-14(B)(5) requires the applicant make efforts to co-locate the equipment and mitigate any potential negative visual impacts.

Chair Suesser opined that with regard to visual impacts, the Code implies that visual analysis or some sort of depiction of the proposal should be included in the application. Commissioner

Johnson agreed and referenced the prior SLO conversation on vantage points. He felt they needed to address vantage points in the Code and the definition of "Visual Analysis." Chair Suesser agreed. She noted that did not preclude the Commission from continuing this item and requesting the applicant provide that information, because she felt it appropriate to have that information prior to approving the application.

Commissioner Johnson felt it was tough not having a vantage point for reference but thought it would be difficult to have a visual analysis. Chair Suesser noted that they have drones that could provide information.

Commissioner Frontero observed that according to the applicant, it appeared that the equipment would be no taller than six feet, would take up the middle part of the rooftop deck, would have no noise, and would not be visible from the street. As a result, this was acceptable to him. Chair Suesser suggested making this a Condition of Approval because they are representations by the applicant. He asked if the applicant's representation that there would be no noise was an opinion or a factual description of the equipment. He was surprised that there would be no noise but acknowledged it was outside of his understanding. Ms. Humphrey stated that based on her visits to many other cell sites, there is no noise.

Chair Suesser asked the applicant if the rooftop deck and the equipment would be visible from any of the units in the hotel. Ms. Humphrey did not expect the equipment to be visible from any of the units and stated that if that were the case, Marriott would not have been interested in moving forward. She reconfirmed that based on their analysis, no one in any of the units will be able to see the equipment.

Commissioner Frontero referenced shielding and inquired how they could condition this approval to make sure that shielding would be put into place. Planner Cawley explained that the stealth shielding related specifically to the antenna. Commissioner Frontero reiterated that without a visual, it was difficult to review this application. He added that they would have to rely on the applicant's representations as to how this would look.

Chair Suesser commented that the Staff Report stated under Additional Information and Study Requirements, "the Planning Department may require the applicant to submit the following information: a. Visual Assessment..." The Staff Report also stated that this was not applicable.

Commissioner Johnson stated that the applicant will be required to install shielding around the equipment on the rooftop deck pursuant to Condition of Approval 4 and asked for clarification that per the Code, the shielding would be required to be the same height as the mechanical equipment. Planner Cawley agreed. Commissioner Johnson was comfortable with this application and if this moved forward he suggested ensuring that the shielding was similar to the architectural design and painted to match. He did not think that they would require shielding, but he also did not want to give a height restriction on the shielding because then it might become visible. He referenced the sixth photograph in Exhibit E and observed that from the base of the membrane to the top of the ridge would block the cabinet. He felt that as the equipment sits on the 10' x 15' platform in the middle of the deck, it would already be shielded, except to the right side of the photograph. Commissioner Frontero suggested they add a condition that the equipment cannot be taller than six feet. He felt with this condition, he would feel comfortable that the equipment would not be seen from the ground.

Chair Suesser referenced the last photograph in Exhibit E and asked Planner Cawley to identify the location of the roof deck. He confirmed the location and stated that it was not on the sloping roof.

Commissioner Frontero reiterated that a condition that the equipment would be six feet or less would make him comfortable that this would not be seen from the ground. He felt everyone agreed it would not be seen from the ground and noted the applicant's statement that the Marriott would likely not have allowed it if the equipment would be seen by the occupants. He opined this was a Marriott issue and not within the purview of the Planning Commission. At this point, he was comfortable moving this application forward. Commissioner Kenworthy agreed. Planner Cawley noted that they would add to Condition of Approval 4 that the equipment shall not exceed six feet.

Commissioner Kenworthy was comfortable that the design was respectful of the mining era and designed for this rooftop to be a hidden rooftop so if they keep it to six feet and push them right up against the ridge portion of the building, it would be pretty well protected.

MOTION: Commissioner Johnson moved to APPROVE a Conditional Use Permit to Install Roof Mounted Stealth Telecommunication Facilities at the Marriott Mountainside, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Final Action Letter, as amended, as follows:

Findings of Fact

1. The site is located at 1305 Lowell Avenue, in the Recreation Commercial Zoning District, and is part of the Park City Mountain Resort Master Plan Development.
2. The Applicant proposes installing four sectors of roof-mounted antennas, each sector will house three wireless antennas inside the Marriott Mountainside penthouse.
3. An existing rooftop deck will allow for equipment storage including a 3-bay utility closet, a meter, a fiber distribution box, remote radio heads, and surge suppressors.
4. The Applicant proposes a 15-foot utility access easement commencing at Lowell Avenue and terminating at the ground level of the Marriott Mountainside Phase I.
5. Telecommunications Antennae are a Conditional Use in the Recreation Commercial Zoning District.
6. Telecommunication Facilities must be compatible with the unique characteristics of each Zoning District, mitigate adverse impacts on community quality and safety, and locate related equipment where they are least visible from Public Streets, public Areas, and designated view corridors.
7. The Marriott Mountainside reaches a height of 115 feet, as allowed by the Park City Mountain Resort Master Plan Development.

8. Roof-mounted antennae are an ancillary Use.
9. Conditional Use Permits require review pursuant to the criteria outlined in Land Management Code § 14-1-10(E).
 - a. Size and Location of Site – No required mitigation. The leased area is approximately 997 square feet and limited to the penthouse and rooftop deck.
 - b. Traffic – No required mitigation. The proposed equipment will have no direct impact on traffic.
 - c. Utility Capacity – No required mitigation. On January 3, 2023, the Development Review Committee reviewed this application and did not identify any undue burden to existing utilities.
 - d. Emergency Vehicle Access – Not applicable.
 - e. Parking – Not applicable.
 - f. Internal Vehicular and Pedestrian Circulation – Not applicable.
 - g. Fencing, Screening, and Landscaping – The rooftop equipment will be concealed within the penthouse and the associated equipment is not visible from neighboring Structures or the public right-of-way.
 - h. Building Mass, Bulk, and Orientation – Not applicable.
 - i. Open Space – Not applicable.
 - j. Signs and Lighting – Signs near the equipment are allowed to ensure health and safety without visual impact from the public right-of-way. Additional signs and the installation of outdoor lighting are prohibited.
 - k. Physical Design and Compatibility with Surrounding Structures – The proposal meets all height, setback, and design requirements for Telecommunications Facilities which results in minimized visual impacts.
 - l. Noise, Vibration, Odors, Steam, or Other Mechanical Factors – Not applicable.
 - m. Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash and Recycling Pickup Areas – Not applicable.
 - n. Expected Ownership and Management – Complies. All equipment is proposed to occupy limited common ownership areas. AT&T will own and manage the antennas and equipment.

- o. Within and Adjoining Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste, Park City Soils Ordinance, Steep Slopes – Complies. The site is in the Sensitive Lands Overlay Zone. The proposed Use does not trigger a review of Steep Slopes or the Park City Soils Ordinance.
 - p. Reviewed for Consistency with the Park City General Plan – Complies. Goal 10: Park City will provide world-class recreation and public infrastructure to host local, regional, national, and international events that further Park City’s role as a world-class, multi-seasonal destination resort while maintaining a balance with our sense of community. Implementation Strategy 10.9: Public infrastructure policy should provide visitors with the Park City experience, including cutting-edge technology, which exhibits Park City’s commitment to the visitor experience and the environment.
- 10. The Development Review Committee reviewed the proposal on January 3, 2023, and did not identify any issues.
 - 11. Staff published notice on the City’s website, the Utah Public Notice website, and posted notice to the property on February 22, 2023.
 - 12. Staff mailed a courtesy notice to property owners within 300 feet on February 22, 2023.
 - 13. *The Park Record* published notice on February 22, 2023.

Conclusions of Law

- 1. The application is reviewed for compliance with Land Management Code Chapter 15-2.16, Recreation commercial (RC) District, LMC § 15-4-14, Telecommunication Facilities, LMC § 15-1-10(E), Conditional Use Review Process, and LMC Chapter 15-2.21, Sensitive Land Overlay Zone (SLO) Regulations.
- 2. The Use is compatible with the surrounding Structures in Use, scale, mass, and circulation.
- 3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

- 1. The Conditional Use Permit will expire one year from the date of Planning Commission Final Action unless the Applicant has commenced on the project, or a Building Permit for the Use has been issued.

2. The antenna and associated equipment shall incorporate materials and colors present in the context of the surrounding area, will blend with the existing environment, and match the existing architecture to the extend possible.
3. Antenna panels shall be no more than five square feet in Area per face.
4. The equipment proposed to occupy the rooftop deck shall be shielded from neighboring Structures and the public right-of-way. Shielding shall be similar to the architectural design of the building, shall not exceed the height of the equipment, and be painted to match. Additionally, the equipment located on the rooftop deck shall not exceed six feet in height.
5. No signs or outdoor lighting is approved with this Conditional Use Permit.
6. At the time of the Building Permit, the Applicant shall submit a landscape plan to replace any vegetative coverage disturbed in the proposed 15-foot utility access easement.
7. The Applicant shall obtain a Building Permit prior to installing the antennas or equipment.

Commissioner Kenworthy seconded the motion.

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

- C. 316 Woodside Avenue - Conditional Use Permit and Steep Slope Conditional Use Permit - The Applicant Seeks to Construct a New Addition to an Existing Historic Home on a Steep Slope and Encroaching into the Required Front Setback. PL-21-05086 (SSCUP) & PL-22-05483 (CUP) - Item Continued from February 22, 2023.**

Senior Historic Preservation Planner, Caitlyn Tubbs reported that the applicant, Matthew Safchik was present, along with Project Architect, Steven Swanson, AIA. Planner Tubbs reported that this request previously came before the Planning Commission last year. It was coming back for a Steep Slope Conditional Use Permit ("SSCUP") and a CUP to allow an exception to the Front Yard Setback. Planner Tubbs explained that the property is located in the Historic Residential – 1 ("HR-1) Zoning District, and was considered a corner lot with frontage on two public rights-of-way. The rights-of-way are Woodside Avenue and the Third Street stairs. The subject building is a Significant Historic Structure, and there is a pending Historic District Design Review ("HDDR") application that would go before the Historic Preservation Board for material deconstruction to facilitate the construction of the proposed addition. Planner Tubbs presented the Lower Level Floor Plan and explained that the hatched area depicts the area of the Front Setback exception being requested. She reported that it is approximately 108 square feet in size.

Planner Tubbs next presented the Main Level and the Upper Level to the Commission and mentioned that a component of the proposed addition was a single-car garage that would allow the homeowner to have some off-street parking that is not currently readily available. As part of this application, the Planning Director made a Setbacks Determination since this is a corner lot

with two frontages. Planner Tubbs explained that the western lot line was considered a Front-Yard Setback along Woodside Avenue; additionally, the southern Lot line along the Third Street stairs was the secondary Front Yard Setback. Both of these Setbacks are 10 feet. Planner Tubbs explained that the northern property line was considered the side yard, and the Side Setback was five feet. The eastern property line was the rear yard, and the Rear Setback was 10 feet.

Planner Tubbs reported that the existing Historic Structure encroaches into the Setbacks, and aside from the encroachment into the Woodside Avenue Front Yard, the proposed addition would be Setback compliant. Planner Tubbs referenced LMC Section 15-2.2-4, which created a process for a homeowner to obtain a Setback exception to facilitate the construction of an addition to a Historic home. She presented the criteria for the exception to the Commission. Planner Tubbs explained that the exception would require the approval of a CUP and that the proposed addition be compatible in scale with the existing Historic Structure and surrounding Historic District. In addition, the proposed addition must comply with all other LMC provisions, Building and Fire Codes, and Design Guideline requirements.

Planner Tubbs reported that there are 16 criteria to be reviewed by the Planning Commission that allows for consideration of potential impacts of the development, and potential sources of mitigation for those impacts. During Staff review of the proposal, they did not find any unmitigated impacts.

With respect to required parking, Planner Tubbs commented that typically single-family dwellings must provide at least two off-street parking spaces. However, Historic structures are typically exempt from this requirement in order to maintain the historic development pattern and character of the architectural features, and not have them completely obscured by a garage. Planner Tubbs commented that the Front Setback exception previously discussed would require compliance with all other sections of the LMC; therefore, this request would require the applicant to provide two off-street parking spaces. She explained that there is already one off-street parking space provided within a garage, and pursuant to LMC Section 15-2.2-3(G), driveways leading to a garage or approved parking area were also considered appropriate areas for off-street parking.

Planner Tubbs presented an image of the garage and noted that the vehicle barely fits in the existing garage, so the applicant needs the Front Setback exception in order to provide the required parking area. With regards to the Steep Slopes, Planner Tubbs presented the generalized criteria. Staff found that the application complies in all categories with the approval of the Setback exception, the CUP, and the Conditions of Approval. Planner Tubbs reported that Staff recommended the Planning Commission review the SSCUP and the CUP applications, conduct a public hearing, and consider approving the SSCUP and CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

The applicant, Matthew Safchik, noted that the location of the garage encroachment into the Setback was caused by a historic Bay window, and the required distance from that façade. He also mentioned that the house currently had no off-street access, and the only way to access it was off the Third Street stairs, halfway up from Park Avenue and halfway down from Woodside Avenue.

Chair Suesser asked for visuals supporting the requirement that the garage must be built into the right-of-way. The garage view image was presented, and Applicant Safchik explained that

the existing home has a bump out in the form of a Bay window that the Historic Preservation Board ("HPB") ruled was contributory to the Historic status of the house. That determination triggered the need to move the new structure eight feet away from the home, per Code.

Chair Suesser remarked that for the applicant to comply with that requirement of the Code, the applicant was requesting exceptions to go into the right-of-way. Applicant Safchik reported that he was working with all the different bodies that have an interest in the home to solve the access and parking issues for the site. He felt this was a one-of-a-kind site left in the City, in that it is a Historic home with no street access. Off-street parking was a concern, particularly in Old Town.

Architect Swanson commented that he has worked on this property with two different owners over 20 years. He noted advised that the house was lifted and they raised the existing historic portion to build underneath it. Architect Swanson and the owner had been working on this application for close to 18 months and they previously reached a point where they felt close. The existing home is 130 years old and survived the great fire.

Architect Swanson stated that the over-arching point was that this house was not integrated into the fabric of the Park City street system. The issue of the historic Bay window, which had been modified over the years, resulted in some loss of the historic fabric. Architect Swanson stated that it is not under the Commission's purview to work with these historic elements; however, from a planning standpoint, the HPB determination, and HDDR requirements there was a link that had to grow to 8 feet. They had to find a new location for the garage, and they felt this was a better solution.

Architect Swanson referenced the applicant's previously submitted package that contained 3-D renderings. Architect Swanson reiterated that there were several factors that went into this change in which the applicant asked for additional distance and the encroachment.

Chair Suesser asked if the Bay window was the projection that the HPB determined should remain. Architect Swanson advised that the HPB determined that the Bay window not only must remain but also required it to be restored to its original state. Chair Suesser referenced an image of the home contained in the Staff Report that showed a bump out. Architect Swanson confirmed that was the historic Bay window.

Applicant Safchik advised that the bump out was historically a Bay window; in 2005, the prior owner illegally changed it from a Bay window to a French door. He stated that he would remove the French Doors and restore them back to a Bay window.

In response to an inquiry from Chair Suesser, Applicant Safchik stated that in addition to the garage, he planned on adding additional square footage in the same footprint going down. The structure would be a three-story structure, with the garage serving as the top story. Architect Swanson noted that one story was a completely underground basement.

Chair Suesser stated that moving a structure into the right-of-way on Woodside Avenue, which was a narrow street, and allowing a garage into that right-of-way seemed to her to be a big request. Applicant Safchik stated that the home has one of, if not the largest amount of Open Space on Woodside Avenue. Even with the proposed garage, it would continue to have an enormous amount of Open Space.

Chair Suesser focused on the very narrow roadway and Applicant Safchik responded that the intent was not to encroach on anything but the Setback. He explained that per the Code, he was dealing with two frontages without access. On a year like this, snow is a challenge and so is getting to the house. Applicant Safchik stated that the stairs were maintained by the City, and added that if he were not in good health, it would be physically impossible to get into and out of the home. Chair Suesser appreciated the fact that the applicant purchased a historic home that has that kind of access. When they talk about the exceptions that they could make to accommodate better access to the house, she felt that a better design would not encroach into the Setback. Applicant Safchik stated that per Code, they were trying to incorporate a parking space that is required to be 20 feet. The only way for them to get there is by encroaching into the Setback by just under five feet.

Architect Swanson directed the Commission's attention to the aerial view and stated it was essentially the same configuration with the garage on top. He noted the lot was very steep at the transition between Woodside Avenue and where the main level of the Historic house is located. Architect Swanson stated they would not be changing any of that transition and the Historic house would not be moved in any way.

Architect Swanson explained that the proposal was to link the addition to the Historic home, and emphasized that as one drives up Woodside Avenue the house is not visible. He stated that the hillside was created by the relocation of Woodside Avenue as part of street widening and the installation of utilities. Architect Swanson commented that over time, this home had sunk down lower relative to the street. It was currently very difficult to maintain any vegetation, and the owner's intent was to rehabilitate the site as a viable place and use a bridge to connect the structure and the garage to the street.

There was discussion about pedestrian access. Architect Swanson advised that this house had always had a Woodside Avenue address. The planned addition and the connection to the home were explained on the image before the Commission, and it was noted that there were no internal stairs in the home. Because it was impossible to add stairs, this design created the ability to allow the house to be accessible off of Woodside Avenue.

Architect Swanson explained that using the Third Street stairs as an access point was problematic at best. He added that this house had vehicular access at one point in time, and Third Street had a functioning right-of-way before the construction of the stairs. Architect Swanson stated that while the property was contributing to the fabric of the community, it was so unique that they had to craft a unique solution.

Chair Suesser requested further explanation of how the garage structure would connect to the existing Historic home. Applicant Safchik referenced an image that showed a window-enclosed hallway, and different views of the connection from the street. Architect Swanson added that the house encroaches, and did not feel that it was unreasonable for the applicant to request an additional five feet. He understood there were certain situations where something like this could be impactful to the neighborhood; however, in this case, they were trying to be very sensitive to the neighborhood. Architect Swanson added that the Code allowed for this argument supporting the application.

Commissioner Johnson understood that the area of encroachment would be for the second parking space, and would be the driveway itself. Applicant Safchik stated that the 20' requirement would not fit, so they designed it for 15' plus or minus an inch or two. He stated

that they needed the extra five feet for the garage. Architect Swanson added that there were conflicts between the Historic District Design Guidelines and the Code. Architect Swanson stated that in some cases, they get both parking spaces in the HR-1 zone because they are required for new construction; however, Historic properties do not have the parking requirement, and they would be adding one, although it would not be on the property because it would be in the City right-of-way.

Chair Suesser understood that Historic homes were exempt from the off-street parking requirement, but was confused about the representation in the Staff Report that this new addition would mandate two parking stalls. Architect Swanson stated that it did not. Applicant Safchik understood that driveways could count as a parking spot.

Planner Tubbs explained that Staff read LMC Section 15-2.2-4 as providing that the allowed additions or detached garages required approval of a CUP and compliance with all other LMC requirements, Building and Fire Codes, and Design Guidelines. Staff interpreted that section as requiring two parking spaces, which would be housed within the garage and the driveway.

Chair Suesser asked about the square footage of the addition. Planner Tubbs stated the footprint was 560 square feet, and deferred to the applicant for the total square footage of the addition. Applicant Safchik stated it would be approximately 1,500 square feet, which is the total square footage for the home including the new portions. Architect Swanson added that the additional 1,500 square feet would be on three levels, with the lowest level being completely underground and not visible.

In response to an inquiry regarding why the bump out on the north side was needed, Architect Swanson stated they wanted to include a man-door so there could be a walking entrance into the home without going through the garage door. He stated they were always walking the line between the Historic District, the look from the street, and the residential scale; the Design Guidelines encouraged doors scaled to human scale to provide residential scale. He noted the design for the garage had the smaller functional garage door they could use for a single car.

Chair Suesser asked about the encroachment agreement. Planner Tubbs responded that because it involved City right-of-way, the encroachment agreement would be managed by the Engineering Department. It was noted the stairs were on the south side of the house, and there was also a City right-of-way on the west side of the house.

Applicant Safchik commented that it was difficult to tell from the presented images how depressed his home was from the line of the neighbors. Chair Suesser noted there was a good picture in the Staff Report.

Commissioner Kenworthy stated that he has walked those stairs hundreds of times, and not once had he thought about the owner of that house and how they get their groceries in the house. He expressed doubt that he could live in that house given the current access, but the real issue was the presented solution versus the historic value of the house. He felt it was a very difficult solution, and there was historic value in having a house in the middle of those stairs.

Applicant Safchik was not proposing any changes to the entry to the home, and the front door would still be on the stairs, with the living space right inside the front door. He emphasized that

there were real hardships that were unique to the home. Commissioner Kenworthy understood these statements and added that the house was not noticeable from Woodside Avenue.

Chair Suesser agreed that a garage for this home would be very appropriate on the Woodside Avenue side, and liked that it would be able to accommodate two vehicles. She did not have an issue with the slight encroachment on the door; however, her biggest struggle was with the HPB determination on the Bay window. The Bay window was converted to a French door and would be changed back to a Bay window to preserve some historic significance. She would like to see the re-design eliminate the importance of preserving the Bay window bump out and have the garage designed so it would not have to encroach on the right-of-way on Woodside.

Applicant Safchik stated that, unfortunately, it was out of his control. Chair Suesser suggested the possibility of making a recommendation to the HPB that this would be the preferred solution. Applicant Safchik commented that he had invested an unbelievable amount of time and money to redo the project based on the HPB ruling. He explained that prior designs connected the garage to the bump out.

Director Milliken explained that the proposal that brought the garage out of the Setback used the Bay window as the transitional element. It maintained the shape and form of the Bay window; however, it used it as a transitional element so the addition would be attached to it. The HPB felt the Bay window was a contributing feature, and had been identified on the Sanborn Maps going back to almost when the home was built. She noted the Bay window was an addition, but was added at a very early stage in the home's history. She advised that the HPB found the Bay window to be a contributing feature that should be preserved. They also found that the house should not use the Bay window as a transitional element.

Director Milliken added that the HPB was happy with the location of the garage in that it still allowed a view of the Historic home from Woodside Avenue and the Third Street stairs. A solution to build this garage out of the Setback would be to move it further south, but the HPB felt that would obstruct more of the Historic home, which formed the basis for its request to have the addition towards the north side.

Commissioner Kenworthy agreed with the HPB's reasoning. Chair Suesser did not feel the appropriate solution was to encroach on the already narrow Woodside Avenue.

Commissioner Kenworthy agreed with the HPB in terms of holding on to the Significant designation and keeping the view and the property the way it is. He questioned whether there was a way to construct a carport.

Chair Suesser pointed out that the Bay window would not even be visible from Woodside Avenue after this new construction. Applicant Safchik stated it would be visible from the Third Street stairs at the front of the home.

Applicant Safchik added that Woodside Avenue was the front of the home per the language in the Code, but in actuality, it was the back of the home. The Third Street façade remains in its original form, and as far as they could tell from historical photographs, it is exactly as it was built in the 1880s.

Chair Suesser asked if there were renderings of what the remodeled Bay window would look like from Third Street with the new addition. The applicant did not have a photograph at the

meeting, but Applicant Safchik stated that the Bay window was in one of the images before the Commission. Chair Suesser stressed that she was not suggesting any change of historic significance or any other significant changes.

Applicant Safchik acknowledged that snow storage was a problem on Woodside Avenue, but the slope on his property fell off so steeply from the street that it was not great for snow storage. He did not feel they would lose much by the encroachment, as there is no parking on his side of Woodside Avenue. There would also still be a lot of Open Space left for snow storage on the southwest corner of the Lot, which would be much more than anyone else in the neighborhood.

Architect Swanson added that there was a 52' frontage, and they were talking about 12 feet, and underneath the 12 feet would be Open Space. There was likely enough space available for as much snow as could be pushed down there.

Chair Suesser noted that the Staff Report contained a good visual of the rear of the home and the adjacent home. She commented that the adjacent home did not encroach on Woodside Avenue, and wanted to have an understanding of where the addition would be in relation to that home.

Applicant Safchik clarified that the request did not propose anything beyond an exception to the Setback, as the addition would still be within his property line. The request did not seek to add anything to the City's property; rather, it only seeks an exception to the Setback. Applicant Safchik commented that there would still be five feet of the property line before the right-of-way.

Commissioner Van Dine asked how much space separated the applicant's property line and the road because she felt it was a long way from Woodside Avenue. Architect Swanson explained that the way the streets were cut and filled in this part of the City, they ended up with more property on the lower side. He opined that in addition to the 10' Setback, there were an additional 17 to 18 feet beyond that before reaching the curb edge and asphalt of the roadway. It was further noted that part of that was on the City right-of-way, and part of it was on the applicant's property.

Commissioner Van Dine wanted to establish how much space there actually was between the proposed addition, the Setback, and the roadway. Architect Swanson stated it was 22' from the garage front. Commissioner Frontero understood that initially the access and the garage were designed to attach to the house where the Historic Bay window is located. Planner Tubbs recalled that the HPB denied that application for material deconstruction to remove the Bay window. Commissioner Frontero continued by recalling that the applicant had to create a transition area to allow the Bay window to exist and be visible. Planner Tubbs confirmed this and added that with the size of the addition, the Historic District Design Guidelines required a transitional element. The transitional element in the current proposal was 8 feet.

Commissioner Frontero observed that the eight-foot transitional element caused the five-foot encroachment into the Setback. He recognized that the applicant was trying to accommodate the Historic District and moved the addition, which resulted in the encroachment. Planner Tubbs clarified that the addition would encroach five feet into the Setback, but the structure would be entirely on the applicant's property. A portion of the second parking space would be in the right-of-way.

Planner Tubbs confirmed there would be a distance of approximately 20 feet from the property line to the asphalt roadway, and a parked vehicle might take up a portion of that 20 feet.

Commissioner Kenworthy clarified that the garage would be five feet into the Setback. Commissioner Frontero noted that it was a three-story addition, so it would not be just the garage but what is below the garage that would also encroach.

With regard to Steep Slopes, Commissioner Frontero observed that the five feet was at the steepest part of the Steep Slope. Planner Tubbs explained that as the property moves towards Woodside Avenue, the slope increases. Assuming the adjacent property shown in the Staff photographs was to Code, Commissioner Frontero stated that the applicant's proposed addition would stick out towards Woodside Avenue five feet further than the adjacent home. Planner Tubbs and the applicant initially agreed, but provided a caveat that they did not know exactly. Architect Swanson noted that with the second design, they moved it five feet, not eight feet closer to the road because they already had the three feet with the Bay window.

Applicant Safchik advised that the eight-foot distance was the calculation of the façade width per the LMC. He added that the structure underneath was the 20 feet they need for the parking spot, per Code. In response to a question from Commissioner Frontero, the applicant did not consider not using the garage. The applicant stated it was an expensive project just to get parking there in general, and to build all of that out and not have an indoor parking space felt like a lot of effort without the benefit. Architect Swanson added that it became a safety issue.

Architect Swanson explained that the building begins at the toe of the slope, and they would do some grading to adjust it, but would only cut into a few feet of the toe of the slope before it goes up. Commissioner Frontero assumed that, if approved, a Landscape Plan would accompany this project. Applicant Safchik advised that the current landscaping was quite rough, and they would install a Utah-appropriate natural landscape. Architect Swanson added that the site had lost its topsoil and was a combination of the natural soil plus the overburden pushed down the slope to build the road.

Commissioner Frontero felt that one solution would be to scale down the size of the proposed addition, but acknowledged they would then run into the garage issue. If this application were denied, the applicant could still construct the addition, but without the garage. Applicant Safchik noted that he could technically take up more of the land.

Chair Suesser asked if a car parked on the proposed driveway would encroach into the right-of-way. Planner Tubbs advised that a portion of the secondary stall would be in the right-of-way. Applicant Safchik added that seemed to be the standard practice in Old Town. In response to an inquiry, Planner Tubbs confirmed that the driveway for the neighboring home shown in the image was also in the right-of-way. Commissioner Frontero observed that this proposal would not necessarily be unique to the street.

Planner Tubbs commented that in this area of Old Town, it is fairly common to see a bridge driveway connecting the street to the private property, and offered that approximately 10 to 15 feet of the neighboring driveway was in the right-of-way. The applicant commented that assuming the right-of-way was a straight-line setback from Woodside Avenue, he would ask for the same amount as the neighboring property. He added that there are two new homes on the other side of the neighboring home that both have a bridge driveway.

Architect Swanson commented that there had to be structure beneath the bridge because you need something for it to land on. He stated that 16 feet of every downhill lot driveway was in the public right-of-way. The applicant proposed five feet less on the property side of the driveway, whereas everything else is the same as had been done. The part that is larger would not be visible from Woodside Avenue, because it is below the street level by about six to eight feet and would provide enough space to make a usable bedroom for the house.

Architect Swanson explained that the third floor was completely buried below grade and provided a connection to the lowest level of the existing Historic house. He stressed there was no internal stair in the house, and stairs were not added when the prior owners raised the house in 2002. That area includes mechanical space, a laundry area, and some stairs.

Chair Suesser asked for a diagram showing how this connects. Architect Swanson explained the drawings and the layout of the underground space. The applicant confirmed that the existing home was two stories, and added that the third story would be the garage. Architect Swanson stated that as part of the design they were trying to reduce the mass and be sensitive to the northerly neighbor by pulling everything down and as far back as possible. He stressed that the applicant did not ask for any height exception for the downhill garage.

Applicant Safchik stated that they have tried to be as cooperative as possible and comply with the Code as much as they could, but it was a unique set of circumstances. There was discussion regarding the drawings and the connection from the garage to the Historic Structure and the bottom floor of the new addition. Applicant Safchik stated that the top level was freestanding and there was no hallway to the home. There would be access down the interior stairs on the north side of the garage to the main level of the home where one could walk through the house.

The garage stairs also continue down to the lower level and that same hallway underneath would connect to the lower level. Only the narrow stairs would be in the new structure. Commissioner Kenworthy understood that it would connect to both the second floor and third floor, and asked the applicant if he intended to connect the basement areas. The applicant confirmed the plan to connect it into one livable space. The applicant advised that the basement area is roughly 1,000 square feet.

Applicant Safchik advised that there were currently two levels that were each 1,000 square feet, with no way to access them without going outside. This proposal would fix that in this new structure. The basement of the new addition would be connected to the basement of the existing home. Applicant Safchik explained that the term "basement" was somewhat misleading because it's up the slope. They call it a two-story home, and they would connect the stories to the new parking through the vertical stack. He stated there was no extra underground floor.

Commissioner Kenworthy noted that the applicant would connect a new basement to the existing basement, and Chair Suesser added that the connection would be with the narrow passageway. In response to an inquiry, Architect Swanson advised that the floor height of the current basement was eight to nine feet. Applicant Safchik noted that the basement was below the stairs and some stairs lead up to the Third Street stairs. He noted that there is a home between his home and Park Avenue.

After a brief recess, Chair Suesser called the meeting back to order and advised of a request that the Commission consider continuing the last item on the Agenda, Item 6.B., Land Management Code Amendments.

After discussion, Chair Suesser confirmed there was a consensus to CONTINUE the Land Management Code Amendments identified in Agenda Item 6. B.

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

Chair Suesser noted that a Suburban is 18.7 feet long, and asked how long the driveway was proposed to be, not including the garage. Architect Swanson advised that it would be approximately 21 feet from the back edge of the curb to the garage door.

Commissioner Frontero observed that the driveway appeared to be approximately the same length as the garage, to which Architect Swanson agreed, and explained the garage was 21 feet. Commissioner Frontero asked the applicant about the current parking situation at the home. Applicant Safchik advised that he currently has one vehicle that he parks on Park Avenue, and access to the home is by way of the stairs. Commissioner Frontero observed that this proposal would effectively take a parked car off the road.

Applicant Safchik stated that he currently has a Resident Parking Permit from the City for the Park Avenue space, and noted that parking on Woodside Avenue in this area was particularly challenging due to the narrowness of the street and the location of some homes close to the road.

Commissioner Johnson asked if the applicant was only required to provide one parking stall. Director Milliken advised that due to the encroachment into the Setbacks, Staff interpreted the Code as requiring the applicant to be Code-compliant, which included parking. Normally, the applicant would be exempt because of the Historic Structure; however, because of the encroachment, two parking stalls would be required.

Commissioner Kenworthy noted that no parking was allowed on the east side of the street, except for in the right-of-way off the street; whereas, there was street parking allowed on the west side along Woodside Avenue. There was discussion about the size of the right-of-way, and Architect Swanson advised that when Woodside Avenue was reconfigured 20+ years ago, small bulb-outs were assigned to create spaces on the west side of Woodside Avenue. There was nothing on the east side of Woodside Avenue.

In response to an inquiry, Architect Swanson reported that Woodside Avenue was supposed to consist of two 12-foot traffic lanes, plus another five to six feet for the assigned bulb-out parking; however, in reality, it was less. He estimated it was less than 20 feet in total width, and the road in front of the applicant's home was not parked because it was needed as a traffic lane.

Commissioner Johnson understood why the addition was being positioned as proposed. He noted that underneath the driveway, the applicant would not be doing much to the Steep Slope, and expressed appreciation for that. He questioned how the construction would work, and the impact on the surrounding neighborhood. He also noted the concern with the tandem spot in the driveway, because whether or not it is common in Old Town does not mean it is right.

Commissioner Johnson commented that they were trying to improve walkability in Old Town, specifically, using the right-of-way, and a lot of cars park on the sidewalk along Park Avenue. He queried what might be done moving forward.

Applicant Safchik reported that he walks more than he drives. The location of the proposed driveway would be an unusable Steep Slope where there is no sidewalk or place to walk. Applicant Safchik stressed support for walkability in Old Town. Commissioner Johnson understood and noted that the area was so unique, he did not want to lose any sort of future technology that might make a sidewalk work in that location.

In terms of the construction process, Applicant Safchik hoped to use J. Ford who has done a lot of work in Old Town, including the same slope two houses over. Applicant Safchik noted that most of the crew parked along Park Avenue, and felt the contractor took care to not block the road or otherwise create a problem.

Chair Suesser focused on the top floor of the garage and noted that if they allowed the encroachment to the north she wanted to understand what was to the right of the garage door. Applicant Safchik stated that in the current plan, there was a wall, and there would be no balcony. Architect Swanson added there would be a roof down below that the applicant was originally asked to include. The bump out off the garage was added to create a modicum of space and storage in the garage.

Commissioner Frontero asked how the applicant arrived at the height of the garage. Architect Swanson explained that the limit in HR-1 is 27 feet from either the finished or existing grade, whichever is taller. The design barely touches the transition from the gable to the hip as it goes down from right to left, and the highest point of the garage was 27 feet from existing grade. Architect Swanson stressed that the applicant did not request any height exceptions, and the design complied with the height requirements.

Architect Swanson also explained that the circulation transitioned from the upper portion, and offered that it was typical of this type of Victorian mining-era home on a hillside. Referencing the sketch before the Commission, it was noted that the middle area depicted the transitional element that is barely 4 feet wide. Architect Swanson stated that the transition was barely wide enough for a hallway and two walls.

In terms of the height of 27 feet from the existing grade, Chair Suesser asked if they would dig out the triangle in the right corner of the new addition. Architect Swanson affirmed that area would be excavated, and clarified that the 27 feet was measured from the grade adjacent to the house. He explained the grades on the drawing and stated that the area they located the garage was critical because it would always be the highest point.

Applicant Safchik explained that the 27 feet would follow the contour of the thick black line shown in the drawing. Architect Swanson confirmed that the grade would not be changed along that line.

Commissioner Hall agreed with Chair Suesser's prior statement that there was good cause to provide this home street access and a garage. She also felt there was good cause in giving this home internal stair access. She relied on the expertise of the HPB with regard to the evaluation of the historic issues. Commissioner Hall stressed that while the proposal was complicated and imperfect, there was good cause. She applauded the applicant for buying a house with no

internal stairs, no driveway, and no street access and taking on this monumental task while rehabilitating a Historic Structure.

Commissioner Hall opined that this application complied with the LMC, and the Conditions of Approval took into consideration some of the LMC provisions. She was ready to move forward to talk about Conditions of Approval or making a motion.

Commissioner Kenworthy also applauded the application and noted it was a very difficult decision as to how they could maintain the historic value while allowing a property owner the rights to function differently from 100 years ago. He felt the applicant did a good job, and stated he liked the door at the street level, which was important for the frontage.

Commissioner Kenworthy also found there would be plenty of snow storage as long as everything was kept to the north end. He also applauded the HPB and felt they held their ground and did the right thing. This is a trophy, and it tells a great deal of the story of Park City. He liked the view corridors that were left with the placement of the house and noted the applicant had preserved them. Commissioner Kenworthy supported the project.

Commissioner Van Dine echoed the comments of Commissioner Hall and Commissioner Kenworthy and stated that giving up 5' into the Setback was acceptable as they were giving the owner a parking space. She noted the Commission spends a lot of time trying to create off-street parking, and this was a good compromise. She applauded the applicant's efforts in coming up with a conscious design and supported the application.

Chair Suesser appreciated the application but would prefer not to give an exception given the tightness of the Old Town streets. She would have preferred a different design. Chair Suesser respected the HPB's expertise on the matter, although she was not quite sure that was the best trade-off in this situation. She supported the application.

MOTION: Commissioner Van Dine moved to APPROVE the Steep Slope Conditional Use Permit and Conditional Use Permit for 316 Woodside Avenue, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval contained in the Draft Final Action Letter as follows:

Findings of Fact

1. The Site is located at 316 Woodside Avenue.
2. The Site is located within the Historic Residential – 1 (HR-1) Zoning District.
3. The Applicant proposes to construct an addition to a Significant Structure over a Steep Slope and within the required Front Setback.
4. Staff reviewed 316 Woodside Avenue's SSCUP application for compliance with the 16 Conditional Use criteria for Steep Slopes in LMC §15-2.2-6(B).
5. Staff reviewed 316 Woodside Avenue's CUP application for an exception to encroach into the required Front Setback.

6. The application was reviewed per LMC § 15-13-2 Design Guidelines for Historic Residential Sites and LMC Chapter 15-2.2, Historic Residential – 1 (HR-1) District.
7. Staff mailed a courtesy notice to property owners within 300 feet on February 8, 2023.
8. The Analysis Section of the Staff Report is incorporated herein.

Conclusions of Law

1. The CUP, as conditioned, is consistent with the Park City Land Management Code, specifically sections 15-2.2-4 and 15-2.2-6.
2. The Use is consistent with the Park City General Plan, as amended.
3. The effects of any differences in use or scale have been mitigated through careful planning.

Conditions of Approval

1. Final building plans and construction details shall reflect substantial compliance with the plans approved on February 22, 2023, by the Planning Commission. Any changes, modifications, or deviations from the approved design that have not been approved in advance by the Planning and Building Departments may result in a stop work order.
2. The Applicant shall receive approval of a Historic District Design Review Permit prior to Building Permit Issuance.
3. If the Applicant does not obtain a complete building permit within one year of the date of this approval, these Steep Slope Conditional Use Permit and Conditional Use Permit approvals will expire unless the Applicant submits a written extension request to the Planning Department prior to the expiration date and the Planning Department approves an extension.
4. The Applicant is responsible for notifying the Planning Department prior to making any changes to the approved plans.
5. Any changes, modifications, or deviations from the approved scope of work shall be submitted in writing for review and approval/denial in accordance with the applicable standards by the Planning Director or designee prior to construction.
6. Residential fire sprinklers are required for all new or renovation construction on this lot, per the requirements of the Chief Building Official.
7. The property is located outside the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore not regulated by the City Planning Department for mine-related impacts. If the property owner does

encounter mine waste or mine waste-impacted soils they must handle the material in accordance with State and Federal law.

8. Any areas disturbed during construction surrounding the proposed work shall be brought back to its original state.
9. Metal materials shall not be reflective.
10. All exterior lighting, on porches, decks, garage doors, entryways, etc. shall be down-directed and fully shielded to prevent glare onto adjacent property and public rights-of-way and shall comply with the City's outdoor lighting code in LMC Section 15-5-5(J). Final lighting details will be reviewed by the Planning Staff prior to installation.
11. Historic exterior features (all-inclusive but namely, the pop-out roof, sidelight windows, and siding) shall be preserved.
12. Distinctive materials, components, finishes, and examples of craftsmanship should be retained and preserved.
13. Deteriorated or damaged historic features and elements should be repaired rather than replaced.
14. The site shall be recognized as a physical record of its time, place, and use.
15. Chemical or physical treatments should be undertaken using recognized preservation methods.
16. Construction should be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment could be restored.
17. Landscaping shall be water-efficient with drought-tolerant plants and water-wise landscaping is encouraged.
18. The Applicant will be required to acquire and record an encroachment agreement, subject to the City Engineer's approval for the proposed driveway and the use of the driveway as a second tandem off-street parking space.
19. The driveway shall remain 12' in width maximum, and the front door access shall not read as part of the driveway and shall be treated either with different materials or colors to differentiate the walkway from the driveway.
20. Prior to submitting a building permit, the Application shall submit a plan demonstrating how they will provide the temporary shoring needed during construction, subject to City Engineer approval.

21. The Applicant shall submit a geotechnical report and design of the temporary shoring and final slope stability prior to submitting a building permit, subject to City Engineer approval.
22. The Applicant shall provide soil stabilization details documenting how the disturbed area will be restored and stabilized, to be approved by the City Engineer prior to submission of a Building Permit.
23. The Applicant shall provide a landscape bond to ensure the stabilization and vegetation rehabilitation is complete prior to submission of a Building Permit.
24. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
25. All retaining walls shall be approximately four feet (4') in height and be consistent in size with those seen in Park City historically.
26. If nail shoring is required for the Steep Slope stabilization, the Applicant will be required to submit a geotechnical report to the Engineering Department as part of the Building Permit application.
27. The Engineering Department requires the submittal of a storm drainage analysis. The storm drainage study must include the calculations showing the required storm drainage volume storage to match the pre and post-development conditions for a 100-year 24-hour event.
28. Outdoor lighting must be reviewed and approved by the Planning Department prior to installation and must comply with the City's Dark Sky requirements. Outdoor lighting must be fully shielded, down-directed, and 3,000 degrees Kelvin or less.
29. The property owner shall not create a lockout unit or accessory apartment. If the Applicant would like to establish either of those uses they will need to obtain additional permits.
30. The Final Grade shall be no more than four feet (4') in height difference from Existing Grade.

Commissioner Frontero seconded the motion.

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

There was discussion regarding how helpful it would be to have better visuals and architectural renderings in the Packets. Commissioner Johnson highlighted his push for a Visual Analysis update.

6. WORK SESSION

A. Net Zero Stretch Code Resolution and Incentives Program.

Environmental Sustainability Project Manager, Celia Peterson stated that she would present the Code, along with the proposed incentives for Commission review and feedback. Manager Peterson stated that they were in the midst of climate change, and she presented a graphic showing the cost of climate change disasters over time. The curve is trending up and climate change is costing more, and Net-zero homes were intended to address these issues.

Net-zero can also provide some insulation against price volatility, and Manager Peterson reported that natural gas prices were becoming quite erratic. Therefore, as they discuss electrifying and increasing the energy efficiency of the buildings, it also becomes an affordability issue. She noted that the price of electricity was relatively stable. As a result, Net-zero homes would be more affordable as they move into the future with mentioned fossil fuel scarcity.

Manager Peterson commented that electricity fit better with the Net-zero carbon goals, which she would explain later in her presentation. Manager Peterson also provided an update on global CO₂ emissions and noted that it was trending up. There was a slight dip in 2020 due to the global pandemic; however, the emissions were back up and on the rise. As the pathway gets further out into the future, they would need to see major reductions in the number of carbon equivalents that are emitted into the atmosphere, which is the focus of the Environmental Sustainability team.

The community-wide goal is to achieve Net-zero carbon and run on 100% renewable electricity by the year 2030. Manager Peterson reported that they would meet the municipal operations goals by the end of the year as soon as the electron solar project was activated. She stated that they would have achieved that goal by 2020, but for a trade war on solar panels.

Manager Peterson advised that as soon as those operations are turned on, the municipal operations would be Net-zero carbon. She noted, however, there was still a lot of work to do as they head toward 2030. A wedge diagram was presented demonstrating how they would de-carbonize different industries and sectors moving forward. Manager Peterson highlighted the green category and explained that she was surprised that Building Energy Codes had such a big wedge; however, it highlighted the importance of having stringent, effective energy Code in the de-carbonized future.

The most recent community-wide carbon footprint was presented. Manager Peterson pointed out that buildings were a heavy component of the community-wide emissions. Buildings account for approximately 30% in most communities; whereas, in Park City, they were pushing 60%. She obtained recent updates from the community-wide carbon footprint update for 2021 and they were still trending upwards. Therefore, they need to figure out how they can de-carbonize the buildings within the City.

Manager Peterson presented an image prepared by the New Buildings Institute (“NBI”), which is one of the thought leaders in the country for Net-zero super-efficient buildings. She noted the impact of different energy policies and explained that the policies highlighted in red were already in place in Park City. Park City provides permit fee waivers for solar installations and the municipal portfolio was headed toward Net-zero. Additionally, there are permit incentives and utility incentives. Manager Peterson explained that because Utah is a non-home rule State,

they are not allowed to set Energy Code that is more stringent than what is set at the State level. They have therefore had to get creative in terms of the Code.

Manager Peterson also updated the Commission on the current Energy Code in Utah. She presented a graphic showing where they were currently and highlighted the Residential Energy Code. At this point, they still had the combination of the 2012 and 2105 International Energy Conservation Codes ("IECC"). She reported that at the last Legislative Session, the Legislature approved updates so that commercial buildings would now adhere to 2021 IECC. The Legislature did not address residential buildings, so they still have relatively inefficient Energy Code governing residential buildings.

Manager Peterson pointed out where they would like to be in the future and explained that they want to bridge that gap with the Net-zero Energy Stretch Code. Manager Peterson explained that they worked on this throughout 2020 and 2021, in collaboration with Utah Clean Energy and a host of community stakeholders. They had focus groups and working groups with over 80 stakeholders from the building community, local businesses, developers, and others. Manager Peterson advised that they have programs targeting existing buildings, new construction, financing, and how to engage businesses and the community. She explained the initial focus for completion was new construction, since the most efficient building is one that is designed to be efficient; whereas, retrofitting buildings is more cumbersome and costly. They would like to see new buildings coming in as efficiently as possible.

Manager Peterson noted they were not allowed to mandate this; therefore they must incentivize a voluntary program. As equity had been one of their critical priorities, they wanted to infuse as much of that as possible into the process. She noted that during the outreach for the decarbonizing buildings project, they conducted special outreach with Mountainlands Community Housing Trust and Holy Cross Ministries to target some of the community's lower-income community members. They heard that utility costs were high and cumbersome for the community, and a surprising number of people responded that had they known what the utility bills would be, they would have chosen a different place. She commented that the building stock in Park City was quite inefficient.

Manager Peterson presented some renderings of Net-zero buildings. She noted they do not appear unfamiliar; rather, it would just involve putting the pieces together. She pointed out that they have all the technology available to construct Net-zero buildings, and felt it was something the City should incentivize in line with the community goal.

Manager Peterson explained there is a host of certifications and standards and they designed the policy to give as much choice to the design-build team as possible while still meeting their goals. A graphic was presented that showed what standards would meet the Net-zero definition; she also presented foundational information. Manager Peterson advised that the third-party certifications take a lot of burden off of Staff to make sure they are Net-zero certified.

In terms of the Net-zero Stretch Code, Manager Peterson advised that the outreach revealed that more definition was better. They need to set forth the expectations for the incentive program and wanted to use something that would be as familiar to builders as possible. They, therefore, used the most up-to-date version of the IECC, plus their Zero-Energy provisions. This would provide the recipe for how to build a Net-zero building.

Manager Peterson stated that in addition, there was the overlay of the NBI, which would define the energy target for the building. A graphic was presented regarding energy use intensity ("EUI"), and Manager Peterson explained that they want to drive down EUI and set stringent targets so the design-build team knows what the target is and what to design for. She stated that 6. B was the climate zone and a circle highlighted the EUI targets for building projects that decide to use the voluntary Stretch Code and receive incentives through it.

With regard to third-party certifications, Manager Peterson stated they wanted to have as many eligible pathways as possible that would help them to reach the goal. It was noted that every project was different, and they wanted to ensure there was enough choice for builders. Third-party certifications were the way to go because they are the experts on how to reach Net-zero and can offer a lot of advice to the design-build team.

Manager Peterson invited the Commissioners to provide their feedback.

Commissioner Kenworthy commented that the issue was how aggressive they could be, and how much could they incentivize people to do this. He understood that they could not use Codes, so he wondered how they could balance out the costs with the developer who is trying to pencil out a project. Manager Peterson offered there were many different ways they could incentivize builders, and one was a fee waiver. Additionally, there are some Code instruments such as density and height allowances and added that process innovations could also act as an incentive to provide builders with extra help to meet the goal. Manager Peterson added that there were energy modelers and energy commissioners they could retain to help different projects move forward to meet that goal.

Commissioner Kenworthy liked the idea of a density bonus and asked whether they could do something with the property tax to incentivize Net-zero projects. City Attorney Harrington stated they could look at that issue. He was aware of programs that give back a portion of the City rate, although they had not yet looked at that.

Commissioner Kenworthy felt that property taxes could be a significant rebate for developers of rental properties.

Chair Suesser observed that the City had really committed to these goals and was about to meet its target for this year. She asked if it included private/public partnership buildings. Manager Peterson responded in the affirmative and stated that private/public partnerships could take advantage of this. They would like to see all buildings that are built using City funds adhere to this Code as well, and it was something they could negotiate.

Chair Suesser asked if there was a EUI target for the Homestake project. Manager Peterson stated it was 24, which would be in line with the chart presented earlier to the Commission. Chair Suesser noted this was not emphasized during the application process, but was glad to hear this.

Manager Peterson stated that they had been working closely with the Affordable Housing team, and they realized that it needed to be upfront and center in the RFP that Net-zero would be expected, and what the program looked like.

Manager Peterson commented that projects often begin with high aspirations in terms of sustainability goals and then things get value-engineered out at the last second. One of the

incentives was more education and concierge service where builders could ask about available incentives. Manager Peterson stated that with the Inflation Reduction Act, a lot was coming in. She stated they would request that City Council designate a fund to offer financial incentives for projects as well.

Chair Suesser noted that concept came up as they discussed the landscaping revisions to the Code, and how expensive it could be to hire someone to help with a Landscape Plan to comply with the Code requirements or be more water-wise. She liked the concept of having someone available to provide information.

Chair Suesser also liked the incentives and felt they might want to try and be more creative with some of them. Manager Peterson referenced the Staff Report that divided the incentives into three different buckets. Financial incentives would mimic the landscape incentives in terms of dollar amounts. She noted that with permit fee waivers, the Building Department requested that a special fund be set aside to not hit their budget. The proposed fee waiver was up to \$10,000 per residential project and up to \$40,000 for a multi-family project that would be capped. Additional financial incentives would include grants for third-party certification, which would be beneficial to the City because this could essentially be outsourced.

Commissioner Van Dine asked about the permit fees for an average residential project. Manager Peterson opined that it varied widely, and could not state what a typical amount would be. A member of the Steering Committee provided information on this and noted that it was not as much the City fees but the water fees that were prominent. This tied into the idea to have a fund for other fees as well. Commissioner Van Dine requested information on permit fees, stating it would be helpful to know if the \$10,000 waiver would make a difference for a residential builder of a normal house.

Manager Peterson acknowledged that adopting tiers could be a consideration because, for a zero-energy-ready home, that is something that helps them meet the goal. Although the home would not be Net-zero yet, it would be Net-zero in 2030. She did not feel that type of project should be given as big of an incentive as one that meets the most stringent standards. Commissioner Van Dine would like to see tiers for multi-family, commercial, and residential buildings so they become a true incentive.

Manager Peterson next addressed the process-oriented incentives. She stated that establishing what they want would help a lot in terms of process because design teams could conceivably present standards that Staff is not familiar with; on the other hand, if the City comes to the conversation saying what they want, then it would be up to the developer to meet that request. Manager Peterson explained that all electric Net-zero buildings were actually cheaper to build, and noted there was quite a bit of misinformation, so having training and collaboration with Utah Clean Energy and utilities would be impactful.

Manager Peterson referenced the Net-zero help desk/concierge, which was described as more consumer-facing. The energy squad would be an energy modeler or commissioning agent that the City would keep on retainer to help supplement those projects. She felt this would benefit the City as well because developers often hire an energy modeler who does not know what they are doing. If the City offered one who they know would be objective, then it would help the City in the end. Commissioner Kenworthy commented that would be a great idea to have someone who knows the City's processes.

With regard to the streamlined approval process incentive, Manager Peterson reported that the Utah State Legislature passed an update several years ago that all commercial projects needed to be reviewed in two to three weeks. A streamlined approval process was met with resistance from the Planning and Building teams, because if something gets streamlined, then 50 other permits get downgraded. Commissioner Kenworthy felt there would be problems with this incentive, especially when the Net-zero is engineered out in the end. Manager Peterson felt the awards incentive was very suitable for Park City and would be a great way to get the message out there and elevate those projects that made the extra effort to build a Net-zero home. Chair Suesser agreed this would be a popular incentive.

Manager Peterson next turned to the policy incentives and stated that when it comes to density, height, and parking allowances it starts to get a bit sticky because these are things they could not claw back as easily. She noted in other jurisdictions, these were typical incentives for Net-zero buildings. Manager Peterson suggested starting with the first two categories of incentives and then adding some Code modifications later. She noted that a denser building was more sustainable at the end of the day, and more density was typically something they would promote. In terms of parking allowances, the Sustainability team would like to see fewer cars in town, so they would be happy to give less parking for Net-zero projects. Open Space allowances were another issue that could be discussed.

Chair Suesser also suggested awarding developers for building Net-zero projects, wherein they could market themselves as being committed to those types of building practices. Manager Peterson analyzed the pros and cons of each of the incentives. She noted that the financial incentives were easy if they could get budget allocations. The one drawback was that the Sustainability Department does not have a fund. Manager Peterson supported the process incentives because it would develop competency across the board, as well as partnerships and community trust. It would, however, require more Staff and take longer to implement. As far as policy instruments, she presented what is typically used in other jurisdictions. There would essentially be no cost to the City; however, they would want to study these before moving forward.

Manager Peterson commented that there is a higher risk of abusing the system with policy incentives and it would take longer to implement. The "Stretch" refers to stretching beyond the established Energy Codes. They are called Reach Codes in California.

Commissioner Frontero understood that many of these proposals were designed mostly for new construction, but commented that most residential buildings were already built in Park City. He questioned what an existing home could replace, and mentioned that a homeowner could replace a gas stove with an electric stove, or add solar to rooftops.

Manager Peterson stated they would like to have community solar projects where owners would sign on and then the City could purchase solar panels in bulk. She mentioned that dual-fuel air source heat pumps were all the rage and are incredibly efficient. Manager Peterson added that there was a lot of research on the indoor air quality impacts of gas-burning stoves, and they wanted to be as electric as possible, especially in affordable housing. She stated that existing buildings were targeted in the de-carbonizing building project and offered to present further information when they come back before the Commission. However, the biggest bang for the buck in terms of energy efficiency would be to swap out to a dual fuel heat pump system, as well as things such as improving insulation and window replacement.

Manager Peterson stated that most of the building stock was built before 2006 when the Energy Code was much less stringent. There were therefore a lot of leaky buildings in Park City, which is likely why they have a high contribution to the overall community footprint. Manager Peterson mentioned thermal cameras at the library that can show leakage from windows and doors.

Commissioner Johnson commented that this is exciting, and felt they should get the financial and process incentives tied down first before addressing the policy incentives. Manager Peterson advised that in talking with local architects, just a 2-foot bonus could be significant for some projects.

Chair Suesser asked when the next bulk buy program would be coming along. Manager Peterson felt they needed to figure out what would be involved in dual fuel heat pumps and finding installers for them. She stated the Biden administration was building factories because there were not enough of these pumps. It could be a program they could set up in the next year or so if they could find the funding for it. Chair Suesser preferred the pump program before rooftop solar. Manager Peterson added that it would drastically reduce the amount of energy that would need to be heated and cooled. She added that they work well in cold climates, and are all over Scandinavia.

Commissioner Kenworthy asked Manager Peterson if she had looked at the relatively new solar tax equity credits, where a developer would invest in a fund and would get a tax credit. Manager Peterson stated this sounded like Rocky Mountain Power's Blue Sky Program where a developer pays extra to fund rooftop solar. Commissioner Kenworthy added that the City has to have some sort of involvement and designation for it to set it up. Manager Peterson stated Rocky Mountain Power sets up the solar program. Commissioner Kenworthy added that in theory, the fund would end up making some money as well as giving people with wealth some tax incentive. He stated it was different than the Rocky Mountain program. Manager Peterson was unfamiliar with this type of program.

B. Land Management Code Amendments – The Planning Commission Will Conduct a Work Session to Review the Vibrancy Ordinances Outlined in Land Management Code Chapters 15-2.5 Historic Recreation Commercial and 15-2.6 Historic Commercial Business and Section 15-15-1 Definitions to Determine Whether Additional Amendments are Recommended. PL-23-05564.

The above item was continued.

7. ADJOURN

MOTION: Commissioner Hall moved to adjourn.

The meeting adjourned at approximately 9:47 p.m.

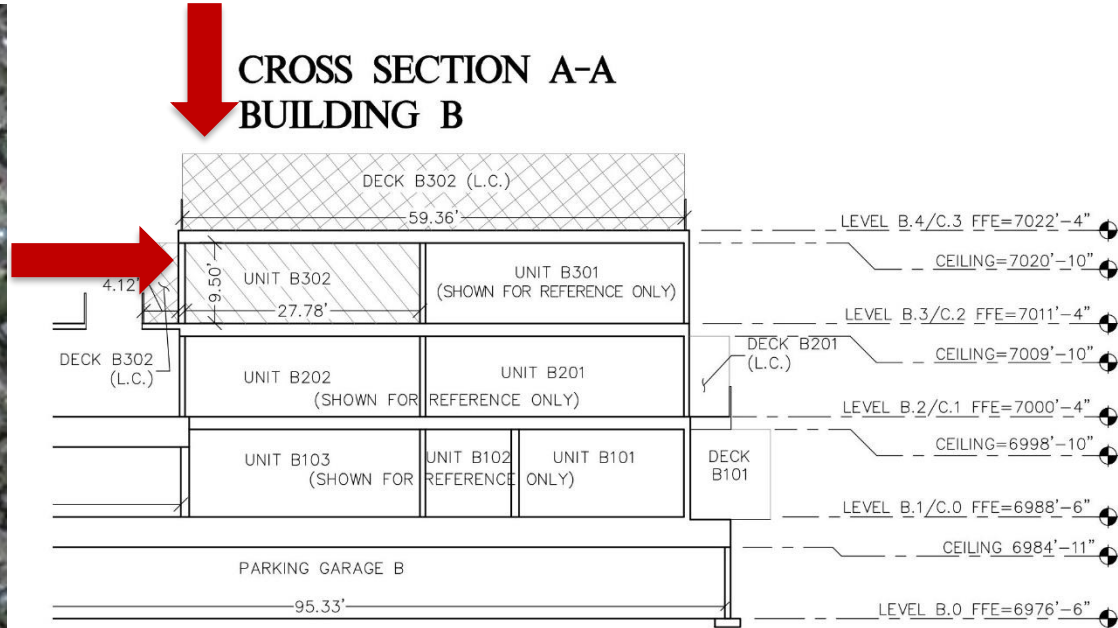
An aerial photograph of a mountain town, likely Park City, Utah, covered in a thick layer of snow. The town's buildings, mostly with dark roofs, are densely packed in the lower half of the frame. In the background, steep, snow-covered mountain slopes rise, with some rocky outcrops visible. The overall lighting is soft and diffused, typical of a winter day.

1271 LOWELL AVENUE

PLAT AMENDMENT

PL-22-05425
March 8, 2023
Planning Commission

1271 LOWELL



BACKGROUND

1271 LOWELL AVE

- October 19, 2022 Applicant submitted Plat Amendment

ANALYSIS

1271 LOWELL AVE

- The proposed Plat Amendment complies with Recreation Commercial (RC) Zoning District requirements
- The proposal, as conditioned, complies with LMC § 15-3-6, Parking Ratio Requirements
 - Condition of Approval 4: “Two parking stalls shall remain assigned to the combined Unit B401.”

ANALYSIS

1271 LOWELL AVE

LMC § 15-7.1-6(G) requires the following for combining adjoining condominium units within a condominium plat:

The combination does not:

- Impair the structural integrity or mechanical systems of the building or either unit
- Reduce the support of any portion of the common areas and facilities or another unit
- Violate Utah Code or the IBC

On February 28, 2023, the Building Department reviewed and confirmed the unit combination complies with the above requirements.

GOOD CAUSE

1271 LOWELL AVE

- Reduces number of residential units part of King's Crown MPD/CUP without increasing square footage or density
 - COA 5: “no additional density unit is available by virtue of this combination”
- The affordable housing obligation are not modified by this unit combination.

DEPARTMENT REVIEW

1271 LOWELL AVENUE

The Development Review Committee reviewed the application on February 7, 2023 and did not identify any issues

PUBLIC NOTICE

1271 LOWELL AVENUE

Staff did not receive any public input at the time this report was published

RECOMMENDATION

1271 LOWELL AVE

(I) Review the proposed King's Crown Second Amended Combining Units B302 and B401 Plat Amendment, (II) hold a public hearing, and (III) consider forwarding a positive recommendation for City Council's consideration on April 27, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance

Planning Commission Agenda Item Report

Meeting Date: April 12, 2023

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Minutes

Agenda Section: MINUTES APPROVAL

Subject:

Consideration to Approve Planning Commission Meeting Minutes from March 22, 2023

Suggested Action:**Attachments:**

[03.22.2023 Minutes](#)



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
MARCH 22, 2023**

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

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Levi Jensen, City Planner; Spencer Cawley, City Planner; Affordable Housing Manager, Jason Glidden; Caitlyn Tubbs, Senior Historic Preservation Planner; Lillian Zollinger, City Planner; Virgil Lund, City Planner; Hannah Pack, Transportation Planner; Heinrich Dieters, Trails and Open Space Manager; Mark Harrington, City Attorney

1. ROLL CALL

Chair Laura Suesser called the meeting to order at approximately 5:30 p.m. and confirmed that all Commissioners were present. Commissioner Henry Sigg attended remotely. Chair Suesser reported that Commissioner Sarah Hall was also to appear remotely but had not yet joined the meeting. The meeting could proceed, as there was a quorum present.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from February 22, 2023.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from February 22, 2023. Commissioner Christin Van Dine seconded the motion.

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

Commissioner Hall joined the meeting.

Chair Suesser reported that she would recuse herself from the Homestake item on tonight's meeting agenda and proposed a motion to appoint Commissioner Van Dine as Chair Pro Tem for the Homestake matter.

MOTION: Commissioner Hall moved to appoint Commissioner Van Dine as Chair Pro Tem for the Homestake item on this meeting's Regular Agenda. Commissioner John Frontero seconded the motion.

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

3. PUBLIC COMMUNICATIONS

A short video created by Staff regarding providing public input at public meetings was shown. The video highlighted four tips for effective public comments:

- Sign in, or raise hand on Zoom and state your name;
- Stay on topic;
- Make comments brief and within the recommended time of 3 minutes or less; and
- Be respectful.

For more information, visit www.parkcity.org and click on the Public Meetings tab.

Chair Suesser opened Public Communications.

Bob Theobald reported that the previous day was the one-month anniversary since he last appeared before the Commission. Today was the one-year anniversary since the Commission entertained the amendment for pickleball courts and ended up changing the Recreation Facility provisions in the Land Management Code ("LMC"). He noted that the recusal and disclosure policy that all government officials have followed for many years. The preliminary information from the City Attorney was that they no longer have to disclose or recuse unless the official is suspected of bribery. Citizen Theobald advised of his request for a written determination from the Mayor and the City Attorney on this.

In addition, Citizen Theobald indicated that he and some neighbors complained about a Building Permit that was issued without a Conditional Use Permit ("CUP"). They believed that when the Building Permit was issued, it required a Conditional Use and they made a formal complaint. There has been no written response to that complaint that was made on December 9, 2022, and no meaningful discussion of it. They received a Government Records and Management Act ("GRAMA") request response that on December 16, 2022, the City Manager directed the Chief Building Official to report to the Mayor on various issues, even if the update was they were still looking at it. There has been no written report.

Citizen Theobald did not know what would happen with the complaint but they were very tired of waiting for a determination. Whatever the determination would be, it may come before the Planning Commission, which is why a document was presented to the Commission with the different Code provisions. There was an issue about this one year ago regarding a sauna complaint and who had jurisdiction on that complaint. He commented that the Planning Commission might have jurisdiction and stressed that the permit application was still incomplete. As a result, he felt that the Planning Commission had the authority to intervene because it was missing two elements and not valid. It was missing a square footage requirement as required by the Plat. It also does not have a MS-4 permit to do any construction. Citizen Theobald added that the application also violated the Army Corps of Engineers regulations. He asked that the Commission review the materials provided that showed the Commission's authority to intervene now to prevent it from falling into the lap of the Commission after a final determination.

Lindsay Bloomfield, a Holiday Village resident, had several inquiries including a question regarding the date the tenants would begin to move into the new apartments. Chair Suesser

clarified that this inquiry pertains to the Work Session to be held during this meeting. She explained that if the speaker's questions were not answered during the Work Session, they would take public input.

Citizen Bloomfield asked who would be moving the tenant's furniture and the contents of their apartments. Chair Suesser responded that those details had not yet been worked out but she would make sure that the City addresses those questions. Citizen Bloomfield had heard that the maintenance person would be moving the furniture and contents and felt that it would take a while for him to move all of the contents. She noted that the tenants are not paying to move their contents because the City initiated the idea of reconstruction. She noted that she gets along with the neighbor in the unit above hers and hoped they could choose their neighbors when they move.

Chair Suesser stated that the plans for the project have not been finalized and the Work Session on this item will be the first time the matter will be reviewed by the Commission. Citizen Bloomfield asked which of the floors will have decks. Chair Suesser made a note of the questions and would have the applicant mention those items during the Work Session presentation.

There were no further public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken, had no Staff Communications.

Chair Suesser reiterated that she recused herself from the Homestake matter at this meeting, and Commissioner Van Dine was appointed to serve as Chair Pro Tem during that item tonight.

5. CONTINUATIONS

A. 327 McHenry Avenue - Conditional Use Permit - The Applicant Proposes to Construct a Private Recreation Facility (Pool) in the Rear Yard. PL-22-05389

City Planner, Spencer Cawley, reported that the CUP application for the Private Recreation Facility at 327 McHenry was continued to April 12, 2023 to give Staff additional time to address site-specific information that the Planning Commission asked for at the previous meeting. Planner Cawley also reported that the site visit was moved to April 12, 2023 at 4:45 p.m.

City Attorney, Mark Harrington, explained that because this item was noticed for a public hearing, Chair Suesser should open up the item for public comment. The public should be advised that the full hearing will be held on April 12. The applicant was not present at tonight's meeting nor was Staff prepared to answer questions.

Chair Suesser opened the public hearing with the understanding that the full hearing on this matter would take place on April 12, 2023.

Mary Wintzer gave her address as 320 McHenry and requested that as the Planning Commission reviews the packet prior to the next meeting on this item, that they consider the fact that the neighborhood is not opposed to a swimming pool; rather, the issue was more related to the fact that this project is located in Historic Old Town. Citizen Wintzer reported that the

neighborhood is very unique and for decades it has been the only neighborhood in Old Town with no Nightly Rentals. The neighborhood has always been comprised of primary residents, so they have a very strong fabric. She encouraged the Commissioners to walk up and see the neighborhood and its accessibility.

There were no further public comments. Chair Suesser closed the public hearing.

MOTION: Commissioner Van Dine moved to CONTINUE 327 McHenry Avenue – Conditional Use Permit Private Recreational Facility – to April 12, 2023. Commissioner John Frontero seconded the motion.

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

6. WORK SESSION

- A. **2200 Monitor Drive (Holiday Village Apartments) and 2776 Kearns Boulevard (Parkside Apartments) – HOPA Affordable Master Planned Development and Conditional Use Permit – The Applicant Will Provide Introductory Information to the Planning Commission Regarding the Proposed Redevelopment of the Holiday Village and Parkside Apartments to Construct 319 Affordable Units in the Residential Development Zoning District and Frontage Protection Zone Overlay. PL-22-05473 (AMPD) and PL-23-05511 (CUP).**

Assistant Planning Director, Rebecca Ward, reported that the applicant is Mountainlands Community Housing Trust (“MCHT”), and its representative is Elliott Workgroup. This would be the City’s second Affordable Master Planned Development (“AMPD”) known as the HOPA MPD. She provided a brief introduction to the project and stated that this Work Session will provide the Planning Commission with an opportunity to look at the Traffic Impact Study, the request to reduce parking for the project, and provide input to the applicant on what information the Planning Commission would like to see for a full project review. Assistant Director Ward anticipated that a site visit and the first public hearing on this project would take place on April 27, 2023.

This project involves the Holiday Village Apartments and Parkside Apartments along the Kearns Boulevard and Monitor Drive Intersection. The applicant proposed to subdivide four parcels totaling 7.4 acres in order to create seven lots. The applicant would thereafter redevelop multi-unit dwellings on each lot. Assistant Director Ward explained that the Holiday Village Apartments along Monitor Drive currently have 80 affordable units and the applicant has proposed 217 affordable units. The Parkside Apartments along Kearns Boulevard currently house 42 affordable units. The applicant proposed to increase that to 102 affordable units. The applicant’s proposal included construction in phases to allow for resident relocation.

Due to the proposed increase to 319 affordable units, Staff recommended the applicant submit a Traffic Impact Study. Assistant Director Ward reported that the applicant has been meeting with the Engineering Department to discuss the scope of that Study and the recommendations were to include the intersections listed in the Staff Report. In addition, the Study will include the changes to access on Monitor Drive and Kearns Boulevard. Assistant Director Ward indicated that the applicant also proposed 289 parking spaces, which would be a reduction of 43 spaces,

or 13%. Under the AMPD Code, the Planning Commission can review parking reductions based on the some of the following considerations:

- Whether there is parking along the right-of-way;
- Whether there is an agreement authorizing parking on a nearby site;
- The presence of transit stops within ¼ mile of the site;
- Whether extra parking would be provided for motorcycles or scooters;
- The provision of bicycle parking that exceeds the Code requirement; or
- Available car share for residents located on the site.

Assistant Director Ward stated that they were requesting feedback from the Commission on the applicant's Traffic Impact Study, the Parking Study and Management Plan, and any further requests for information that the Planning Commission would like from the applicant.

Mountainlands Community Housing Trust Executive Director, Dave Levine, thanked all who that welcomed he and his wife to the community. He also thanked the Planning Commission for the opportunity to present this project. Applicant Levine stated that within 152 affordable homes created or preserved within Park City, Mountainlands kept hundreds of Parkites in their homes and countless others housed close to their jobs in Park City. As a locally based, 501(c)(3) Housing Non-Profit, MCHT aimed to further the public benefit of additional affordable housing. They would introduce the redevelopment of Mountainlands existing affordable housing property at Holiday Village and Parkside Apartments for what they affectionately called HOPA. The aim was to redevelop the property with 100% affordable housing, no loss of its green space, and with long-term sustainability.

Applicant Levine offered that for this 40-year old apartment community in the heart of Park City, HOPA offered a housing solution for the 122 current residents to move into energy efficient, newly constructed affordable homes on site, along with creating nearly 200 additional affordable homes for other members of the workforce and community. They were proposing this redevelopment to make needed investments and upgrades in the property.

Applicant Levine added that HOPA would also meet a vision for new affordable housing with strong community benefits, including its location close to major commuter lines, walkable access to the nearby schools, community resources and amenities, and a design that would minimize energy usage and environmental impacts. HOPA would also fulfill the need to protect its current residents, nearly all of whom would be priced out of housing in any other location in the City. He stated that half of the current residents identify as senior and/or disabled, making them even more vulnerable to the market forces in the housing market. For these current residents, HOPA would secure a future of quality affordable housing.

Applicant Levine added that they had been in touch with residents about HOPA, one of who was in attendance at this meeting. They will continue to involve the residents and the neighbors in this process. He noted that HOPA will address a distinct and acute need for affordable housing, and help the City reach its goal of 800 affordable units. HOPA is a promise that values all Parkites, no matter their incomes, age, race, ethnicity or health. He commented that HOPA will change lives for the better, and make the community even stronger.

Applicant Levine stated the project architect would speak on how HOPA would make a difference for so many in the community. In response to Chair Suesser's inquiry, Applicant Levine stated that this project is being managed exclusively by Mountainlands.

Craig Elliott, AIA, Managing Partner of Elliott Workgroup, introduced himself and reported that they have been working with Mountainlands since the inception of the company in 2002. He stated that a core part of Elliott Workgroup's business is to provide for and design affordable housing. Architect Elliott reported that they looked at the site, and wanted to present some concepts of this project. He referenced the drawings and details included in the Commission's Packet. The site is located in between the High School and some commercial space, and is unique in its location for affordable housing.

Within walking and biking distance from the site, there are many things that residents have access to and it is extremely friendly and available. Because of that, Architect Elliott offered that this is a unique spot where they have the opportunity to take advantage of what can happen at a site like this. Architect Elliott presented an image of the two sites, which are located within the Residential Development ("RD") Zone. The High School adjacent to this site is technically considered Open Space. Across the street, the zoning is RD Medium Density, and adjacent to that to the south is Commercial. Single-Family zoning is located across the street from this site. He emphasized that this site was truly a transitional zone.

Architect Elliott noted that the site has some interesting constraints. Holiday Village has 40 one-bedroom units and 40 two-bedroom units. Parkside has 32 two-bedroom units and 10 three-bedroom units. On the graphic, he explained that the existing zoning was shown in blue for the Setbacks, and along Kearns Boulevard there was a 100-foot Setback for the Frontage Protection Zone in the Entry Corridor. Their goal is to keep the people in their homes, so they looked at where they could make something happen and what could they do to start the process of building and moving people. Architect Elliott reported that they identified two locations that could work, and those were the parking lots along Kearns Boulevard and off of Monitor Drive between the north and south side of the Holiday Village project.

In response to Chair Suesser's question about underground parking at either development, Architect Elliott advised that both sites were surface parked. He explained that as they first started looking at this, they considered whether they wanted to build along Kearns Boulevard. Knowing that it is in the Frontage Protection Zone, they felt that would be too big of a request as a place to move from. Therefore, they started looking at what would happen if they built in the parking lot on the Holiday Village side.

Architect Elliott reported that Mountainlands had discussions with the neighboring commercial users, and they reached an agreement to put together a Parking Management Plan that would allow parking on the upper level of the parking structure to the immediate south of the property. He acknowledged that those were things that would have to be worked through, but the idea was that would free up the opportunity to provide parking and allow them to put the buildings together. He presented a graphic that depicted the original concept, wherein they would have built one building in the parking lot, and then move people from Holiday Village in phases. That would then open up the next phase that would involve building the other two buildings and move people from Parkside, which would thereafter open the Parkside site for development.

Architect Elliott advised that with the initial sequential concept, they ended up with 209 units, and while that was not quite enough for what they needed to do, he stated that they were

challenged to go back and take another look to see how they could improve the quality of the place for the residents. They also wanted to look at increasing the density to make this a financially successful project. For the current concept, they realized they still needed to start in the parking lot, but came up with a new building configuration with all underground parking. He presented the current site proposal, and noted that all of the buildings would have underground parking, with some surface parking.

Architect Elliott explained they would start with Building A that has 45 units. They would be able to move everyone from the north side of Holiday Village into that building which would open up the northern part of the property for development. Once those are developed and completed, they would be able to move the rest of the apartments into those buildings. From that point on, everything would be new space over what existed. They would also have the opportunity to develop the Parkside Apartments side. The idea was that they would be able to increase the density and provide some unit types that do not currently exist. Architect Elliott stated they would concentrate on two-bedroom apartments, increase the three-bedroom count and add one-bedrooms and studio apartments that do not exist on the site today. He felt there was a big need for studios because it's the first stepping-stone for these residents.

A number of the current units might be under utilized as far as bedroom counts, so this gave them the opportunity to develop a new concept. Architect Elliott stated that this would really open up the project by creating a place for people to be and also reduce the hard surface dedicated to cars. Additionally, they would maintain one entrance and exit on each side of the property and include two fire lanes to the north and south. Architect Elliott added that the buildings on the Holiday Village side of the project would be three-story structures. With this solution, it would change what they could do in the Fire Code so they could have a better project with more density, underground parking and three stories as opposed to what they would have with four story buildings.

Architect Elliott added that the percentage of open space would be fairly significant. He also stressed that this project was close to free public transit. The graphic presented showed the five bus stops that would provide easy access for movement throughout town. He added that this would also provide opportunities to discuss future bus parking within the site, since it might provide a better terminal along Kearns Boulevard or Monitor Drive. With this design, one could easily walk across the site with easy access to existing pedestrian and bike traffic.

Architect Elliott presented a series of still images of the project location. He pointed out the entrance to the site and noted that it would be consistent with the current access point. He advised that as they dig deeper into the project, there would be some opportunities for traffic calming elements, but they would need to wait for the report before addressing any of those on the road system. He pointed out the entrance to the underground parking, and explained that each of the buildings would be connected via a tunnel. All of the access to the parking would be through one entrance, which would be overlayed onto the current entrance off of Monitor Drive.

Architect Elliott described images of the south courtyard and the north courtyard on the Holiday Village side of the project. They tried to develop some large open, passive spaces that could be used by the community and that would create more of a campus feel. The office space for the entire complex would be located near the main entrance.

Along the Kearns Boulevard side, they pushed everything behind the Frontage Protection Zone and stepped it back so that the corners would be the closest to the road. Architect Elliott

explained that the architecture of the buildings was designed to bring some warmth and connection, and each building would have an accent or a color that would identify that building. They not only created variation through unit types and sizes, but they also tried to give each building an identity. Architect Elliott presented a view of a playground area on the north side that they associated close to the core of the project. He noted that there was discussion with the consultants who stated they had never seen a project within such good walking distance to the elementary school, the Junior High and the High School. This proximity to schools was a valuable asset because there would be families moving into this development.

Architect Elliott presented a short video of the site and stated that as part of the design they tried to maintain all healthy trees for the project. He emphasized the different courtyards and how they have their own space and relationship with outdoor space. Architect Elliott invited the Commissioners to ask any questions regarding the concept presented.

Commissioner Van Dine reported that she has driven by this complex multiple times per day for 20 years, and she was excited when she learned of this project because these buildings need rehabilitation. She applauded the plans for the open space and noted that currently there are always children playing in the area with lots of bicycles. She felt this would provide a better, safer place for these families. She also felt this was the ideal location for this type of project due to its proximity to schools, and the possibility of increased transit in this area.

Commissioner Van Dine requested a baseline for the current number of vehicles per unit. This would provide a point of reference for the number of vehicles they might expect with this project. She also wondered if there were transit numbers for people who commute from the current site. A benefit of this project was that it is already in town and many of the residents work in town; therefore, this project would not create traffic that is coming into town. The goal would be to move these people around in a good manner. She liked the idea of underground parking.

Commissioner Van Dine would like to see the Area Median Income ("AMI") breakdown, as well as the current AMI for the apartments. She also felt that the staging of the development to keep people in their homes was ideal and truly respected how much the residents depend on this housing. In response to Commissioner Van Dine's inquiry, Architect Elliott offered that the proposed open space would be higher than what it is currently, but it would definitely be higher in usability. Commissioner Van Dine agreed that it seemed as though the proposed open space would be much more useable than the current alleys between the small buildings.

Commissioner Van Dine appreciated the three-story buildings closer to the adjacent residential areas and keeping the four-story buildings along Kearns Boulevard. She also appreciated the concept that respected the Frontage Protection Zone. She would also like to know the average square footage for the current units versus what they proposed. Commissioner Van Dine commented that a Traffic Impact Study was needed.

Applicant Levine stated they would respond to these requests, and added that they liked the fact that they would keep the 122 residents on site. He understood that they were talking of AMIs generally of no more than 50%.

Chair Suesser asked if they would try and keep current residents in comparably sized units in the future. Applicant Levine agreed, and added that their goal was something comparable if not better.

Commissioner Frontero stated that overall, the project was exciting and would be a much needed addition to the community. He recognized there was a lot of thought put into this project, as compared with some other plans they have seen. He referenced the comment during the presentation of “financially successful development” and wondered how they defined that phrase. Architect Elliott responded that he meant that the developer could build the project and put people in it. The goal was to try and create a project that would keep Mountainlands in business and would keep people in their homes by providing the housing they need at the levels requested.

Commissioner Frontero addressed the sequential phasing and felt it would be the key to the project, particularly for the current residents. He understood that there were currently 122 units, and the current residents would be afforded the opportunity to move into this new project. He observed that would leave approximately 200 additional units, and asked how they would offer those.

Applicant Levine stated that would depend a lot on the financing and the restrictions that go along with the financing. They would follow Fair Housing rules in how they would offer the units to the public. He could not yet speak on who would ultimately end up in the units, but stated it would be done in a way that would comply with the financing to ensure they are providing this to everyone who can qualify.

Commissioner Frontero asked if the vision was to have first-time homeowners in the studios, and later move into the one- and two-bedroom units. He also asked if there would be a mix of senior residents and younger residents. Applicant Levine clarified that all of the units would be rentals. Given the mix of the units from studios up to three-bedrooms, they envisioned a mix of singles to families. He emphasized that the studios were an interesting feature of the project because it was important to have them available because they have identified a lot of demand for studios. To have studio units on site means they could address the population that is looking for that type of unit.

Commissioner Frontero expressed enthusiasm for the open space based on the renderings presented. He understood that was a nice amenity for the families and children to have that within a contained development.

Chair Suesser understood the need to provide studios for workforce housing, seasonal workers and singles; however, she felt that was not really consistent with the emphasis on the project’s proximity to schools. She wondered if they were targeting workforce housing and seasonal workers, or whether they were targeting long-term residents. Applicant Levine responded that the vision and purpose was to attract long-term rentals. With regards to the studios, he stated there was a niche of the workforce that needs affordable housing and, particularly, studios on a long-term basis.

Chair Suesser mentioned the statistic that half of the current residents were seniors or disabled, and thought that was interesting. She expressed that would be something to consider when they discuss the parking reduction, because potentially these people would not be able to ride bikes or walk to local grocery stores. In response to Chair Suesser’s inquiry, Applicant Levine advised that all the current units in both developments were rentals. There was discussion about the entrances to the project and it was reported that for Holiday Village side there was one entrance, and for the Kearns Boulevard side there was one entrance. Architect Elliott explained that currently, the entrance feeds the furthest building and then goes underground

and connects those two buildings. He confirmed that the garages were not currently connected in the design they presented and would not be connected.

Chair Suesser referenced some stalls next to the buildings, and asked the applicant if they envisioned some surface parking, or whether that would be temporary parking. Architect Elliott stated they counted those spots in the overall count, and as they get to the next step they would refine those numbers. He expressed there was a need for some temporary parking at the entrances, without adding a lot of cars on the surface in that area.

Chair Suesser agreed with Commissioner Van Dine's questions and comments about the project, and added that she was aware that Elliott Workgroup designed Woodside Phase 1. She offered that was a beautiful development and a great addition to the town, and wondered if they could go back to those residents for feedback on the project and address those comments in the next project.

Architect Elliott advised that one of the residents is an employee of Elliott Workgroup, and works as an intern architect. This resident's husband works for the resort. He relayed that the comments centered more on things such as more dimmable lights and other minor comments compared to the overall project. He stated they could look into that and provide that information at a future meeting.

Chair Suesser noted that as she looked at Woodside, Phase 2 she saw very small porches and wondered if people preferred more personal outdoor space close to their unit as opposed to all of the common space. Architect Elliott advised that in the early stages of that project they designed all individual lots, and then the request was to go to more communal space. Architect Elliott stated that the upper level garage in the current commercial space would be interim parking for the first phase when they build the first building. Their studies have checked the parking counts on that level and the lower level, and the use showed that it would be available. Chair Suesser observed that this demonstrated the shared parking idea and liked to see that. She stated that she would be interested about balconies, patios, roof space and any equipment on the roofs as they progress with the plans. She asked the applicant and Staff to address some of the questions raised earlier in the meeting and provide a ballpark as to when this would start, who would take care of the moving, and whether there would be a potential choice as to neighbors. She noted that the applicant answered the question regarding number of floors, and understood that more details on the decks would be forthcoming.

Architect Elliott stated they would address these questions, and stated that well over 50% of the units would have decks. In terms of the rental rate in the new development, Applicant Levine stated that the rate would be affordable, meaning that the residents would not pay more than 30% of their income towards rent. He stated it was hard to forecast what the incomes would be going forward; however, generally the development would be 100% affordable throughout, so the rents would be set at a level to ensure that residents could easily handle it. He could not state exactly what the rents would be as it would depend on the income levels when they are set.

Commissioner Kenworthy stated it was easy to fall in love with this project. He mentioned the long-term rentals, the location, the sensitivity to the tenants, and everything else mentioned by the other Commissioners. He mentioned the 50% AMI and the potential transit opportunity that would be huge for the community. The community needs both housing and transit, and for this project to provide both was significant. He mentioned that with transit comes lower parking

opportunities, and he would love to explore that here. He referenced Commissioner Van Dine's comments regarding occupancy and the applicant's mention of financing, and asked the applicant if they would be looking for City money and subsidies down the road.

Applicant Levine responded that the City would be part of the financing, and he explained that generally they would be looking for Low Income Housing Tax Credit ("LIHTC") financing, so the City would be part of that. Additionally, they were looking at other fund raising and private financial sources to help fund the gap.

Commissioner Kenworthy felt that the applicant was thinking outside the box and providing a good number of affordable units to the community. He stressed that the applicant had checked a lot more boxes than other projects that had come before the Commission, and was very excited about this project. He hoped the City would support this project. Commissioner Kenworthy liked the stacking. He asked how long the applicant estimated the phasing would take place. Architect Elliott stated that the timeline for construction would depend on the phasing and financing, but the first phase would take approximately 8 to 12 months to build. They believed the subsequent phases could be completed two buildings at a time and would likewise take approximately one year. This would then accommodate all tenants on site. Architect Elliott stated this was one of the tricky constraints in the project.

Commissioner Kenworthy echoed the requests of the other Commissioners in asking the applicant about the demographics for the tenants. He expressed a lot of support for the studios and understood the need for studios in the community and in that location. He asked if any soils testing had been done at the site. Architect Elliott stated that a soils test had been ordered, and they have the original soils test from a long time ago. He stated they do not know a lot about the soils history, but understood that historically this location was more agricultural than anything else. Commissioner Kenworthy looked forward to this project moving forward.

Commissioner Johnson looked forward to the Traffic Impact Study. He mentioned the access entrance off of Kearns and Monitor and asked them to creatively look at widening those to make it safer. He mentioned parking, and stated that he has lived in affordable housing developments and there are parking issues because everyone has a car. He understood that having a senior population there might not be a need, and suggested potentially adding a ride-share location for a senior transit bus. He asked if the applicant had discussed this project with abutting property owners, and specifically mentioned the school and the church. He noted that specifically with regards to the church, the concept proposed that a fair amount of Significant Vegetation would be removed.

Applicant Levine responded that they have had conversations with both the schools and the church. These conversations involved his predecessor, so he could not speak about the details, but he felt that both were very supportive of this project. Commissioner Johnson felt it important to expand on that, especially with the proposed removal of trees for the road on the north end of the project. In terms of Building Height, Commissioner Johnson observed that everything other than Building G would be less than 45 feet. Architect Elliott stated for Building G, just a small portion of the elevator exceeded 45 feet, which was allowed. Commissioner Johnson appreciated this and wondered whether the elevator shaft on Building E could be moved to the east side of the building to soften the view along Monitor Drive.

Architect Elliott noted that Building E would have stairs for roof access, and he would look at lowering those. He would have to look at whether they could reconfigure the elevator shaft.

Commissioner Johnson referenced the Woodside project as well as other developments designed by Elliott Workgroup, and echoed the request for Elliott Workgroup to talk with residents of these other developments as to some of the pitfalls. He specifically referenced Snow Creek Cottages. Commissioner Johnson wanted to know what Mountainlands was thinking about the aging housing they have in town, the pitfalls, and what plan they had in place for property management and upkeep. He mentioned another affordable housing development by another developer where there are major issues with the building. He emphasized that developers build affordable housing that ages and then capital improvements are placed on the tenants.

Applicant Levine acknowledged that the plan for 10 to 20 years down the line was often missing in these affordable housing projects. He stated that this would be part of this plan, and noted that much of the motivation behind HOPA was making that investment to upgrade and improve what is there. He felt it had to be a big part of the plan, and something that affordable housing developers and providers should be mindful about, and be willing to make those investments to keep the properties up to grade and current. Commissioner Johnson reiterated that they were seeing many of these structures age, and as the burden is placed on the residents, they no longer were affordable.

Commissioner Hall commented that the prior comments captured her questions.

Commissioner Sigg concurred with the other Commissioners' comments, and echoed specifically that it was refreshing to see the redevelopment of this project where he does not feel held hostage to anything. He felt it was a great gentrification of the area. Commissioner Sigg felt the applicant worked hard on the heights. He would like to see a transportation analysis of how pedestrian traffic might flow towards the Fresh Market and the Park City Market knowing there were future plans. He felt those would be great traffic mitigators. He referenced the comments on stacking and accessing the project, and felt there might need to be some cooperation with the Board of Education. He noted the bollards between the east connection into the school lot. He felt that the stacking and the amount of additional traffic on Kearns Boulevard would fall within the Construction Mitigation Plan. He was interested by the comment about senior living at the project, and to the extent that there would be facility support for the diverse community there he was a fan of an eligibility criteria that fostered long-term occupants. Commissioner Sigg felt this was a great use in this location and made sense. He applauded the applicant for gentrifying the area and coming up with a plan that would not displace the residents. Commissioner Sigg referenced bus stops and bus turnouts.

Commissioner Frontero asked if there was consideration for common space use such as a childcare facility and/or a senior center. Architect Elliott stated that each building would have common area, and they had not yet programmed each one specifically. All of the L-shaped buildings would have significant amounts of common area in the corner on at least two floors. How the common space would be programmed would depend on how they have to operate, but they have had discussions about different users that might be part of this resident mix. Architect Elliott advised that each building would have approximately 1,500 square feet of common space per floor, whereas some would have 2,000 square feet. Applicant Levine added that he is a believer in providing support and services in all affordable housing. Particularly here, where half of the residents are either senior or disabled, it would be critical as a part of the project. He stated they would activate those community spaces and provide programming, services and supports, and whatever else would be needed to help the residents move to greater self-sufficiency. He felt that needed to be a part of any affordable housing.

Commissioner Sigg asked if there was a surcharge for box seats for the Miner's sporting events, and due to the proximity to the sporting field, he wanted the applicant to be careful about rooftop tailgating. He felt there should be some attention given to safety precautions, access precaution about the rooftops because it could create a situation that is potentially dangerous. The applicant stated that they had not really discussed the opportunities to create a space there, and felt it was an interesting idea. In terms of office space, Architect Elliott stated that the prime office for the project would be located at the main entrance to Building A. It would be a manager's office and in the most central area for the entire development.

In response to an inquiry, Applicant Levine explained that Mountainlands property management was outsourced, but they would manage tenant selection, turnover, and services and support provided at the project. Mountainlands might not do that in house, but they would work with other providers to ensure it would be delivered.

Chair Suesser asked how the criteria for selection of tenants would have to be adjusted for seniors. Applicant Levine stated they would provide that information as this project progressed.

Chair Suesser opened the public hearing.

Doug Drexel stated he has lived in Park City since 1996, and has a family member who lives at this location. He felt it was a great project, applauded the efforts and hoped it would come to fruition. Citizen Drexel felt the density was increasing dramatically and parking was going down, and if they end up having to increase the price point for the residents most of those residents would not be able to afford it. He felt that existing residents were likely at their maximum now in terms of affordability, and wondered what the rents would look like in 5 – 10 years. Increasing rents based on the Consumer Price Index would not be keeping the price the same. He suggested the applicant use their words wisely and do not bring the current residents in under the guise that there would be no change in cost when in five years they might be priced out of the development.

Magda Perez has lived in Park City for 28 years and is a single mother of three. She was concerned about the cost. Citizen Perez felt this was an amazing plan, and wanted to know more about the amenities available for children. She felt it was a perfect location for her family due to its proximity to schools, and offered that if there was any space for a small pool that would be great. Citizen Perez also echoed the prior questions as to whether the current tenants could choose their unit.

James Kilpatrick supported this project and stated he sent in a chat message supporting this project as well as the Homestake project. He felt these projects would greatly benefit the community. It would be great to continue to offer this housing for workers as well as the aging and senior residents.

Angela Moschetta agreed that this is a tremendous project and she was very much in support of this, and any other project that helps them close the gap in terms of housing. She felt one aspect that was missing was space for dogs, and in a community of this size they should expect that a significant number of residents would have pets. Citizen Moschetta felt that some closed areas for dogs would be beneficial. Additionally, Citizen Moschetta mentioned that the e-bike bill was back and receiving significant bipartisan support, meaning that e-bike purchases might be up to 30% subsidized. Given this and the community's goal to prioritize alternate modes of

transit, then they needed to start considering that bikes and e-bikes might become significantly more adapted. They should make sure the storage facilities are safe, secure and protected from the elements. She felt they were potentially over parking a project like this, and agreed it would be important to make sure that existing residents had room for their cars. Significant percentages of people who live in this community would be willing to take local jobs and rely exclusively on public transit and the power of their feet.

Citizen Moschetta stated there was a potential unintended consequence of bringing disabled individuals in close proximity, and stated it was something she would not have considered but for the local law enforcement bringing this to her attention. According to law enforcement, this could create opportunities for people to victimize others. When they look at the concept of tenant selection, she suggested that they work closely with the non-profits supporting certain communities and law enforcement to make sure that this is part of the long-term plan and they would not be creating opportunities for people to be harmed or victimized. She agreed with the prior speakers that the issue of affordability was important to maintain in the long-term, and also addressed properly up front. Looking at people paying 30% of their income to rent, it would not be possible to get ahead unless they change their employment. Citizen Moschetta felt they needed to start addressing people at 20% - 30% of AMI and designing micro communities like this or they would never make a difference in terms of creating a local workforce.

Megan McKenna advised that she is a Housing Advocate at the Housing Resource Center at Mountainlands. She was excited about this project being 100% affordable and was confident that her colleagues would be able to address all of the concerns and questions raised during this meeting. She stated that they have conducted some engagement opportunities at the apartments, and encouraged residents to reach out to megan@housinghelp.org or call with any questions or concerns. She stated they value the resident's input going forward.

Tamala Rice is a current resident at Holiday Village. She asked if the building would have elevators, to which Chair Suesser responded 'yes.' Citizen Rice also sought clarification that there would be an 8 to 12 month period where the residents would park off site. She stated she is in the northernmost building, and for those who reside there, their cars would be parked approximately one block away. She asked if there were any alternative parking options that would be closer. The applicant indicated that they looked at providing some parking within the existing courtyards of the existing project, but they have not studied that in depth as of yet.

There was no further public comment. Chair Suesser closed the public hearing and closed the Work Session.

After a brief recess, Chair Pro Tem Van Dine confirmed that all Commissioners were present, with the exception of Chair Suesser who recused herself from Regular Agenda Item 7.A.

7. REGULAR AGENDA

- A. 1875 Homestake Road, Homestake Affordable Master Planned Development - Development Agreement - The Planning Commission Will Review the Development Agreement for the Homestake Affordable Master Planned Development, a Project Proposing 99 Affordable and 24 Market-Rate Units in the General Commercial Zoning District. PL-22-05288.**

Planner Cawley reported that Affordable Housing Manager, Jason Glidden was present to

answer any questions. Ryan Davis was also present representing the applicant, J Fisher Companies. Planner Cawley reported that the Planning Commission approved the Homestake AMPD on October 25, 2022. This was Park City's first AMPD. He noted that Condition of Approval 25 from that approval required the applicant to submit a Development Agreement for ratification by the Planning Commission within six month's of the project's approval. The LMC provides the Planning Commission the authority to ratify the Development Agreement. The Development Agreement incorporated the project's Conditions of Approval and the existing Code requirements and would be presented for recordation in Summit County. He referenced LMC Section 15-6.1-5.

Planner Cawley also reported that 12 criteria were required in the Development Agreement, and he referenced the Staff Report on pages 2 through 4, which contained an analysis of those criteria.

Planner Cawley advised that there were additional project approval requirements, and stated that the applicant included additional project conditions that went above those required by the LMC. He highlighted the following:

- Condition of Approval 39 required the applicant obtain a baseline EMF Survey. This was provided to the Planning Department and the Planning Commission via an update on December 13, 2022 and was attached as Attachment 1 to Exhibit B;
- Condition of Approval 22 required the applicant to install conduit for 20 electric vehicle ("EV") charging stations, which would be provided in the underground parking area;
- Finding of Fact 23 stated that the applicant worked with the Sustainability Department regarding Net-zero development standards, and those strategies were outlined in the Final Action Letter; and
- Finding of Fact 3 stated that the applicant proposed 123 units, and of those 80% would be deed restricted affordable units, while 20% would be market rate units.

Staff recommended the Planning Commission review the proposed Homestake Development Agreement, open a public hearing, and consider ratifying the Development Agreement.

Applicant Representative Davis thanked the Planning Commission for the October approval, and the Final Action Letter in December 2022. He commented that they have worked closely with Staff, and he thanked Staff for their help in getting them to this point.

Commissioner Kenworthy noted that Chair Suesser recused herself, and the Final Action Letter was signed by Vice Chair Hall. He asked City Attorney Harrington about the process now for the vote. City Attorney Harrington advised that Chair Pro Tem Van Dine would continue to have a vote, and all those in attendance were eligible to vote. Ratification would involve a determination that the Development Agreement contained the terms required by both the Code and the Conditions of Approval.

City Attorney Harrington added that it does not matter how a Commissioner voted on the initial vote, and as with approvals of Meeting Minutes, they would not be revisiting the prior approval; rather, they would determine if the Development Agreement met the terms of the October approval and the conditions specified in the Code.

Commissioner Johnson referenced the March 9 City Council Meeting on this project where the Council asked for additional information. He questioned why they were considering this now and not waiting until that discussion was complete. Planner Cawley advised that the March 9 meeting was a high level update for the City Council that was held in a Work Session. City Attorney Harrington added that the March 9 meeting was a Work Session update where the Council had the opportunity to provide direction. He hoped the Commissioners read the report and the minutes, as he felt it was a very balanced report that represented the concerns that the Commission asked Staff to forward to City Council.

City Attorney Harrington added that they continued to move forward with the project, including the finalization of the business terms in the lease agreement. Absent that, there were no substantive new questions that would impact the status of the Development Agreement. He explained that the land use approval was contingent upon the ground lease and vice-versa, so the Council still retained the ability to move forward with this project or not. He stated that the private sector partner needed the basis of the development approval in order to finalize their business negotiations with the City on the ground lease. City Attorney Harrington noted that it often proceeds in this order since until the applicant knows what they have, it would be hard to define the negotiations. He added that they ran into this issue with the City's non-profit partners in the Art District project, which is why they also wanted the Development Agreement on the front end.

Commissioner Johnson noted that the Final Action Letter attached to the Development Agreement included the exhibit with the EMF, which they had adjusted. He commented that the packet provided to the City Council for the March 9 meeting was fantastic and addressed all of his concerns. He wondered why it was not included in the Development Agreement as an exhibit since it served its purpose, especially after the months of work by the applicant to update it. City Attorney Harrington stated that the March report was not part of the Planning Commission's record, because it was not part of the public hearings; rather, it was a follow up to the information requested by the Commission. He did not see a problem referencing that report, although he was unsure of the legal purpose of doing so. He stated they could add a reference that further EMF material was provided to City Council on March 9th. Commissioner Johnson felt that would be helpful.

Commissioner Johnson asked why this Agreement would run with the land. City Attorney Harrington explained that they want subsequent purchasers to have notice of this covenant that runs with the land, so it would be recorded just as they would record an easement. This would prevent future owners of claiming they did not have notice of the covenant.

Commissioner Kenworthy also raised an issue about the language that states, "Additional project approval requirements include the following..." Condition of Approval 39 required the applicant to obtain a baseline EMF survey. He noted that Commissioner Johnson indicated there might have been a baseline that was presented to City Council; however, the exhibit goes on to state that 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." He interpreted this to mean there was not a baseline for the Commission at tonight's meeting. He would like to see what was described as a baseline.

Additionally, he submitted that the exhibit made no claims regarding the health and safety of a survey site based on EMF levels measured. Commissioner Kenworthy was troubled in that while they have a requirement, they also have something that says it really doesn't matter what

was presented. He felt it meant that everyone could read what they wanted to read, and at the same time it states that it was not really important to them here.

Commissioner Kenworthy stated that things were all over the board. Some of the submissions indicated that there were substantial health risks, while others could be interpreted as stating there were minor health risks, or no health risks whatsoever. To him, the more important issue was that there was no baseline according to what was required in order for the Planning Commission to ratify the Development Agreement. Commissioner Kenworthy asked the applicant what they were claiming regarding the health and safety of a surveyed site based on EMF levels measured. He also wanted to know what claims were being made when increased voltage occurs in the future.

Applicant Davis asked if the Planning Commission received the December 13, 2022 EMF Survey that was a point-in-time reading of the EMF. Commissioner Kenworthy believed he received the December 13th Survey, but felt it was not a baseline. City Attorney Harrington commented that they were getting into a discussion over whether it met the Commission's definition of a baseline study. He explained that the Commission agreed to designate Commissioner Johnson as the liaison to determine if it would be acceptable. He reported that the applicant's consultants went through several iterations because Commissioner Johnson was very diligent in making sure they at least obtained a snapshot.

City Attorney Harrington explained there were some miscommunications in terms of the points and where they were, and they made the developer re-do it several times because they respected Commissioner Johnson's expertise. He stated that everyone from Commissioner Johnson to the experts acknowledged the problems with a baseline science that anyone could point to and say "yes" or "no." This was why they continued to press the private sector partner to do more, even though Commissioner Johnson's survey was accepted and signed by the Chair. To Staff, that survey was accepted.

City Attorney Harrington added that this did not mean the Commission could not request the Council do more. He pointed out that they directed the team to produce more, because the Commission requested additional information, which is why a third consultant was retained to prepare the March report. The March report was another peer review of the information and it explained why those qualifications were included, such as some of the readings picked up other sources for the measurements outside of the Substation. City Attorney Harrington stressed that the report spoke for itself and he would not get into the pros and cons of it, but that is where the Council left off in terms of looking at that additional report.

Commissioner Kenworthy stated that when he received the second report, he was terribly disappointed that it occurred after the Commission's vote, and he wrote a letter that made that very clear. He noted his letter disappeared from some of the items presented and he had to re-send it to City Council, the Mayor and others. He expressed his disappointment in how this process went, how the EMF was an overhang after the Commission's approval, and how his letter was never included in packages. He felt the letter should have been included as it was his immediate response to the first survey after the vote. He noted that City Attorney Harrington misspoke by stating that the Chair signed the Final Action Letter. He stressed that the Chair did not sign the Final Action Letter; rather the Co-Chair signed it because the Chair would not. City Attorney Harrington noted that the Acting Chair signed it, and stated that Commissioner Kenworthy was mistaken that the Chair refused to sign the Final Action Letter.

Commissioner Kenworthy asked the applicant what claims were being made with the varied measurements and the increased voltage in the future. Applicant Davis asked if they were opening this to a debate on the science of the EMFs. He referred to the March 9th report, and explained that the claims being made by subject matter experts was there was no correlation to adverse health outcomes based on the frequency of the EMFs in the readings that were taken.

Commissioner Kenworthy observed that the Development Agreement stated that they were making no claims regarding the health and safety of the surveyed site based on EMF levels measured. Applicant Davis felt they were conflating two different reports as he referred to the March 9th report, not the December 13th report.

Applicant Davis added that it was fair that most consultants put disclaimers in their reports. From his perspective, the EMF request from the Planning Commission on October 26th was satisfied in advance of the Final Action Letter, so he was not sure what they were debating. Commissioner Kenworthy explained that the Development Agreement stated that they were making no claims regarding the health and safety of the survey documentation provided. It was referenced in the exhibit that is part of the Development Agreement. Applicant Davis agreed it was a point-in-time reading that represented the baseline at that time.

Commissioner Johnson stated the Commission did not receive a copy of the March 9 report, which might explain the disconnect in information. He prefaced a question to Manager Glidden by stating that while it might not be necessary for this Development Agreement, he wondered how they could hold the developer of affordable housing developments accountable for maintaining the structure for the longevity of its life. He specifically referenced the Prospector Development that has a private developer who is having issues with their building, and the Housing Department had their hands tied in terms of helping them.

Manager Glidden stated it was something they were negotiating through the lease agreement. He noted this was somewhat different because it is a rental project, so the burden would not go on the individual owners; rather, the burden would be placed more on the developer/owner of the building to maintain it. He stated they were also discussing those standards in the lease agreement.

Applicant Davis added that they would have a mandated reserve for capital improvements from their lender, so they would set aside money on an ongoing basis for future capital needs to reinvest into the asset. He confirmed that this would be mandated by the lender and from the Housing and Urban Development ("HUD") standpoint. He noted that UHC was involved, so every project that takes LIHTC funds does this.

Chair Pro Tem Van Dine opened the public hearing. There were no public comments. Chair Pro Tem Van Dine closed the public hearing.

Commissioner Johnson confirmed that he read the packet and listened to the City Council meeting and felt the developer did the best they could in their due diligence. He added that the developer backed up the information as he requested. He commented that there was an uncertainty, and he wished they could say they knew for sure that it was either safe or unsafe, but the March 9th report was in depth enough. Commissioner Johnson recalled that a City Councilmember noted that the amperage would increase by three times, but the report stated that up to 5,000 volts per meter was safe. Even at the highest level, they would still be within the safety zone that they could provide.

Commissioner Johnson added that while he did not love the report, they did a great job in putting together the backup documentation that would cover the City. He did not like it, and did not think it was safe.

Commissioner Kenworthy asked the Commissioners if they remembered being presented with information that it would triple. Chair Pro Tem Van Dine stated they did not have that information at their meeting, but at the same time she agreed with Commissioner Johnson that this was not an exact science and there was not a good way to obtain a baseline. She noted that anything would be a snapshot in time.

Chair Pro Tem Van Dine agreed that the developer did their due diligence, and she could not say it was perfect. She looked through the March 9th report quickly, but was not able to read the entire report in detail and did not know what additional information could be provided that would change the conclusions. Chair Pro Tem Van Dine acknowledged that most of these studies contain disclaimers because no one can state how harmful it is or not.

Commissioner Johnson commented that they did a good job in finding an expert who was able to clarify that 5,000 was the maximum safety zone. There is only so much they can do, and the one truth that was consistent in every study was that with every 10 feet the Setback increases, it reduces EMFs by 60 – 70%. He looked to City Council to really look at the issue of mitigation. He reiterated that the City Council packet covered them to the best of their ability.

Commissioner Kenworthy requested to see the report and suggested continuing this item until he had the chance to review it and understand it. He did not feel it was fair to move forward without seeing the report. Planner Cawley referenced a link on page 2 of the Staff Report to the City Council packet with all the exhibits, and asked if Commissioner Kenworthy wanted more than that to review. Commissioner Kenworthy stated he did not see that link.

Commissioner Johnson was agreeable to continue the item, especially if City Council asked for additional information. He was aware that one Councilmember requested additional information on the increase of amperage on the transmission lines.

City Attorney Harrington invited Manager Glidden to address next steps in terms of responding to the Council Work Session. He also reminded the Commission that they needed to decide the relevance of what is being requested as it relates to the criteria by which the Commission is to make its decision, and not just personal preference. If they did not believe it would be safe, there would need to be contrary information supporting that position.

Commissioner Kenworthy expressed that the report stated that they need a baseline, and they now know that they would not get a baseline; rather, they would get a time and place. He felt that they all agreed that there was no baseline study. Applicant Davis disagreed with that statement and offered that a baseline was a time and place reading, and the applicant provided what was requested. He added that the information was satisfactorily reviewed and approved in advance of the Final Action Letter.

Commissioner Frontero agreed with the applicant's statement was true, but noted that the Commission thereafter received additional information from Rocky Mountain Power stating that they would potentially increase the voltage by three times. Applicant Davis understood, but reiterated that the baseline was today's reading and there was no predictive methodology to

anticipate a future reading. He understood Commissioner Frontero's point, but stated that the baseline had been satisfied.

Commissioner Frontero commented that the approval was issued prior to that information and when that information was made known to him he was concerned and asked about mitigation options. He posited that if in three years Rocky Mountain Power increased voltage they should be prepared for that. In response to Commissioner Frontero's inquiry, Commissioner Johnson suggested that the Commissioners should read the March 9th report. He stated that he read it thoroughly and listened to the Council meeting, and felt the other Commissioners should do the same so they could be well informed on the issue. He added that the developer put a lot of work into the March 9th report and it was worth review.

Commissioner Sigg appreciated the applicant's work on this application, and wanted to know chronologically when the date and time reading occurred. If they assumed an increase in the capacity of the power plant, he asked how it would tie to the indemnity that the City or the owner would provide to the tenant. Commissioner Sigg wanted to know what the lease provided in this regard and specifically mentioned a potential tenancy and a lessee who would be willing to accept risk. He questioned whether they had even seen the document for the tenants who would lease the units closest to the power station. He felt these things might weigh in more heavily than trying to hone in on the baseline data. Commissioner Sigg was distraught that this was something that they saw after the fact. He added that they had heard a lot of promises about Homestake Road and how that would be mitigated, and would like to see some sort of obligation, and felt that a commitment as part of the development might go a long way in satisfying the feelings of the Homestake people.

Commissioner Sigg reiterated that if the Commission were uncertain, he would like to see what the indemnity would be for someone who might lease those units. He offered that this was a great project, but they needed to deal with the exposure. Chair Pro Tem Van Dine clarified that this was the Commission's ratification process and would not go back to the Council. City Attorney Harrington agreed. Chair Pro Tem Van Dine made clear that they could not go back and rehash what they want in this project because they already voted to approve it. The Commission was looking only at the Development Agreement. She noted that they could continue the item to allow the Commission more time to look at the study that was included in the exhibits attached to the Staff Report. Alternately, they could entertain a motion to approve the Development Agreement.

Commissioner Kenworthy referenced Commissioner Sigg's comments regarding timing. He stated they had a study that was going to come in after the vote, and in his letter he addressed exactly what Commissioner Sigg raised. His letter mentioned questions about indemnification, and the issues raised today were called out. Commissioner Kenworthy understood the safest thing to do would be to move the building back, and all the scientists agreed. He acknowledged that would be a disaster for the applicant, but it would be a safe move to make. Commissioner Kenworthy stated the issue then comes to indemnification.

Chair Pro Tem Van Dine stated that for the sake of this meeting, they had to decide if they want more information. Commissioner Kenworthy expressed that these issues were brought up when the report came in because it did not satisfy some of the Commissioners.

Commissioner Hall stated that she had the opportunity to review the report and listen to the Council meeting, and was satisfied. She would make a motion to ratify the Development

Agreement. She understood the concerns of the Commissioners, and felt they could always rehash so many aspects of prior applications, but if they focused solely on the Agenda Item and what the Commission requested, that has, in her opinion, been satisfied. She felt it was not fair to go off topic on the Agenda Item and reinvestigate part of this application that was not on the agenda.

In response to an inquiry from Commissioner Kenworthy, Commissioner Hall confirmed that she did not have any issue with the fact that they were not presented the information on the increase in voltage. She added that they had been presented with a ton of information and she was comfortable with this.

Commissioner Frontero requested more time to review the updated information and requested to continue the item.

Chair Pro Tem Van Dine stated that Commissioner Hall just moved to approve the Development Agreement. City Attorney Harrington stated that Chair Pro Tem Van Dine had the discretion to allow further discussion either before or after the second of the motion.

There was discussion about a second to Commissioner Hall's motion, and City Attorney Harrington confirmed that Chair Pro Tem Van Dine could second that motion.

MOTION: Commissioner Hall moved to RATIFY the 1875 Homestake Road – Development Agreement. Chair Pro Tem Van Dine seconded the motion.

VOTE: Commissioner Hall – Aye; Chair Pro Tem Van Dine – Aye; Commissioner Johnson – Nay; Commissioner Kenworthy – Nay; Commissioner Frontero – Nay; Commissioner Sigg – Nay. The motion failed.

MOTION: Commissioner Johnson moved to CONTINUE 1875 Homestake Road – Development Agreement to April 26, 2023.

Commissioner Hall asked what additional information the Commissioners would get from further reviewing the packet, and alternative, whether they were seeking additional new information. She asked if they would have the same packet for the continued hearing on this item. Commissioner Johnson explained that the updated EMF documentation was linked in the packet, and three of the Commissioners had not had a chance to review it. They wanted to give them additional time to review that information so they would be more informed and feel more comfortable moving forward.

Commissioner Kenworthy wanted to have discussions on indemnification and how the applicant would address that. He did not believe they were in a situation of equity for a community that has the most underserved people being lured to live in a place where there are unknown health risks. He reiterated that he would like to see the indemnification portion addressed, just as he stated in his letter. He asked if there would be a lease indemnification for people to sign when they move in, and what portion of the building they would require such a document.

Commissioner Hall recalled that she asked for that when they processed the application and she understood that the answer was that was not within their jurisdiction because it was not part of the application or the Planning Commission's purview.

City Attorney Harrington agreed with Commissioner Hall's statement, and stated that those concerns were forwarded to the City Council along with the request for additional disclosures. He made clear that the Staff Report, with exhibits, was linked on page two of this Staff Report. He stated that if any Commissioner had difficulty accessing that information to let Planner Cawley know so he could provide hard copies of those documents.

Commissioner Kenworthy seconded the motion.

VOTE: Commissioner Hall – Nay; Chair Pro Tem Van Dine – Nay; Commissioner Johnson – Aye; Commissioner Kenworthy – Aye; Commissioner Frontero – Aye; Commissioner Sigg – Aye. The motion passed 4-to-2.

Chair Suesser rejoined the meeting and assumed the Chair.

B. 2460 Iron Mountain Drive - Plat Amendment - The Applicant Proposes to Relocate the Building Pad Located on the Lot. PL-23-05514.

City Planner, Lillian Zollinger reported that the site is part of the Iron Canyon Subdivision, which was recorded in 1989. All of the Lots were recorded with a 4,000 square foot Building Pad. For this site, the existing Single-Family Dwelling was constructed in 1989 without consulting the Building Pad location. The applicant proposed to amend the Building Pad to encompass the existing Single-Family Dwelling. Planner Zollinger advised that several Lots within this Subdivision proposed similar amendments. She stated that both the existing Single-Family Dwelling and the proposed Building Pad were both compliant with the Single-Family zone Setbacks, as well as the Sensitive Land Overlay ("SLO"). She referenced the Staff Report for additional information.

Planner Zollinger stated that the proposed Plat Amendment was reviewed by the Development Review Committee, and required one Condition of Approval. She explained that there was good cause for this Plat Amendment as it would resolve an existing issue and non-conformity, and is consistent with the pattern of development in the neighborhood. Additionally, the area of the Building Pad would not be increased, would not disturb more area than previously allowed, and the change was consistent with the Iron Canyon Subdivision. Planner Zollinger also noted that the Planning Commission and City Council approved similar proposals seven other times to date. She highlighted four Conditions of Approval:

- Any new construction must comply with the LMC regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.;
- Other Conditions of Approval for the Iron Canyon Subdivision would continue to apply and shall be noted on the Plat;
- The applicant shall show the bearings and distances of the final proposed Building Pad on the recorded Plat; and
- Any expansion of the Building Footprint shall be fully encompassed within the amended Building Pad, and require review by the Planning Department of Significant Vegetation impacted.

She reported that Staff recommended the Planning Commission review this proposal, open a public hearing, and provide a positive recommendation for City Council's consideration on April 27, 2023.

The applicant, Benjamin Zaniello had nothing to add.

Commissioner Frontero understood that the current home sits on the current Plat, albeit incorrectly. He queried whether the house would be fully captured on the new Plat, to which Planner Zollinger answered in the affirmative. He asked about decks, and Planner Zollinger explained that the amended Plat would mostly encompass the house, and it did include some of the decks. The 4,000 square foot Building Pad included more than the area of the house. Commissioner Frontero asked if any addition was being contemplated because of this Plat Amendment. Planner Zollinger stated that no addition was contemplated at this time. Commissioner Frontero understood that the purpose of the Plat Amendment was to place the home correctly on the Building Pad and not for an addition or increased square footage.

Chair Suesser mentioned the new deck extension. Planner Zollinger stated that a new deck extension was contemplated at the base of the deck, and that the deck was not counted as part of the square footage of the home.

Commissioner Johnson had no questions and commented that this was a great application and appreciated the applicant going through the SLO process. With regards to Condition of Approval 6, he suggested they add Forestry Board to the required review of Significant Vegetation impacted.

Director Milliken stated that any review of Significant Vegetation would be brought before the Forestry Board, so the suggested addition would be redundant. Commissioner Johnson withdrew the suggested addition to Condition of Approval 6.

There were no further questions or comments from the Commissioners.

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

MOTION: Commissioner Johnson moved to forward a positive recommendation on 2460 Iron Mountain Drive – Plat Amendment – for City Council's consideration on April 27, 2023 based on the Findings of Fact, Conclusions of Law and Conditions of Approval in the Draft Ordinance as follows:

Findings of Fact

1. The property is located at 2460 Iron Mountain Drive.
2. The Lot is within the Single-Family Zoning District.
3. The subject property consists of Lot 45 of the Iron Canyon Subdivision, approved in 1983.
4. The Plat Amendment proposes to adjust the Building Pad area shown on the Iron Canyon Subdivision Plat.
5. The proposed Building Pad is proposed to be the same square footage as the platted building pad of 4,000 square feet.

6. The Lot contains 0.77 acres.
7. The following Lots of the Iron Canyon Subdivision have adjusted their Building Pad as approved by the City Council: Lot 4, 5, 11, 29, 42, 43, 33.
8. The proposed Plat Amendment is consistent with the pattern of development in the neighborhood.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it brings a non-complying structure into compliance by moving the location of the Building Pad to encompass the existing Single-Family Dwelling.
2. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.11 and § 15-7.1-6 Final Subdivision Plat.
3. The Plat Amendment is consistent with the Land Management Code.
4. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
5. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Any new construction shall comply with Land Management Code Chapter 15-2.11 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
4. All other conditions of approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.
5. The Applicant shall show the bearings and distances of the final proposed Building Pad on the recorded Plat.

6. Any expansion of the Building Footprint shall be fully encompassed within the amended Building Pad and require a review by the Planning Department of Significant Vegetation impacted.

Commissioner Van Dine seconded the motion.

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

- C. 1061 Lowell Avenue - Conditional Use Permit - The Applicant Proposes to Demolish an Existing Duplex that Straddles 1061 & 1063 Lowell Avenue and Construct a New Duplex on 1061 Lowell Avenue in the Historic Residential (HR-1) Zone. PL-22-05491.**

Chair Suesser reported that the above item would be presented simultaneously with Agenda Item 7.C., as they were related.

Senior Historic Preservation Planner, Caitlyn Tubbs, presented the applications for Conditional Use Permits for 1061 Lowell Avenue and 1063 Lowell Avenue. She stressed that these were two separate CUPs on two separate properties; therefore they would require two separate motions and two separate votes. Planner Tubbs explained that this was a grouping of two properties located within the Historic Residential ("HR-1") Zoning District. There is an existing duplex on the property that was built in 1983 with an approved Building Permit issued by the City.

Planner Tubbs reported that the homeowners were intending to demolish the duplex and replace it with two new duplexes, one on each Lot. She presented a graphic of the existing Site Plan with the footprint of the existing dwelling. She also presented a graphic showing the proposed duplex on 1061 Lowell Avenue. Planner Tubbs confirmed that there would be four units where there are currently two units. The duplex was constructed in 1983 as two family dwellings, which were a permitted use in the 1980's HR-1 zone. That has since changed, so the existing structure is considered Legal Non-Conforming. It was part of the Northstar Subdivision and until January 2010, it was governed by the protected covenants of that Homeowners' Association ("HOA"), but that standard no longer applied.

Planner Tubbs stated that on September 22, 2021 the Planning Commission reviewed the Plat Amendment that proposed to create two new Lots where the party wall exists between the existing units. The Commission forwarded a positive recommendation to the City Council, where it was unanimously approved on October 28, 2021. On December 6, 2022, the Development Review Committee, which consisted of the following departments, reviewed this application: Engineering, Streets, Public Works, Utilities, and Park City Fire District. There were no requested Conditions of Approval and no outstanding concerns raised.

Planner Tubbs highlighted the information in the Staff Report that demonstrates how the proposed duplex complied with the existing HR-1 zoning standards. Condition of Approval 9 currently reads "Nightly Rental of the Duplex and Creation of a Lockout Unit is prohibited." However, upon speaking further with the applicants, they were interested in potentially revisiting that in the future. Planner Tubbs requested the Planning Commission amend that Condition of Approval to "The Owner shall demonstrate compliance with the applicable standards prior to establishing a Lockout unit or Nightly Rental Use." She explained that this would require the homeowner to go through the adopted requirements in the LMC such as the provision of

adequate parking, before those uses could be established. She noted that the applicants were present to answer any questions.

Chair Suesser understood that in 1983, duplexes were permitted in the HR-1 zone. Planner Tubbs noted that they were classified as “two family dwellings.” She agreed that currently, duplexes were not permitted outright in the HR-1 zone, but they were permitted as a conditional use.

Commissioner Sigg asked if these would be platted as condominiums, and wondered if there were features such as common area or a common wall. He requested information on the recording mechanism for this potential duplex. Planner Tubbs stated that the current LMC for the HR-1 Zoning District required a certain Lot size for duplexes, and these proposals met that requirement. At this point a Subdivision was not required and she deferred to the applicant for any future plans in that regard.

The applicant's representative, Chimso Onwuegbu, stated that there was no plan for condominiums at this point, but did not know what the owner would look to do in the future. He believed it would be a townhome ownership structure.

City Attorney Harrington added that the lot owner owned both units. He explained that the ownership could not be by two people unless it went through a condominium or a future subdivision. The same owner would own the entire structure.

In response to an inquiry from Commissioner Johnson, Applicant Representative Onwuegbu indicated that the existing retaining wall would remain. He explained that the wall did not extend into the Setbacks, except at the very edges where it was very close to compliance. While the actual wall would remain, the owner would likely cover it with something.

Chair Suesser referenced Condition of Approval 22 that would require a Steep Slope Conditional Use Permit, and asked if the applicant intended to go deeper into the Lot than the current units. Planner Tubbs stated that there were 9 recommended Conditions of Approval, and the listing of the 22 Conditions of Approval were from a prior application.

Planner Tubbs added that because the applicant would not delve further into the hillside and the topography was already set on the site, Staff determined that a Steep Slopes Conditional Use Permit would not be required at this time. She confirmed that based on Staff's review of the plans, the demolition of the existing structure and the construction of the new units would not go deeper into the hillside and not extend past the retaining wall. Chair Suesser clarified that she was reading from Finding of Fact 22 of the proposed Ordinance.

Commissioner Sigg observed that based on his review of the plans, one side was different from the other side. He wanted to be clear about the ownership, and asked if the owner could live in 25% of the four units on two Lots with the second Lot being 100% Nightly Rental.

Applicant Representative Onwuegbu stated the owner could sell the second Lot independent of the first Lot because they were two legally separated Lots. He confirmed that the owner would own both units. From a design perspective, Commissioner Sigg wondered if one unit was being built for spec. Applicant Representative Onwuegbu stated they were designed to create variety in the four different units so they would not have the same floor plans or articulation of the buildings.

Chair Suesser asked if the new construction would be taller than the existing structure. Applicant Representative Onwuegbu stated the top heights would be similar, although they would be massed differently.

In response to an inquiry, Chair Suesser confirmed that a doublewide garage was permitted in the HR-1 zone. She noted that the four proposed units would each have a single-car garage. Applicant Representative Onwuegbu added that the largest of the units would have a doublewide garage. Applicant Representative Onwuegbu added that this application went through the initial Historic District Design Review ("HDDR") process, and both designs were in for a full HDDR approval.

Chair Suesser understood that in the current structure, the two units were connected and existed across two Lots. Planner Tubbs confirmed, and explained that when the structure was built in 1983, it was built on Lot 1, which was one solid Lot. At some point, the prior owner recorded a document with Summit County that bifurcated that property along the shared party wall. A Plat Amendment was then obtained in 2021 to rectify that.

Chair Suesser observed that the existing duplex was a Legal Non-Conforming Use, and they were contemplating issuing a CUP for duplexes on each Lot. Planner Tubbs added that it was also Non-Conforming because it was built over a property line; therefore it did not comply with Setbacks. Planner Tubbs confirmed that the new structure would meet the Side Setbacks and surpass the Front and Rear Setbacks.

Chair Suesser asked if the applicant was contemplating any new access points. Planner Tubbs explained that the units were currently accessed off of Northstar Road, which is a private Right-of-Way, and there is a shared access agreement. Applicant Representative Onwuegbu explained the access off of Northstar Road, and Chair Suesser opined that they would access the property from Lowell Avenue. Planner Tubbs stated that the private paved driveway shown on the survey shown to the Commission was Northstar Road. In response to an inquiry, she did not know how many units Northstar Road serviced, but could provide an estimate.

Commissioner Sigg asked if there were recorded Codes, Covenants, and Restrictions ("CC&Rs" 😊 and HOA documents for the homes along Northstar Road. Planner Tubbs stated there were on a few; however, there were several Lots that were removed from those protective covenants since the Northstar Subdivision was originally created. Northstar Road is a private road accessed from Lowell Avenue and there were approximately eight units served by that section of Northstar Road. Planner Tubbs estimated that Northstar Road was approximately 16 feet wide, and approximately 380 feet between the access points on Lowell Avenue. She explained that Northstar Road connected to Lowell Avenue at two points.

Chair Suesser corrected this and stated that Northstar Road only connected to Lowell Avenue at one point, and noted it was gated off at one end. Applicant Representative Onwuegbu added that the Fire District had access through that private gate put up by the house that is under construction, but confirmed that Northstar Road did connect all the way through.

In response to an inquiry from Commissioner Sigg, Planner Tubbs reported that the Fire Marshall reviewed this plan at the December 6, 2022 Development Review Committee meeting, and indicated there was a hydrant approximately midway up Northstar Road, and the City had

satisfactory access easement recorded. Applicant Representative Onwuegbu added that the owner had preliminary conversations with Fire Marshal Mike Owens before they started working on the project.

Commissioner Johnson referenced Condition of Approval 9, and noted that he was comfortable with how it was written before being advised of the change. He read the Staff Report as stating that the applicant would not be able to park the site for a Nightly Rental or a Lockout so they would just prohibit those uses. Applicant Representative Onwuegbu stated that the way the site was currently laid out, it was not shown for that; however, the applicant did not want that requirement to put into the Conditions in case the site design changed, or there was a desire for a Nightly Rental. They could adjust the design of the site to potentially accommodate the required parking for a Nightly Rental. There would be enough area on 1063 Lowell, and highlighted that there was no Condition of Approval prohibiting Nightly Rentals on 1063 Lowell.

Planner Tubbs read the proposed new Condition of Approval as follows: "The Owner shall demonstrate compliance with applicable standards prior to establishing a Lockout unit or Nightly Rental Use." The owner would have to demonstrate compliance with the LMC to the Planning Department; additionally, Nightly Rental with a Lockout unit requires a CUP in the HR-1 Zoning District.

In response to an inquiry, Planner Tubbs stated that the Development Review Committee reviewed this in December 2022, and raised no concerns.

Chair Suesser stated the Draft Ordinance in the packet contains only six Conditions of Approval. Planner Tubbs stated there was a separate Final Action Letter for the Conditional Use Permits.

Chair Suesser opened the public hearing on 1061 and 1063 Lowell Avenue. There being no public comment, Chair Suesser closed the public hearing.

MOTION: Commissioner Van Dine moved to APPROVE the Conditional Use Permit for 1061 Lowell Avenue, based on the Findings of Fact, Conclusions of Law and Conditions of Approval, as amended in the Final Action Letter as follows:

Findings of Fact

1. The Property is located at 1061 Lowell Avenue and is also known as Lot 1B of the Northstar Subdivision Lot 1 Amended Plat.
2. Lot 1B is 9,742 square feet in size.
3. The Property is located within the Historic Residential – 1 (HR – 1) Zoning District.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. The 1980s Land Management Code permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

6. In 1983 the City issued a building permit for a Duplex on Lot 1 of the Northstar Subdivision.
7. In 1985 a Party Wall Agreement for the shared wall of the Duplex was recorded with Summit County.
8. At some point a deed was recorded with Summit County to bifurcate the originally platted lot along the shared wall of the Duplex.
9. The Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants to remove Lot 1 from the Northstar Homeowners Association.
10. On August 18, 2021 the City received a complete application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
11. The Planning Commission reviewed a Plat Amendment Application to formally create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to the City Council.
12. The City Council reviewed the Plat Amendment Application on October 28, 2021 and approved the amendment by Ordinance 2021-42.
13. On December 21, 2022, the City received a Conditional Use Permit application for the construction of a new Duplex on 1061 Lowell Avenue.
14. A Duplex is a Conditional Use in the HR-1 Zoning District for lots with a minimum area of 3,750 square feet.
15. Currently, Lot 1B contains a legal non-complying Duplex Structure which is bifurcated by the Lot Line between Lot 1B and Lot 1A of the Northstar Subdivision – Lot 1 Amended Plat.
16. The current Duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as “A Structure that 1) legally existed before its current zoning designation; and 2) because of subsequent zoning changes, does not conform to the zoning regulation’s Setback, Height restrictions, or other regulations that govern the Structure.”
17. Existing on the Lot is a (15’) foot non-exclusive Access easement to access Lot 1A, Lot 2, and parts of Lot 3 of Northstar Subdivision.
18. The maximum building footprint allowed on the Lot is 2,818 square feet. The proposed building has a footprint of 2,815 square feet.
19. The HR-1 Zoning District’s required Front and Rear Setbacks are 15 feet each, totaling a minimum of 30 feet. The proposed Front Setback is approximately 31

feet from the property line and the proposed Rear Setback is approximately 29 feet from the property line.

20. The HR-1 Zoning District's required Side Setback is a minimum of 5 feet, totaling a minimum of 18 feet. The proposed northern Side Setback is 5 feet, and the proposed southern Side Setback is 13 feet.
21. The HR-1 Zoning District's maximum Building Height is 27 feet. The HR-1 Zoning District requires a maximum height of 35 feet from the lowest finish floor plane to the top of the highest wall plate. The proposed Structure is 27 feet in height and is 35 feet from the lowest finish floor plane to the top of the highest wall top plate.
22. The proposed Structure complies with the underlying requirements of the HR-1 Zoning District.
23. On March 8, 2023, City staff provided a public hearing notice to all property owners within 300 feet of the proposed CUP and posted a sign to the subject property.
24. On March 3, 2023 City staff published a public hearing notice to the City website and to the Utah Public Notice website.

Conclusions of Law

1. The proposed Conditional Use Permit complies with the requirements of the HR-1 Zoning District and LMC §15-1-10.
2. The effects of any differences in Use or scale have been mitigated through careful planning.
3. The proposed Use, as conditioned, will be compatible with the surrounding Structures in Use, scale, mass, and circulation.
4. The Application was duly noticed in advance of the public hearing date and the Planning Commission conducted a public hearing as required by law prior to taking Final Action.
5. Approval of the Conditional Use Permit, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The proposed Duplex Structure is subject to Historic District Design Review (HDDR) approval and must obtain such approval prior to the issuance of a Building Permit.
2. A Building Permit must be obtained prior to construction and the Structure must be inspected by the Building Department prior to occupancy.

3. The proposed Structure shall be in accordance with all adopted codes, including, but not necessarily limited to the Land Management Code (LMC), International Building, Fire and related Codes, and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of Park City.
4. If a Building Permit, or Extension of Approval, has not been obtained prior to March 22, 2024, this Conditional Use Permit approval shall expire.
5. No exterior advertising signs or lighting are approved with this Conditional Use Permit.
6. Any proposed exterior lighting must be reviewed by the Planning Department prior to installation and must be compliant with LMC §15-5-5(J).
7. All proposed mechanical equipment must be screened.
8. Any modifications to the design of the proposed Structure must be provided in writing in advance to the Planning and Building Departments for review and must comply with all adopted Codes, Standards, and Ordinances.
9. The Owner shall demonstrate compliance with applicable standards prior to establishing a Lockout unit or Nightly Rental Use.
10. The Applicant shall meet with the Building Department to establish a Construction Mitigation Plan ("CMP") prior to the issuance of a Building Permit.

There was discussion regarding the amendment to the Final Action Letter. Planner Tubbs explained that with regards to the additional CUP, that would be a Nightly Rental of a Lockout Unit, as required by the LMC. The owner could have a Lockout Unit separately, or a Nightly Rental separately if they met the standards; however, if they wanted to have Nightly Rental of a Lockout Unit, that would require a CUP.

Commissioner Frontero seconded the motion.

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

- D. 1063 Lowell Avenue - Conditional Use Permit - The Applicant Proposes to Demolish an Existing Duplex that Straddles 1061 & 1063 Lowell Avenue and Construct a New Duplex on 1063 Lowell Avenue in the Historic Residential (HR-1) Zone. PL-22-05492**

MOTION: Commissioner Van Dine moved to APPROVE the Conditional Use Permit for 1063 Lowell Avenue, based on the Findings of Fact, Conclusions of Law and Conditions of Approval, in the Final Action Letter as follows:

Findings of Fact

1. The Property is located at 1063 Lowell Avenue and is also known as Lot 1A of the Northstar Subdivision Lot 1 Amended Plat.
2. Lot 1A is 9,742 square feet in size.
3. The Property is located within the HR-1 Historic Residential Zoning District.
4. On July 19, 1977 the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. The 1980s Land Management Code permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.
6. In 1983 the City issued a building permit for a Duplex on Lot 1 of the Northstar Subdivision.
7. In 1985 a Party Wall Agreement for the shared wall of the Duplex was recorded with Summit County.
8. At some point a deed was recorded with Summit County to bifurcate the originally platted lot along the shared wall of the Duplex.
9. The Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants to remove Lot 1 from the Northstar Homeowners Association.
10. On August 18, 2021 the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
11. The Planning Commission reviewed a Plat Amendment Application to formally create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to the City Council.
12. The City Council reviewed the Plat Amendment Application on October 28, 2021 and approved the amendment by Ordinance 2021-42. Ordinance 2021-42 included Findings of Fact, Conclusions of Law, and Conditions of Approval.
13. On December 21, 2022 the City received a Conditional Use Permit application to allow the construction of a new Duplex on 1061 Lowell Avenue.
14. A Duplex is allowed as a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

15. Currently, Lot 1A contains a legal non-complying Duplex Structure which is bifurcated by the Lot Line between Lot 1A and Lot 1B of the Northstar Subdivision – Lot 1 Amended Plat.
16. The current Duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as “A Structure that 1) legally existed before its current zoning designation; and 2) because of subsequent zoning changes, does not conform to the zoning regulation’s Setback, Height restrictions, or other regulations that govern the Structure.”
17. Existing on the Lot is a (15’) foot non-exclusive Access easement to access Lot 1A, Lot 2, and parts of Lot 3 of Northstar Subdivision.
18. The maximum building footprint allowed on the Lot is 2,818 square feet. The proposed building has a footprint of 2,815 square feet.
19. The HR-1 District’s required Front and Rear Setbacks are 15 feet each, totaling a minimum of 30 feet. The proposed Front Setback is approximately 31 feet from the property line and the proposed Rear Setback is approximately 29 feet from the property line.
20. The HR-1 District’s required Side Setback is a minimum of 5 feet, totaling a minimum of 18 feet. The proposed northern Side Setback is 5 feet and the proposed southern Side Setback is 13 feet.
21. The HR-1 District’s maximum Building Height is 27 feet. The HR-1 District requires a maximum height of 35 feet from the lowest finish floor plane to the top of the highest wall plate. The proposed Structure is 27 feet in height and is 35 feet from the lowest finish floor plane to the top of the highest wall top plate.
22. The proposed Structure complies with the underlying requirements of the HR-1 District.
23. On March 8, 2023 City staff provided a public hearing notice to all property owners within 300 feet of the proposed CUP and posted a sign to the subject property.

Conclusions of Law

1. The proposed Conditional Use Permit complies with the requirements of the HR-1 District and LMC §15-1-10.
2. The effects of any differences in Use or scale have been mitigated through careful planning.
3. The proposed Use, as conditioned, will be compatible with the surrounding Structures in Use, scale, mass, and circulation.

4. The Application was duly noticed in advance of the public hearing date and the Planning Commission conducted a public hearing as required by law prior to taking Final Action.
5. Approval of the Conditional Use Permit, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The proposed Duplex Structure is subject to Historic District Design Review ("HDDR") approval and must obtain such approval prior to the issuance of a Building Permit.
2. A Building Permit must be obtained prior to construction and the Structure must be inspected by the Building Department prior to occupancy.
3. The proposed Structure shall be in accordance with all adopted codes, including, but not necessarily limited to the Land Management Code (LMC), International Building, Fire and related Codes, and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of Park City.
4. If a Building Permit, or Extension of Approval, has not been obtained prior to March 22, 2024 this Conditional Use Permit approval shall expire.
5. No exterior advertising signs or lighting are approved with this Conditional Use Permit.
6. Any proposed exterior lighting must be reviewed by the Planning Department prior to installation and must be compliant with LMC §15-5-5(J).
7. All proposed mechanical equipment must be screened.
8. Any modifications to the design of the proposed Structure must be provided in writing in advance to the Planning and Building Departments for review and must comply with all adopted Codes, Standards, and Ordinances.
9. The Applicant shall create a Construction Mitigation Plan (CMP) with the Building Department prior to the issuance of a Building Permit.

Commissioner Kenworthy seconded the motion.

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

E. 2280 Deer Valley Drive – Plat Amendment – The Applicant Proposes to Correct Plat Discrepancies Between the Recorded Plat and As-Built Conditions and Proposes to Increase Common Area Square Footage. PL-22-05484.

City Planner, Virgil Lund, reported that this is a Plat Amendment for 2280 Deer Valley Drive, also known as Black Diamond Lodge at the Deer Valley Base. It is a 27 multi-unit dwelling located in the Residential Development (“RD”) Zoning District. Planner Lund reported that the Planning Commission approved an MPD/CUP application for the Black Diamond Lodge on March 8, 2000. The original Plat was approved in August 2000, and had not been amended since that time. Planner Lund advised that on March 21, 2020 the Black Diamond Lodge HOA sold two common area spaces to be used for private ownership for the owners of Units 341 and 352. The additional square footage was taken from attic and roof space, and no new construction occurred. Graphics were presented to the Commission showing the location of this square footage.

Planner Lund reported that the applicant also proposed to increase common area square footage for the ski locker room and the après lobby within the existing rooflines. The original Plat was actually a pre-construction Plat and was never amended to include minor changes that occurred during construction. The applicant proposed to correct the Plat to reflect as-built conditions.

Planner Lund stated that the proposed Plat complied with the Residential Zoning District requirements. The lobby expansion would extend toward the Front Setback and would comply with Setback requirements, as it would be at 21 feet. The proposal also complies with off-street parking ratio requirements. Planner Lund stated that the proposed Plat indicated 61 parking spaces, whereas 54 parking spaces were required under the current LMC.

Planner Lund reported that Staff found good cause for the Black Diamond Condominium Plat Amendment because existing issues between the recorded Plat and as-built conditions would be corrected. The proposed changes were within Zoning District regulations, and the proposal was consistent with the planning goals of the original MPD/CUP approval and the overall goals of the Deer Valley MPD. The Development Review Committee reviewed the proposal and did not identify any issues.

Planner Lund indicated that Staff recommended the Planning Commission review the proposed Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for City Council's consideration on April 4, 2023, based on the Findings of Fact, Conclusions of Law and Conditions of Approval in the Draft Ordinance. The General Manager for the property advised that they took great expense and time to correct the Plat. The entire building was 3-D scanned and they found that things were off in various locations, and this would make it consistent with as-built conditions.

With regard to the 265-square-foot expansion for the ski locker and après lobby, Commissioner Frontero sought clarification that this square footage already existed and that they were just replatting it properly. Planner Lund referenced the graphic with the red hash marks, and explained that the walls would be extended outward to the roofline. Planner Lund also confirmed that the expansion would not violate any Setbacks, nor would the Plat Amendment.

Commissioner Sigg understood that this proposal will just push out over decks that were already part of common area, and enclose those areas. He noted the building was established, and the footprints were there, so there was no argument that these would be Accessory Uses since it is part of the existing footprint and building.

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

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for City Council's consideration on April 4, 2023 for the First Restated Black Diamond Plat, based on the Findings of Fact, Conclusions of Law and Conditions of Approval in the Draft Ordinance as follows:

Findings of Fact Background:

1. The Black Diamond Lodge Plat was approved in 2000.
2. The property is located at 2280 Deer Valley Drive.
3. The property is listed with Summit County as Parcel numbers BDL-141, BDL-243, and BDL-352.
4. The Black Diamond Lodge is in the Residential Development (RD) Zoning District.
5. The Black Diamond Lodge is subject to the twelfth amended and restated Deer Valley Resort Large Scale Master Planned Development.
6. On March 8, 2000, the Park City Planning Commission approved a Master Planned Development Application/Conditional Use Permit for the Mountain View Lodge (changed to Black Diamond Lodge).
7. This Plat Amendment accurately identifies the square footages for all private ownership and Common Areas in the Black Diamond Lodge.
8. At the time of development, the Planning Commission required two parking spaces per Unit plus additional guest parking for the Black Diamond Lodge.
9. The current LMC requires two (2) parking spaces per Dwelling Units with a Floor Area greater than 2,000 square feet in a Multi-Unit Dwelling.
10. The Plat Amendment complies and provides 61 parking spaces.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because existing discrepancies between the recorded Plat and as-built conditions are corrected.

2. The Plat Amendment is consistent with the Park City Land Management Code, including Chapter 15-2.13 Residential Development (RD) Zoning District, and §15-7.1-6 Final Subdivision Plat.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the Plat.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The plat shall note that fire sprinklers are required for all new construction.
4. City Engineer shall review and approve all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards prior to issuance of any building permits.

Commissioner Kenworthy seconded the motion.

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

- F. Land Management Code Amendments – Bicycle Parking Requirements – The Planning Commission Will Consider Potential Amendments to Section 15-3- 9 Bicycle Parking Requirements to Update Requirements for Outdoor Bicycle Parking and to Establish Enclosed Bicycle Storage Requirements for Multi-Unit Dwelling Developments and Developments that Generate Employees. PL-23- 05563.**

Assistant Director Ward introduced Transportation Planner, Hannah Pack. She thanked Commissioners Hall and Van Dine as well as the Transportation Planning Team for their input and work on these amendments. As part of the last Work Session on this item, the Commission also discussed potentially making policy recommendations to the City Council about bike parking citywide. The Staff Report mentioned some of the programs that are in progress. For City programs like Request a Rack, bike parking on Main Street and Bicycle and Pedestrians, Planner Pack would provide an overview for the Commission.

Planner Pack stated that with the three programs mentioned by Assistant Director Ward, the City was operating with the intent of increasing bike parking throughout the City. The first program, called Request a Rack, is a free program open to any business in Summit County. This program is operated in conjunction with High Valley Transit.

Planner Pack explained that under this program, anyone in the county could request a free bike rack. She explained that one of their representatives would come out, conduct a site visit, and install the racks free of charge. These installations would be in compliance with the Association of Pedestrian and Bicyclist Professionals, and were compliant with existing Code.

With regard to Main Street bike parking, Planner Pack reported that they currently have three different seasonal corrals placed around Main Street. These corrals are located in front of Handle, Patagonia, and the eating establishment. These add an additional 30 bike parking spaces in the summer. Planner Pack commented that they were interested in adding more, but they felt it would require removal of parking for these types of bike racks. A planned bike-parking audit would determine how many spaces they currently have available beyond the corrals.

In addition, Planner Pack advised they were working on the Bike and Pedestrian Plan. They just re-launched the community engagement for this Plan, as it was paused in 2021 due to the team working on Park City Forward and the Short Range Transit Plan. She reported that they have conducted three community conversations, and have heard from residents as to what they do and do not like about biking and walking in Park City. The goal of the plan was to identify the gaps and how they could improve level of service for both pedestrians and cyclists.

Assistant Director Ward commented that additional questions arose as to the plans for the transit stops. She explained that there was a plan in place, in collaboration with a Program Management Services Consultant to upgrade bus stops citywide. As part of this, they were developing bus stop typologies. Part of the recommendations included amenities such as bike parking, ski racks, and digital signage.

For Special Events, Assistant Director Ward advised that event applicants were required to submit a Transportation Plan that outlines bike parking and alternative modes of transportation. Some events exceed this with bike valet services. If the Commission was interested in forwarding recommendations to the City Council as part of this review for policy, Staff would carry that forward.

Assistant Director Ward next addressed the recommended amendments and stated that they build upon what was reviewed in the February 22nd Work Session to update the standards for outdoor bike parking, and to require bike storage facilities for multi-unit dwellings and uses that generate employees. She explained that the proposed amendments would retain the current 10% requirement of parking spaces; however, if an applicant were to request a reduction in parking through either a CUP or an MPD, the bike-parking requirement would not be reduced. There would also be a requirement that at least one, or 1% of the required parking, would accommodate the larger bikes and meet the 3' x 10' requirement.

In terms of enclosed bike storage requirements, Assistant Director Ward explained the Code would require one per three units for multi-unit dwellings, or one per ten employees generated by use. She added that 5% of these storage requirements would be at least 3' x 10' to accommodate the larger bikes or bikes with trailers.

She stated that the amendments would also require a bike repair station if there were 10 or more bikes included in the requirement.

Assistant Director Ward stated that with the enclosed bike storage facilities, there would be a number of possibilities that applicants could propose, including vertical parking, two tier parking and other creative ways to increase the storage capacity indoors. She explained that for some of the smaller projects, the residential bike parking could be 75 square feet. For projects with up to 200 units, the bike parking would be over 1,000 square feet. The square footage for employee-generated bike parking would be based on the table outlined in the Affordable Housing Resolution. She noted that flexibility was built in so that applicants could produce their own documentation for Planning Commission review on what the number of employees generated would be for uses that might not fit into the table.

Assistant Director Ward provided some examples of different sized restaurants. For the smaller restaurants of approximately 5,000 square feet, there would be three enclosed bike parking spots required encompassed in about 75 square feet. In addition, she explained that the amendments allowed for site-specific review and Planning Commission discretion to modify what would be required to make sure it would be the best for that specific project. Additionally, where properties have zero Setbacks, there would be a payment in lieu. Assistant Director Ward stated that Staff recommended the Planning Commission conduct a public hearing and consider forwarding a positive recommendation for City Council's consideration on April 27, 2023.

Commissioner Van Dine thanked Assistant Director Ward and stated that she enjoyed working on these amendments.

Chair Suesser addressed outdoor bicycle parking and felt the requirement that the outdoor racks must be protected from weather by existing structures was strict. Assistant Director Ward noted that outdoor racks must be protected unless the Planning Commission approved a modification. Chair Suesser also felt that requiring bike racks to be within 50 feet of a primary entrance was strict as well, unless the Planning Commission provided an exception. She felt that these issues would come before the Commission all the time. Commissioner Van Dine explained that when they began this process, they wanted people to look at covered bike parking as the first option. She felt that giving these options would encourage people to ride their bikes, and there would always be the leeway to request an exception. She stressed that the encouragement to require covered parking up front would be beneficial. Chair Suesser understood, and added that it was too bad they could not get parking in China Bridge.

Commissioner Frontero asked if these provisions would be retroactive. Assistant Director Ward stated that these amendments would apply to new development. As they looked into other codes, they found some creative incentives that communities have come up with to incentivize existing uses, and that was something they could look into outside of the Code. She mentioned that as part of the discussion on Accessory Uses, they could consider a density bonus for projects that exceed the bike parking requirements. This could be included in the Code depending on where they end up on Accessory Uses. She reiterated there were incentives they could consider incentivizing creation of bike parking in existing structures, but what is outlined in the current Code would apply to projects moving forward.

Commissioner Frontero asked if these requirements would apply to renovations. Assistant Director Ward responded that would depend on if the establishment were expanding their use. She also agreed that a new tenant in a commercial space would not be required to meet these requirements. There was discussion as to how they could incentivize more bike parking near Main Street, and Commissioner Van Dine stated that was discussed quite a bit. She stated they discussed converting some space during the summer, but it was not within their purview to require that. She noted that has been brought to City Council's attention and would be recommended with these amendments. While it would not be in the Code, it could be a policy objective.

Commissioner Kenworthy noted that City Hall already puts bicycles even on Main Street. Commissioner Van Dine added that they were pushing them to include China Bridge. Commissioner Kenworthy observed the Commission had three AMPDs before them, and the e-bike explosion is here. He asked if anything had been done comprehensively to estimate the actual number so they could better prepare for this moving forward. He assumed the three AMPDs would have 2,000 in occupancy and while they would only use half of it, he imagined that most of those people would have bikes and e-bikes. He asked if they looked at the matrix from that point of view.

Assistant Director Ward explained that the employees-generated calculation was based on the over arching goals of Park City Forward for a modal shift and to support long-term storage for employees that is secure and indoors. Additionally, those properties would be required to have outdoor bike parking as well. With regard to multi-unit dwellings, she stated that originally they were looking at communities that had a requirement of one for each ten units. She explained that the one for each three units was a higher requirement. As part of their outreach to other communities, they found that most applications that come forward with market-rate units provide these facilities anyway; however, these amendments would require a baseline standard. As part of an AMPD, Assistant Director Ward stated that a developer that requested reduced parking could provide more bike parking than required in the Code.

Commissioner Kenworthy felt that for the AMPDs, there would be a higher number of bicycles per occupant. He mentioned that Studio Crossing was located on the Rail Trail, and a very high percentage of those residents would have bicycles.

Commissioner Van Dine suggested working the bike parking into the AMPD amendments to the Code. Commissioner Kenworthy felt they could all agree that bike transportation was idyllic for six months out of the year, and they needed to have more robust parking and storage for AMPDs especially. He surmised that the huge growth and population was come in through the AMPDs. Commissioner Van Dine stated that these amendments would put Park City on the stricter end of the spectrum than other communities. She was unsure how they could make it stricter while being reasonable. She agreed with Commissioner Kenworthy's comments and reiterated her suggestion that they work it into the AMPD conversations. Commissioner Kenworthy felt that the density bonus would be important. Assistant Director Ward stated she would add bike parking as part of the AMPD review. Chair Suesser disagreed with a density bonus for things like bike parking.

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

MOTION: Commissioner Johnson moved to forward a POSITIVE recommendation for City Council's consideration on April 27, 2023 for Land Management Code Amendments – Bicycle Parking Requirements. Commissioner Van Dine seconded the motion.

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

G. Land Management Code Amendments – Sensitive Land Overlay – The Planning Commission Will Consider Land Management Code Amendments to Expand the Sensitive Land Overlay to include the Recently Annexed Property in the Quinn's Junction Area, to Update Designated Ridgelines and Vantage Points Citywide, and to Update the Overall Sensitive Land Overlay Regulations Outlined in Land Management Code Chapter 15-2.21, Including Criteria When Evaluating Construction of Trails in the Sensitive Land Overlay, Ridgelines, Vantage Points, and Clarifications of Defined Terms. PL-22-05446

Assistant Director Ward thanked Commissioners Johnson and Frontero who served as the liaisons who reviewed the early Code and provided input. She also thanked the Commission for the input provided at the January 25th Work Session. A broader discussion on Visual Analysis requirements for all applications was tentatively scheduled for May 24, 2023. Additionally, discussions on the Steep Slopes criteria citywide, including the CUP, would occur on that date.

Chair Suesser questioned the other Steep Slope requirements in the Code and how they interact with the SLO. Assistant Director Ward explained that the proposed amendments before the Commission at this meeting were non-substantive, and would update the SLO to reflect the current City boundary. They could return to the Steep Slope criteria and excavation standards on May 24. This hearing was not noticed for changes to the Steep Slope criteria and those sections of Code.

Commissioner Johnson assumed that the Visual Assessment and Visual Analysis definition would mold into one and become a single definition. He liked the proposed definition, and wanted assurance they would have a cohesive conversation on this at a later date.

Assistant Director Ward explained that they were not only proposing amendments to the Code, but also planning application updates for SLO requirements and what must be submitted. They would change some of what was currently required at Planning Staff's discretion, and make it a requirement at the time of application. She stated that the proposed amendments would update the Ridgeline areas, and expand the Vantage Points. She noted that some of the Vantage Points included in the original Code either no longer existed, or the names need to be updated. The amendments would also establish SLO evaluation for Trails Master Plans to allow for administrative review for each individual trail if it complies with the Trails Master Plan.

Assistant Director Ward advised that the amendments also updated the required materials that applicants must submit for Steep Slope evaluation specific to the SLO sections of the Code. She noted that the maps were updated for clarity, but they were not official zoning maps. These maps would have disclaimers that they were for reference only. Applicants must come in with a certified survey that designates for the property the location of the Ridgelines and Steep Slopes. She reminded that the red dots on the map presented to the Commission showed the SLO. This map would be updated and made available on the Planning website whether a property is located in or out of the boundary.

Assistant Director Ward presented the 1992 Ridgelines, and compared it to the map with the updated Ridgelines. This map would also be available on the website with a disclaimer that for each property that comes in, they would verify the Ridgelines through a survey. The amendments would also expand and update the Vantage Points. She explained that the underlined Vantage Points were additions, and the bullet point Vantage Points were in the Code and updated with addresses. She mentioned that the Park City School District used to be named Treasure Mountain Middle School, and was expanded to include the full campus. They also added language that Planning Staff on administrative permits, or the Planning Commission could establish additional Vantage Points for each project as determined.

Assistant Director advised that the amendments also established a process for the Planning Commission to evaluate a Trails Master Plan for compliance with the SLO, and make a recommendation to City Council for adoption if it does comply. As trails get developed, each trail would require an administrative permit and the applicant would not have to do the full SLO analysis; rather they would only have to provide updates on Significant Vegetation and wetlands information.

Based on the Commission's suggestion that this be reviewed on a regular basis, Assistant Director Ward reported that they recommended the Trails Master Plan would come to the Planning Commission for SLO evaluation at least every three years. Assistant Director Ward noted that the amendments would also update the required Steep Slope materials. Currently, development was prohibited within 50 feet of Very Steep Slopes; therefore the Code amendments would require that applicants identify any Steep Slopes within 50 feet of the property. Currently, they just look within the boundaries of the property. For projects with Steep Slopes, any development proposed now was at Staff's discretion to require a soils investigation report and geotechnical report. These amendments would require that information at the time of the application.

Assistant Director Ward commented that the non-Code changes would include updating the applications for all projects that would require a Visual Assessment with photographs of the property as outlined in the Staff Report. This would include a streetscape elevation, 3-D massing model, and a rendering that superimposes the project onto a photograph of the site. She referenced that slopes would be differentiated by different colors for clarity. Additionally, applicants must indicate on their survey where the Ridgeline area is located specific to the proposal. Applicants would be put on notice of the required information for a full Planning Commission review. Assistant Director Ward advised that Trails and Open Space Manager, Heinrich Dieters, was present to answer any questions regarding the Trails Master Plan.

Chair Suesser asked if the Planning Commission would evaluate new trails within the SLO. Manager Dieters stated that trails were always in the SLO. He stated that the Trails Master Plan had been a static document since 2008. The City has obtained a lot of open space over the last 12 years, and most of the City-built trails are in the open spaces. He stated that Trails Master Plan would be a living document, and a reflection of how they want to see the trail system in 2040. More importantly, the Plan would include goals associated with the Vision and Mission Statement.

Manager Dieters stated they do much of this work currently, but it needed to be included in a document that they adopt. He felt it would be important for the Commission to see the Plan every year. The proposed LMC amendments hit that process, so the Commission would see

this on a regular basis and know the plan for the next three years. He stated it would apply not only to new trails but would include revegetation or reuse of certain trails, user specific trails, and directional trails. He added that while e-bikes were currently prohibited on trails, they were building things for e-bikes for accessibility. He stressed they are trying to be more transparent with the work they were doing in open spaces.

Chair Suesser's biggest concern was with the changes to the Very Steep Slopes within 50 feet of the property boundary. Assistant Director Ward explained that development was prohibited on Very Steep Slopes; however, development on a Steep Slope would be allowed but the applicant would need the required reports for evaluation. Slopes greater than 15% and less than 40% would require the soils and geotechnical reports.

Chair Suesser referenced line 44 in the Draft Ordinance that states the map must identify Very Steep Slopes within 50 feet of the property boundary and must highlight areas of high geologic hazard. Areas subject to land sliding and all "significant Steep Slopes." Chair Suesser asked for the definition of a "Significant Steep Slope" as compared with a Very Steep Slope. Assistant Director Ward stated they could remove the term Significant Steep Slope, but it would refer to the Steep Slope as defined. Chair Suesser wanted to remove the term "Significant."

Commissioner Sigg asked if Steep Slopes were defined as naturally occurring, and thought of multiple conditions in Park City where roads were cut or filled that created a Steep Slope condition. He noted there might be a building envelope within 50 feet of a 20 – 30 foot fill component of a street. Assistant Director Ward explained the definition includes "of land," so she believed it referred to the existing conditions. Commissioner Sigg assumed this would apply to any Subdivisions that might have road cuts and fills and were creating building lots in close proximity to those cuts and fills. Assistant Director Ward agreed. Assistant Director Ward noted that the concept of Very Steep Slopes was only contained in the SLO portions of the Code. Chair Suesser would like to keep it there and felt they did not need that distinction elsewhere.

Commissioner Sigg stated that oftentimes there could be a situation where from a certain Vantage Point, a Ridgeline could be seen as a sub-Ridge in front of a greater Ridge behind. He asked where there are two potentially conflicting Ridgelines in one of the identified line of sight locations, what would prevail. Assistant Director Ward explained that the draft Ridgeline map that would be verified by the applicant specific to a project. The Vantage Points and what they are evaluated against would be established by the Planning Commission and verified as part of that. They included provisions in the amendments that those coordinates of what is established be included in the application so the Final Action could reflect what they know what the standard was when the Planning Commission reviewed the project. That standard would therefore be clear 5 to 10 years down the road. She added that the Ridgeline being evaluated would also be clarified in the application at the time of review. It would be site specific through the coordinates and what the Planning Commission would be looking to protect.

Assistant Director Ward confirmed that the Vantage Points could shift at the discretion of the Planning Commission.

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

Chair Suesser still had concerns about the Steep Slope language in these proposed amendments, but understood that the criteria for a Steep Slopes CUP was something they would discuss in the future and not included in these amendments. Assistant Director Ward confirmed that the future discussions would look at the SLO Steep Slope CUP, and noted that one of the 16 criteria for a CUP outlined Steep Slopes.

Commissioner Sigg asked if they were just looking at the Clark Ranch area as it related to these amendments. Assistant Director Ward stated this took into consideration the southeast Quinn's Junction area that was annexed, as well as all of the acreage citywide that had been annexed since the 1990s. It is a non-substantive update that encompasses those Ridgeline areas and Vantage Points. In addition, it clarifies the required application materials for SLO review and includes the Trails Master Plan.

MOTION: Commissioner Kenworthy moved to forward a POSITIVE recommendation for City Council's consideration on April 27, 2023 for the Sensitive Land Overlay Land Management Code Amendments. Commissioner Frontero seconded the motion.

VOTE: The motion passed with the unanimous consent of the Commissioners present. Chair Suesser noted that Commissioner Hall had left the meeting but there was a quorum present.

H. Land Management Code Amendments – Accessory Uses in Master Planned Developments – The Planning Commission Will Consider Amendments Regarding Support Commercial, Residential Accessory Uses, and Resort Accessory Uses Outlined in Land Management Code Chapter 15-6 Master Planned Developments Section 15-6-8 Unit Equivalents, and to Clarify that Resort Support Commercial Uses in Recreation and Open Space Section 15-2.7-2 Uses, Residential Development Section 15-2.13-2 Uses, Residential Development Medium Section 15-2.14-2 Uses, Regional Commercial Overlay Section 15-2.17-2 Uses, General Commercial Section 15-2.18-2 Uses, and Light Industrial Section 15-2.19-2 Uses Are Linked to Approved Master Planned Developments. PL-22-05447

There was discussion of continuing the above item. Chair Suesser suggested adding it to the next available meeting that had a 15-minute opening. She encouraged the Commissioners to express any questions or comments to Assistant Director Ward in advance of the continued hearing.

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

MOTION: Commissioner Van Dine moved to CONTINUE Land Management Code Amendments – Accessory Units in Master Planned Developments, to April 12, 2023. Commissioner Frontero seconded the motion.

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

8. ADJOURN

The meeting adjourned at approximately 9:55 p.m.

3. Public Communication

Handout provided by Bob Theobald.

Selected Municipal Code, LMC Provisions and Statutes

The information below may be applicable to the Commission's review of the matters raised in this memorandum.

15-1-9 Allowed Use Review Process

An Applicant must file a Complete Application, using the forms established by the Planning Department, and include payment of all fees. On any Application to construct a Building or other Improvement to Property which is defined by this Code as an Allowed Use in the Zone in which the Building is proposed, the Planning Department must review the Application to determine whether the proposal:

1. is an Allowed Use within the zone for which it is proposed;
 2. complies with all applicable Development requirements of that zone, including Building Height, Front, Side, and Rear Setbacks, and Lot coverage;
 3. respects Lot Lines of a legally subdivided Lot;
 4. meets the applicable parking requirements;
 5. conforms to the Architectural Review and/or the Design Guidelines for Historic Districts and Historic Sites, and the architectural review process established for that zone;
 6. can be adequately serviced by roads, and existing or proposed utility systems or lines; and
 7. pertains to land in which all tax assessments have been paid.
- B. If approved by the Planning Department Planning Staff, the plans must be forwarded to the Engineering Department and Building Department. The plans shall be reviewed for Building Code compliance and permit issuance procedures. Approval of Allowed Uses must be noted by the issuance of a Building Permit in compliance with the provisions of the International Building Code, as adopted by Park City.
- C. If the Application does not comply with the requirements of the zone, the Planning Department shall notify the Owner of the project or the Owner's Agent, if any, stating specifically what requirements of the zone have not been satisfied, and also stating whether the project could be reviewed as submitted as a Conditional Use for that zone.
- D. **DISCLAIMER.** No permit issued shall be valid if any of the criteria listed in this section have not been met.

HISTORY

Adopted by Ord. 00-25 on 3/30/2000

Amended by Ord. 06-22 on 4/27/2006

Amended by Ord. 09-23 on 7/9/2009

Amended by Ord. 11-05 on 1/27/2011

Amended by Ord. 2022-16 on 5/26/2022

15-12-9 Purpose

The Planning Commission shall act as a non-political, long-range planning body for the City. Review of specific projects shall be limited to those matters specifically requiring their consideration, and to the monitoring and reviewing of decisions of the Planning Department. The Planning Commission shall review those matters designated in Section 15-12-15 herein.

15-12-15 Review By Planning Commission

B. The scope of review for each of these functions is as follows:

6 RATIFICATION OF CONDITIONAL USE PERMITS. The Planning Commission has the authority to review and ratify or overturn all actions of the Planning Department regarding Conditional Use permits.

8 REVIEW OF APPEALS OF THE PLANNING STAFF'S FINAL ACTION ON A LAND USE APPLICATION. See Section 15-1-18.

15-1-18 Appeals And Reconsideration Process

1. **STAFF.** Final Action by either the Planning Director or Planning Staff may be appealed to the Planning Commission. Final Action regarding the Design Guidelines for Historic Districts and Historic Sites shall be reviewed by the Board of Adjustment.

15-12-3 Grounds For Removal

Any Planning Commission member who is absent from two (2) consecutive regularly scheduled meetings, or a total of four (4) regularly scheduled meetings per calendar year, or who violates Title 3, Ethics, may be called before the City Council and asked to resign or be removed for cause by the Council.

3-1 Code Of Ethics For Officials And Employees; Responsibility Of Public Officials

3-1-1 Declaration Of Policy

3-1-3 Agents Of Public Purpose

3-1-8 Avoidance Of Impressions Of Corruptibility

Effective 5/4/2022

10-9a-801. No district court review until administrative remedies exhausted -- Time for filing -- Tolling of time -- Standards governing court review -- Record on review -- Staying of decision.

(3) (a) A court shall:

(i) presume that a land use regulation properly enacted under the authority of this chapter is valid; and

(ii) determine only whether:

(A) the land use regulation is expressly preempted by, or was enacted contrary to, state or federal law; and

(B) it is reasonably debatable that the land use regulation is consistent with this chapter.

(b) A court shall presume that a final land use decision of a land use authority or an appeal authority is valid unless the land use decision is:

(i) arbitrary and capricious; or

(ii) illegal.

(c) (i) A land use decision is arbitrary and capricious if the land use decision is not supported by substantial evidence in the record.

(ii) A land use decision is illegal if the land use decision:

(A) is based on an incorrect interpretation of a land use regulation;

(B) conflicts with the authority granted by this title; or

(C) is contrary to law.

(d) (i) A court may affirm or reverse a land use decision.

(ii) If the court reverses a land use decision, the court shall remand the matter to the land use authority with instructions to issue a land use decision consistent with the court's ruling.

Planning Commission Staff Communication



Subject: 2023 Land Management Code Amendments
Author: Rebecca Ward, Assistant Planning Director
Date: April 12, 2023
Type of Item: Informational

The Planning Commission conducted a series of work sessions in 2022 to identify and prioritize Land Management Code (LMC) amendments for 2023 ([City Council Staff Communication](#)). The Planning team has initiated many of the amendments and they are in progress, outlined below.

Additionally, in February, the Planning team issued a Request for Proposals for consultant services to assist with affordable housing, transportation demand management, and sustainability amendments and will provide an update to the Planning Commission once the City Council approves a consultant contract.

The Engineering Department issued a Request for Proposals for consultant services to assist with establishing standards for Traffic Impact Study criteria.

This staff communication provides an update on the LMC amendments scheduled for 2023 review and includes new amendments scheduled due to recent changes to state code.

Enacted

Water Wise Landscaping Updates – on March 9, 2023, the City Council enacted [Ordinance No. 2023-10](#) to update and clarify water wise landscaping regulations, as recommended by the Planning Commission. The Planning team created a [webpage](#) with water wise landscaping resources for community members. The Water Department is preparing to initiate the [Landscaping Incentive Program](#) on May 1, 2023.

Recommended for City Council Consideration

Sensitive Land Overlay – Liaisons Frontero & Johnson – on March 22, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration to update Ridge Line Areas and Vantage Points to include acreage annexed into the City, to clarify defined terms, and to establish a process for Sensitive Land Overlay review of a Trails Master Plan ([Staff Report](#); [Audio](#)). These amendments are scheduled for City Council consideration on April 27, 2023.

Bicycle Parking Requirements – Liaisons Hall & Van Dine – on March 22, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration to update Bicycle Parking Requirements and to establish Enclosed

Bicycle Storage for Multi-Unit Dwellings and Uses that generate employees ([Staff Report](#); [Audio](#)). These amendments are scheduled for City Council consideration on April 27, 2023.

Under Review

Fractional Use in Dwelling Units – on April 12, 2023, the Planning Commission is scheduled to review amendments to remove Fractional Use of Dwelling Unit regulations from the LMC to comply with [S.B. 271](#), enacted by the Utah Legislature this year to prohibit municipalities from regulating co-ownership. These amendments are scheduled for City Council consideration on April 27, 2023.

Accessory Uses in Master Planned Developments – Liaisons Sigg & Suesser – on December 14, 2022 ([Staff Report](#); [Minutes](#), p. 25), and February 8, 2023 ([Staff Report](#); [Minutes](#), p. 21), the Planning Commission conducted work sessions on Accessory Uses in Master Planned Developments. The recommended amendments limit Support Commercial, remove most Residential Accessory Uses except for those necessary for buildings to function, and refines Resort Accessory Uses. These amendments were scheduled for Planning Commission review on March 22, 2023 ([Staff Report](#)), but the Commission continued the public hearing to April 12, 2023 due to the late meeting. These amendments may be scheduled for City Council consideration on April 27, 2023.

Scheduled for Review

Date	Topic	Liaisons
5/10/23	Staff Communication Updates to Planning Applications regarding required visual analysis materials. Work Session Final Action Subdivisions S.B. 174 <i>Local Land Use and Development Revisions</i> - Requires modifications for subdivision review and approval Plat Amendments - Discuss potential opportunities for administrative or Planning Commission Final Action Public Hearing Alignment with the Utah Code S.B. 174 <i>Local Land Use and Development Revisions</i> - Requires updates to Internal Accessory Dwelling Units	

	H.B. 408 Mobile Business Licensing Updating the definition of “Food Truck”	
5/24/23	Work Session Steep Slope and Excavation Standards Comparison of Steep Slope Conditional Use Permit and Sensitive Land Overlay Steep Slope criteria and excavation standards outlined in the Subdivision, Conditional Use Permit, and Master Planned Development standards	Johnson Suesser
6/14/23	Work Session Temporary Winter Balcony Enclosures On December 15, 2022, the City Council directed staff to take temporary winter balcony enclosures back to the Historic Preservation Board and Planning Commission for continued review (Staff Report ; Minutes , p. 2). Work Session Conventional Chain Business + Vibrancy Ordinances Scheduled for Planning Commission review on March 8, 2023 (Staff Report), but continued to April 26, 2023 due to a late meeting. The HPCA Board is unavailable April 26, 2023, and requests the work session be scheduled for June.	
7/26/23	Work Session Sustainability Amendments Evaluate EV Charging Station Conduit and Installation Requirements, wood burning stoves, and incentives.	Frontero Hall
8/9/23	Work Session Affordable Master Planned Developments (AMPD) On February 8, 2023, the Planning Commission requested information to evaluate updates to the AMPD code: - Provide information on occupancy numbers for projects that receive federal and state funding and evaluate occupancy numbers to numbers of vehicles owned - Update financial analysis for reduced open space and setbacks, increased height, and potential reductions to parking that reflect current market conditions - Evaluate increased commercial allowances and parking impacts - Evaluate financial implications of allowing limited nightly rentals in exchange for affordable units aimed at lower Area Median Incomes - Evaluate incentives for more units at 30 – 40% AMI	Johnson Kenworthy

	Review affordable housing examples in mountain resort towns (Staff Report; Minutes, p. 29) The consultant who provided a 2019 report with analysis for the recommended AMPD code is unable to update their work within the allocated budget. As a result, the Economic Development, Housing, and Planning teams are updating the 2019 Audit Report for Commission consideration.	
8/26/23	Work Session Parking Clarifications The 2019 Land Use Task Force identified opportunities to clarify parking standards for Single-Family Dwellings and Multi-Unit Dwellings for consistency across Zoning Districts. These parking clarifications will update residential Historic District standards, as well as residential standards citywide for consistent interpretation and application.	
9/27/23	Work Session Historic District Design Guidelines On March 9, 2023, the City Council approved a contract with io LandArch to illustrate LMC Chapter 15-13 <i>Design Guidelines for Historic Districts and Historic Sites</i>. The Historic Preservation Board is scheduled to review the illustrations on August 2, 2023, with a possible recommendation to the Planning Commission for consideration.	

The October, November, and December work sessions are reserved for consultant work sessions to discuss affordable housing, transportation demand management, and sustainability amendments prioritized by the Planning Commission.

Internal Review

Lot Combinations in Historic Districts – Liaisons Frontero & Suesser

On December 7, 2022, the Historic Preservation Board conducted a work session on Lot Combinations in the Historic Districts ([Staff Report](#); [Minutes](#), p. 9). Public input was provided to the City Council on December 8, 2022 ([Minutes](#), p. 5 – 6). As part of the Lot Combination review, the City Council recommended the Commission consider whether two units should be required to be retained on site when two full lots are combined into one, with one primary and one secondary like an Accessory Apartment with a potential affordable deed restriction requirement.

Prior to a Planning Commission work session, staff is gathering information on the number of vacant lots in the Historic Districts, as well as evaluating potential provisions for Good Cause, conducting additional outreach with input from property owners, architects, and community members.

Planning Commission Staff Report



Subject: 327 McHenry Avenue – Private Recreation Facility
Application: PL-22-05389
Authors: Spencer Cawley, Planner II
Date: April 12, 2023
Type of Item: Conditional Use Permit

Recommendation

(I) Open a public hearing, and (II) consider continuing a Conditional Use Permit to construct a Private Recreation Facility (pool) to May 10, 2023, to allow the Applicant time to provide Planning Staff additional site-specific information.

Description

Applicant: 327 McHenry LLC
Jerry Fiat, Applicant Representative

Location: 327 McHenry Avenue

Zoning District: Historic Residential – Low Density

Adjacent Land Uses: Single-Family Dwellings

Reason for Review: The Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action¹

The Applicant proposes to install a Private Recreation Facility (outdoor swimming pool) at 327 McHenry Avenue in the Historic Residential – Low Density Zoning District.

The Engineering Department requests the Applicant submit a Construction Mitigation Plan prior to review of the application by the Planning Commission.

Exhibits

Exhibit A: Public Input

¹ LMC [§ 15-1-8\(G\)](#)

Dear Planning Commissioners,

I have written this without being able to view the packet and a complete set of plans, I apologize if some of my letter is covered in the packet.

To date the house under Construction at 327 McHenry has hauled off 300 loads of dirt and hauled back 50 for the car lift in the garage.

That means on a substandard, narrow dead- end street we have had 350 trucks back up our hill and 350 trucks travel down. This house is on its second year, and they are still framing it. Now we find out they want to build a swimming pool. This should have been submitted with the original plans so everyone could have addressed the impact before approvals.

About 1981 our neighborhood with the help of the Planning Director at that time wrote the HRL Zone to limit the amount of density on our substandard narrow dead- end street. Over the years the zones have been watered down by pressure from the development community.

This property was subdivided into one large lot and 2 small lots with neighborhood support. Later the developer and owner of the 3 lots asked planning to combine the 2 small lots into one large lot.

We spoke against the combination and asked Planning Commission deny as we would end up with a house that didn't fit the scale and character of the neighborhood. The lots were combined and that leads us to a swimming pool in Old Town.

The code was changed so now decks are not allowed on the front of a house for fear they will turn into party decks. **Therefore, you can't have a deck where you and your neighbors can visit but you can have a party pool?**

When I got on the Planning Commission the planning director Pat Putt gave me a training session, he told me to start with the General Plan and see if it conforms, then go on to the purpose statement for the zone and see if the use fits in the zone. Then go to the LMC and find items that back up your findings.

Although this is an old analysis tool, I believe it still leads to common sense conclusions:

General Plan----Our current General Plan doesn't give you much to work with, but it does talk about our 4 core values: Small Town, Natural Setting, Sense of Community and Historic Character. This project doesn't fit in with any of these values.

Going to the section on Old Town 6.1 "Infill and new additions should be compatible in the neighborhood context and subordinate to existing historic structures....." **DOES NOT COMPLY**

6.10 "The aesthetic of Old Town neighborhood should be preserved,"

The historic specialist hired by the City said that what was going to destroy our sense of history would be the mass and scale of new construction.

A-Reduced density that is accessible only by substandard streets, so these streets are not impacted beyond their reasonable carrying capacity.

B- Provide an area of lower density residential use within the old portion of Park City.

C-Preserve the character of Historic residential development in Park City.

D- Encourage the preservation of historic structures,

E- Encourage construction of historically compatible structures that contribute to the character and scale of the historic district and maintain existing residential neighborhoods.

F- Establish development review criteria for new development on steep slopes which mitigate impacts to mass and scale and the environment, and

G- Define development parameters that are consistent with the General Plan policies for Historic core.

15-2.1-6 Development on steep slopes must be environmentally sensitive to hillside areas and carefully planned to mitigate adverse effects on neighboring land and improvements and consistent with historic district design guidelines.

15-2.1-9 The property owner must protect significant vegetation during any development activity. Significant vegetation includes large trees six inches in diameter.....

The developer of this property took out about 6 significant trees, these trees were about 30 feet in height, and we were told they would be replaced. The only place on the site that could hold them is the backyard where the party pool is to go.

15-4-2-1-6 Steep slope, VISUAL ANALYSIS. The Applicant must provide the Planning Department with a visual analysis of the project from key Vantage Points:

To determine potential impacts of the proposed Access, and Building mass and design; and

To identify the potential for Screening, Slope stabilization, erosion mitigation, vegetation protection, and other design opportunities.

BUILDING FORM AND SCALE. Where Building masses orient against the Lot's existing contours, the Structures must be stepped with the Grade and broken into a series of individual smaller components that are Compatible with the District. Low profile Buildings that orient with existing contours are strongly encouraged.

The Commission should ask for a section starting on the west side of Ontario to the west side of McHenry, also for a street view from Ontario with adjacent buildings. A site visit may be appropriate. This will give a better idea of the scale of the project and what the impacts will be to the homes located on Ontario.

Due to the complexity of the site the Commission should ask Building to require a construction mitigation plan.

15-1-10 CUP-----If the reasonable anticipated detrimental effects of a proposed Conditional Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards, **the Conditional Use may be denied.**

LMC-----15-2-1 Purpose

This project will increase lighting, noise, steam that can freeze on neighbors' trees and yard, and be used as a party area.

Looking at 15-1-7-E I believe the owner cannot mitigate these items.

(1) Size and location of the site

(7) Fencing, screening, and landscaping to separate the use from adjoining uses

(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining lots;

(10) signs and lighting;

(11) physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing;

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site;

(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;

(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.

In conclusion, building an outdoor swimming pool goes against some of Park City's most important goals...i.e. Conserve energy, be carbon neutral and conserve water. The City can't ask residents to reduce energy and water usage and then allow someone to build this project.

Thank you for your time and consideration,

Charlie Wintzer

320 McHenry Ave.

April 5, 2023

Dear Planning Commissioner:

Thank you for your dedication to our community. Although it may often go unrewarded, please know that your work is respected, valued and greatly appreciated. You are tasked with protecting our neighborhoods and enforcing the zonings, both of which vary greatly throughout Park City.

The zoning in Old Town, in particular, is unique and has been carefully developed over the years to protect this very special area. People in Old Town are friendly and resilient, and we very much enjoy living in an Historic Town. Those of us who live on McHenry -- a small, quiet, narrow, cul-de-sac substandard street with only 20 homes -- have chosen to live in this neighborhood -- and we ARE a neighborhood -- because we love it up here on the Hill and we understand and appreciate the Historic designation of our area. Some of our homes are recognized annually by the Historic Society for preservation of historic structures.

McHenry is zoned HRL (Historic Residential Low-Density). The address of the property in question is 327 McHenry Ave. According to the Municipal Code, in section 15-2.1-1, the "Purpose" of this restrictive zoning states:

15-2.1-1 Purpose

The purpose of the Historic Residential Low-Density (HRL) District is to:

1. preserve the character of Historic residential Development in Park City,
2. encourage the preservation of Historic Buildings and/or Structures,
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District, and maintain existing residential neighborhoods.
4. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment, and
5. define Development parameters that are consistent with the General Plan policies for the Historic core.

The builders have asked the Planning Commission to approve a Conditional Use Permit for the construction of a full-length outdoor lap pool, adjacent to another smaller outdoor pool and to a hot tub, as well as an outdoor 6' x 10' foot television, which presumably will be accompanied by a compatible outdoor sound system. (See Exhibit C, p. 3)

None of this contributes to the character and scale of the Historic District (item #3 of the "Purpose" section).

In addition, in accordance with item #4, as it pertains to "Development on Steep Slopes", this certainly does not mitigate the impact to the environment -- in fact this development would have a **significantly negative** impact on the environment with regard to **noise and light pollution**. I know from experience that the sound travels quite well across the canyon, and it is

not unusual for us up here on the hill to overhear conversations taking place at the No-Name on week-end nights.

It is understandable that people who re-locate to Old Town from other areas of the country may not fully understand or appreciate the Historic Districts that exist throughout Park City, especially those who come here from Southern California where it is not at all unusual for every house in a neighborhood to have an outdoor swimming pool. The new owners of 327 McHenry may be attempting to replicate what they are used to in the L.A. area without fully understanding the HRL zoning and **it is the responsibility of the planning commission to prevent this kind of misinformed development in an HRL zone.** There are, of course, plenty of suitable locations in Park city for an outdoor pool/entertainment complex.

Lastly, the builders eliminated numerous significant trees on this property and had “promised” to replace them. It does not appear that, with the size and scope of the pool complex, there is room for these promised trees. This has **a negative impact** on the local environment.

Municipal Code section 15-2.2-2 defines “Uses” for the HRL zone. There are sections for Conditional Uses (15-2.2-2B) and Prohibited Uses (15-2.2-2C). There are no provisions for an outdoor entertainment complex of this scope, in the Conditional Use section. In addition, the Prohibited Uses Section clearly states that:

“PROHIBITED USES. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.”

I ask that you very seriously consider item #1 of the “Purpose” section of the HRL zoning, and that is to “preserve the character of Historic residential development in Park City”. As planning commissioners, you have the responsibility -- but also the honor -- to protect our small and special neighborhood from inappropriate development. Why have Zoning classifications at all if they are not going to be honored? This development belongs in a different neighborhood – on flat land with more space and a standard road to allow for construction and servicing of this outdoor swim complex.

As a full-time resident of McHenry Ave., I ask you to vote against granting this Conditional Use Permit for the property being developed at 327 McHenry.

Thank you for your time, your energy, and your commitment to preserving our Historic District.

Sincerely,
Kathy Carey

Planning Commission Staff Report



Subject: North Norfolk Plat Amendment
Application: PL-22-05357
Author: Jaron Ehlers, Planning Technician
Alexandra Ananth, Senior Planner
Date: April 12, 2023
Type of Item: Plat Amendment

Recommendation

(I) Open a public hearing and (II) consider continuing the North Norfolk Plat Amendment to create four Lots at 1325 Empire Avenue to May 10, 2023.

Description

Applicant: 1325 Empire Avenue Holdings, LLC

Location: 1325 Empire Avenue and Parcel SA-200

Zoning District: Recreation Commercial (RC)

Adjacent Land Uses: Single Family Dwellings, Vacant City Owned Property, Condominiums, Nightly Rentals

Reason for Review: Plat Amendments require Planning Commission recommendation and City Council action¹

Summary

The Applicant is proposing a Plat Amendment to create four Lots from a vacant Lot and Parcel—1325 Empire Avenue and Parcel SA-200— to develop four Single-Family Dwellings. On February 22, 2023, the Planning Commission reviewed the proposal, conducted a public hearing, and continued the item, requesting the applicant provide additional information ([Staff Report](#) | [Minutes](#)). On April 4, 2023, the City Council conducted a public hearing and continued the item ([Continuation Report](#) | [Audio](#)). The Applicant has requested that the application be continued as Staff and the Applicant are exploring the possibility of creating a public stair in place of the Fire Access Stairs.

¹ LMC [§ 15-7.1-2\(B\)](#)

Planning Commission Staff Report



Subject: 1875 Homestake Road
Application: PL-22-05288; PL-22-05300
Author: Spencer Cawley, Planner II
Date: April 12, 2023
Type of Item: Administrative – Development Agreement Ratification

Disclosure

Park City Municipal owns the property at 1875 Homestake Road and proposes to develop the site through a public-private partnership with J Fisher Companies.

Recommendation

(I) Review the Homestake Development Agreement and (II) consider ratifying the Development Agreement (Exhibit A).

Description

Applicant: Park City Municipal Corporation, represented by Jason Glidden
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 (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 holds a public hearing and ratifies Development Agreements.¹

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

The Planning Commission's scope of review on this agenda item is limited to ratifying the draft Development Agreement for consistency with the Commission's October 26, 2022, approval and the Land Management Code (LMC) requirements. The Planning

¹ LMC [§ 15-6.1-5](#)

Commission may not revisit the terms of its prior approval, including the Electromagnetic Field (EMF) studies. All reconsideration and appeal deadlines have run.² The Commission has had several questions regarding new information presented to Council on March 9, 2023, and staff has provided information in response to those questions. However, the Commission should be aware that they may not substantively re-review issues beyond those covered in the analysis section below.

Condition of Approval 25 for the Homestake Affordable Master Planned Development (AMPD) and Conditional Use Permit (CUP) requires the Applicant to submit a draft Development Agreement (DA) to the Planning Department within six months of the Planning Commission's October 26, 2022, approval. On January 31, 2023, the Applicant submitted the draft DA. The DA must be ratified by the Planning Commission and recorded with the County prior to building permit issuance. The draft DA and associated exhibits are attached to this report.

The following is a timeline of events associated with the Homestake project approval:

- October 26, 2022—The Planning Commission approved an AMPD and a CUP for a Multi-Unit Dwelling for the Homestake project, 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. Eighty percent of the units are proposed to be deed restricted for affordable housing, and 20% are proposed to be market rate. The project exceeds the requirements of the Land Management Code, and the Applicant did not request any variances ([Staff Report](#); [Minutes](#), p. 29).
- October 28, 2022—The Applicant revised the EMF survey and submitted a baseline summary showing electric and magnetic measurements for specific points and distances from the property line. The Planning Commission asked for further clarification.
- December 13, 2022—Commissioner Bill Johnson met with the Applicant at the project site to establish a revised and updated EMF survey for the baseline standard (Exhibit 2).
- December 23, 2022— The Chair Pro Tem executed the Final Action Letter after the Applicant produced a corrected baseline EMF survey as required by Finding of Fact #39. The Final Action Letter is attached to the DA as Exhibit B (p. 12).
- February 8, 2023—The Development Agreement was scheduled for Planning Commission review but was continued to a date uncertain to allow the City Council to receive an update on the project ([Continuation Report](#); [Meeting Minutes](#), p. 3).

² LMC [§ 15-1-18](#)

- March 9, 2023—The City Council conducted a Work Session, received an update on the Homestake project, and took public input. Details of the update are found in the [Staff Report](#), [Exhibits](#), and [Meeting Audio](#). The additional EMF reports are attached to the Council report as Exhibit C and are attached to this packet report for clarity. See Exhibit 3.
- March 22, 2023—The Planning Commission reviewed the Development Agreement and conducted a public hearing. Several Commissioners had not reviewed the City Council updates, specifically the various EMF Reports, from March 9, 2023. The item was continued to allow the Commission additional time to become familiar with those updates ([Staff Report](#); [Meeting Audio](#)). See the Substation section in the following analysis for the links to these surveys. The Planning Commission raised no issues regarding the form of the draft DA.

Analysis

The Planning Commission holds a public hearing and ratifies a DA for an approved Affordable Master Planned Development.³ Land Management Code (LMC) [§ 15-6.1-5\(A\)](#) requires 12 criteria for DAs. The following table outlines the criteria with the analysis of the Homestake DA:

Development Agreement Requirement	Analysis of Proposal
1. A legal description of the land.	Homestake DA Exhibit A – <i>Legal Description of the Property</i>
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions.	Homestake DA Exhibit B – <i>AMPD and CUP Approval Letter</i> Approved by the Planning Commission on October 26, 2022, and the Final Action Letter signed on December 23, 2022.
3. An express reservation of the future legislative power and zoning authority to the City.	Homestake DA ¶ 4 – <i>Vested Rights and Reserved Legislative Powers</i>
4. A provision to allow for minor administrative modifications without revision of the Agreement.	Homestake DA ¶ 11.7 – <i>Minor Administrative Modification</i>
5. A copy of the approved Site plan, architectural	Homestake DA Exhibit J – <i>Updated Architectural Exhibits, dated October 14, 2022, and Exhibit K -</i>

³ LMC [§ 15-6.1-5](#)

plans, Landscaping plans, Grading plans, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval.	<i>Building Height</i>
6. A description of all Developer exactions or agreed-upon public dedications.	Homestake DA ¶ 2.4
7. Developer agreement to pay all specified impact fees.	Homestake DA ¶ 2.4
8. The Initial Purchase Price of the Affordable Units, as defined in the Housing Resolution in effect at the time of a Complete Application.	Homestake DA ¶ 8 – <i>Affordable Housing</i> See Resolution 05-2021 , A Resolution to Adopt Affordable Housing Guidelines for Park City, Utah, and to Repeal and Replace Resolution 25-2020 in its Entirety.
9. The form of ownership anticipated for the project.	Homestake DA ¶ 6.2 – <i>Form of Ownership Anticipated for the Project</i> Finding of Fact 38 states that no condominium plat for individual unit ownership is proposed for the AMPD, and the units are planned to be long-term rentals.
10. A specific project phasing plan.	Homestake DA ¶ 6.1 – <i>Project Phasing</i> Project Approval expires two years from the date of execution of the Development Agreement unless Construction, as defined by the International Building Code, has commenced on the project. Condition of Approval 1 requires the Developer to include information about specific construction phasing with the Construction Mitigation Plan to be submitted and approved by the City for compliance with the Municipal Code as a condition precedent to the issuance of any grading or building permits.
11. A list and map of all known	Homestake DA ¶ 9 – <i>Physical Mine Hazards and</i>

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.	Exhibit G – <i>Mine Hazards Report</i> AMPD and CUP Approval Letter Condition of Approval 23 requires the Developer to comply with federal and state regulations, Municipal Code of Park City Chapter 11-15, and to work with Park City's Environmental Regulatory Program Manager.
12. A map and inventory of all Historic Structures on the Property and a Historic Structures Report prepared by a qualified Historic Preservation Professional.	Homestake DA ¶ 10 – <i>Historic Structures</i> and Exhibit H – <i>Above-Ground Historic Structures Review</i> Finding of Fact 26 addresses the July 5, 2022, report from Commonwealth Heritage Group. The project will not affect historic above-ground properties because of the development.

Additional Project Information in Response to Planning Commission Requests

Substation

The AMPD/CUP Final Action Letter Finding of Fact # 39 requires the Applicant to attach a baseline EMF Survey. The Applicant provided an updated EMF Survey on October 28, 2022, and November 11, 2022, but Commissioner Bill Johnson requested changes to the survey points, which the Developer acknowledged they misunderstood. On December 13, 2022 (Exhibit 2), the Developer submitted a survey demonstrating the points requested by Commissioner Johnson. The Applicant has satisfied this requirement to attach the follow-up survey, and the Chair Pro Tem properly executed the Final Action Letter on December 23, 2022.

The Mayor and City Attorney's Office confirmed any follow-up matters such as ground lease terms, indemnification, or EMF studies that individual Planning Commissioners wish to pursue should be done through the City Council and their consideration of the project ground lease and private party partnership.

Past Efforts Considering Relocation

The City first began looking at relocating the substation in response to the 2009 Rocky Mountain Power (RMP) Wasatch Electrical Task Force recommendation to expand [vertically] the substation. Those efforts included many public meetings and concluded in 2013 without a solution due to the increasingly short deadline by Rocky Mountain Power to meet 2015 service demand, failure to identify an acceptable location, and failure to resolve cost agreements between the City, RMP, and adjacent property owners. RMP then looked at low profile and alternative site plans necessitating a land trade with the adjacent property owner to secure additional footprint, again failing to reach any agreement. Finally, RMP developed a regional alternative that eliminated the need to upgrade the Park City substation.

Future Plans

On March 28, 2023, Stephen Peterson, Power Quality Engineer with PacifiCorp (Rocky Mountain Power is a subsidiary of PacifiCorp), sent the following email to the Applicant regarding upgrading the substation:

"I spoke with the area planner and the director of engineering about the Park City substation.

Currently there are no plans to upgrade the substation to 138kV. The substation was studied to be upgraded to 138kV in the past. The project was not moved to the next stage due to the required footprint of the 138kV yard. If the substation were to be upgraded the capacitor bank along the fence would be removed or de-energized as the upgrade would remove their need. The distance between energized components and the residents would likely increase as 138kV construction requires larger clearances for safety. As the upgrade was only studied as a possibility there are no blueprints that we could provide for possible clearances."

On April 5, 2023, Andy Badger, Regional Business Manager with Rocky Mountain Power, provided the following statement to the Applicant:

"After reviewing the minutes from the previous Planning Commission minutes reference was made that Rocky Mountain Power plans to triple the voltage at the Park City Substation. I'm not entirely sure what this is based on or the source of the information however, Rocky Mountain Power is rebuilding several existing transmission lines to mitigate against wildfires. This rebuild process does upgrade the conductor to 138kV however the line will continue to be operated at 46kV."

Attachments

EXHIBIT 1: Draft Development Agreement – Homestake Affordable Master Planned Development

- Exhibit A: Legal Description
- Exhibit B: AMPD and CUP Final Action Letter
 - Attachment 1 – Updated Electromagnetic Field Survey, dated December 13, 2022
- Exhibit C: Parking Management Plan
- Exhibit D: Hales Engineering Traffic Impact Study
- Exhibit E: Snow Storage Plan
- Exhibit F: Limited Soil Sampling Investigation Summary Report
- Exhibit G: Mine Hazards Report
- Exhibit H: Above-Ground Historic Structures Review
- Exhibit I: Existing Conditions Survey
- Exhibit J: Updated Architectural Exhibits, dated October 14, 2022
- Exhibit K: Building Height

EXHIBIT 2: Homestake Electric Field Survey December 13, 2022

**EXHIBIT 3: Exhibit C to March 9th, 2023, City Council Staff Report
“Electromagnetic Fields Report and Additional Information in
relation to Homestake Affordable Housing Site”**

**EXHIBIT 4: Email Communications to Applicant From PacifiCorp/Rocky
Mountain Power Regarding Future of Substation**

EXHIBIT 5: November 5, 2022, John Kenworthy Email

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

**DEVELOPMENT AGREEMENT
FOR THE HOMESTAKE AFFORDABLE MASTER PLANNED DEVELOPMENT
(AMPD),
LOCATED AT 1875 HOMESTAKE ROAD, PARK CITY,
SUMMIT COUNTY, UTAH**

This Development Agreement (this “**Agreement**”) is entered into as of this _____ day of _____, 2023 by **JF EngineHouse Developer, LLC**, a Utah limited liability company (“**Developer**”), as the developer of certain real property located in Park City, Summit County, Utah, on which Developer proposes the development of a project known as the Homestake Affordable Master Planned Development, and by Park City Municipal Corporation, a municipality and political subdivision of the State of Utah (“**Park City**”), by and through its City Council.

R E C I T A L S

A. Developer is the private development partner of Park City-owned land comprised of a 1.86-acre Lot in the General Commercial Zoning District located at 1875 Homestake Road in Park City, Summit County, Utah, the legal description of which is attached hereto as Exhibit A, and incorporated herein by this reference (the “**Property**”), for which Developer has obtained Affordable Master Planned Development approval, pursuant to Application Number PL-22-05288, and Conditional Use Permit approval pursuant to Application Number PL-22-05300, for the development known as Homestake Affordable Master Planned Development (the “**Project**”), as more fully described in and subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval adopted by the Planning Commission on October 26, 2022, and as set forth in the Approval Letter from Park City dated December 23, 2022, a copy of which is attached hereto as Exhibit B and incorporated herein by this reference (collectively referred to herein as the “**AMPD and CUP Approval Letter**”).

B. Whereas the Developer subsequently provided an additional report titled “Electromagnetic Fields Report and Additional Information in relation to Homestake Affordable Housing Site” as Exhibit C to the March 9, 2023, City Council Staff Report.

C. The AMPD and CUP Approval Letter requires that Park City and Developer shall execute a Lease Agreement pertaining to the Property (the “**Ground Lease**”) between Park City, as the Landlord, and Developer, as the Tenant.

D. Park City requires development agreements under the requirements of the Park City Land Management Code (“**LMC**”) for all Master Planned Developments.

E. 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.

F. Park City, acting pursuant to its authority under Utah Code Ann. Section 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 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. Property

The Homestake Affordable Master Planned Development Property (AMPD) is a 1.86-acre Lot in the General Commercial Zoning District at 1875 Homestake Road in the Bonanza Park neighborhood, which the General Plan identifies as a mixed-use neighborhood where locals live and work.

2. Project Conditions

2.1 The AMPD and CUP Approval Letter dated December 23, 2022, as approved by the Planning Commission on October 26, 2022, is attached hereto as Exhibit B, and is incorporated herein as the Project, subject to any changes detailed herein. Developer hereby agrees to fulfill in good faith all conditions of approval set forth in the AMPD and CUP Approval Letter.

2.2 In connection with Developer's application to Park City for Affordable Master Planned Development approval and Conditional Use Permit approval for the Project, Developer submitted to the Planning Commission certain reports, plans and drawings. Attached to this Agreement and incorporated herein by this reference are copies of the following reports, plans and drawings that were submitted by Developer to Park City:

Exhibit C – Parking Management Plan

Exhibit D – Hales Engineering Traffic Impact Study

Exhibit E – Snow Storage Plan

Exhibit F – Limited Soil Sampling Investigation Summary Report

Exhibit G – Mine Hazards Report

Exhibit H – Above-Ground Historic Structures Review

Exhibit I – Existing Conditions Survey

Exhibit J – Updated Architectural Exhibits, dated October 14, 2022

Exhibit K – Building Height

2.3 As required by Finding of Fact 39 on page 12 of the AMPD and CUP Approval Letter, Developer obtained an updated EMF Survey on December 13, 2022, attached hereto as Attachment 1 to Exhibit B, AMPD and CUP Approval Letter.

2.4 Unless waived by the City Council or reimbursed to Developer by Park City in accordance with applicable criteria, 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. Any such future amendments to state statutes regarding such fees shall not affect any impact fee waiver or impact fee reimbursement obligations of Park City approved by the City Council.

2.5 Developer and any successors agree that the following are required to be entered into and approved by Park City prior to the issuance of any building permits for the Project: (a) a construction mitigation plan, (b) utility plans, (c) a storm water run-off and drainage plan, and (d) a water efficient landscape and irrigation plan showing storm water facilities and snow storage areas. The performance by Developer of its obligation as the Tenant under the Ground Lease shall constitute the performance by Developer of an affordable housing plan approved by Park City with respect to the Project.

2.6 Developer shall be responsible for compliance with all requirements and conditions of the Snyderville Basin Water Reclamation District prior to the issuance of any building permits for the Project.

2.7 The Ground Lease shall describe the disclosures that have been made by Park City to Developer regarding the environmental condition of the Property and regarding Park City's and Developer's obligations pertaining to environmental remediation, covenants and environmental indemnity with respect to the Property. Developer with respect to its obligations, and Park City, with respect to its obligations, shall comply with all such covenants and obligations pertaining to environmental issues as shall be set forth in the Ground Lease.

3. Developer and Park City Obligations.

Developer shall fulfill the Conditions of Approval in Exhibit B. Unless otherwise specified in the Ground Lease, if the City does not proceed and complete the improvements contemplated in Paragraph 17 of Exhibit B, then Developer and the City shall file an amendment to the AMPD to address Circulation, Trails and Traffic Mitigation.

4. Vested Rights and Reserved Legislative Powers

4.1 Vested Rights. 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 by Developer with the other applicable ordinances and regulations of Park City.

4.2 Reserved Legislative Powers. Developer acknowledges that Park 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 Park City all of its police power that cannot be so limited. Notwithstanding the retained power of Park City to enact such legislation under the

police powers, such legislation shall only be applied to modify the existing land use and zoning regulations which are applicable to the Project under the terms of this Agreement based upon policies, facts and circumstances meeting the compelling, countervailing public interest exception to the vested rights doctrine in the State of Utah. Any such proposed legislative changes affecting the Project and the terms and conditions of this Agreement applicable to the Project shall be of general application to all development activity in Park City; and, unless Park City declares an emergency, Developer shall be entitled to the required notice and an opportunity to be heard with respect to any such proposed change and its applicability to the Project under the compelling, countervailing public interest exception to the vested rights doctrine.

5. Successors and Assigns

5.1 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.

5.2 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 Park City, which consent shall not be unreasonably withheld. Any such request for assignment may be made by letter addressed to Park City, and the prior written consent of Park City may also be evidenced by letter from Park City to Developer or its successors or assigns. This restriction on assignment is not intended to prohibit or impede the sale or sublease of parcels of fully or partially improved or unimproved land within the Project by Developer prior to construction of buildings or improvements on the parcels, with Developer retaining all rights and responsibilities under this Agreement.

6. Phasing and Form of Ownership

6.1 Project Phasing. The Project shall be constructed in a single phase. Consequently, there is no need for a Project phasing plan.

6.2 Form of Ownership Anticipated for the Project. The Project will consist of up to 123-units, and 80% of the units are proposed to be deed restricted for affordable housing, and 20% of the units are proposed to be market rate, in accordance with the terms of the Ground Lease.

7. Water

Developer acknowledges that water development fees will be collected by Park City in the same manner and in the same comparative amounts as with other developments within the municipal boundaries and that impact fees so collected will not be refunded to Developer or to individual building permit applicants developing within the Project. Any impact fee waiver or adjustment shall be separately considered by the appropriate official(s) in accordance with the applicable criteria.

8. Affordable Housing

As required by the Conditions of Approval numbers 26-27 of the AMPD and CUP Approval Letter, an Affordable Housing Plan for the Project, as set forth in the Ground Lease,

shall be approved by the Park City Housing Authority prior to the execution of the Ground Lease and prior to the issuance of any building permits for units within the Project, and deed restrictions pertaining to the Affordable Housing Plan shall be recorded. As required by Park City Land Management Code Section 15-6.1-13, as a condition precedent to receiving a certificate of occupancy for any market rate unit within the Project, Park City shall be provided with proof of compliance with the approved Affordable Housing Plan and the AMPD and CUP Approval Letter. Additionally, Developer shall be obligated to submit to Park City an annual compliance report, as amended from time to time by Park City or its designee, verifying compliance by Developer with its obligations under the Ground Lease.

9. Physical Mine Hazards

9.1 Developer caused to be prepared a certain mine hazards report (the “Mine Hazards Report”), copies of which are attached hereto as Exhibit G. The Mine Hazards Report reveals that there are no features which meet the definition of a mine hazard per the Municipal Code of Park City Section 11-20-2. Park City and Developer shall comply with their respective obligations as shall be set forth in the Ground Lease.

9.2 AMPD and CUP Approval Letter Condition of Approval 23 requires Developer to 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 to work with Park City’s Environmental Regulatory Program Manager to ensure compliance prior to building permit issuance.

10. Historic Structures

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, attached hereto as Exhibit H. 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 and aerial imagery indicates above-ground resources were constructed after 1975 and that “[n]o effects on historic above-ground properties are anticipated as a result of the proposed Project activities.”

11. General Terms and Conditions

11.1 Term of Agreement. Construction, as defined by the International Building Code, is required to commence within two (2) years of the date of execution of this Agreement. After construction commences, the Homestake Affordable Master Planned Development and this Agreement shall continue in force and effect until all obligations hereto have been satisfied. The Affordable Master Planned Development approval and Conditional Use Permit approval for the Project, as set forth in the AMPD and CUP Approval Letter, shall remain valid so long as construction is proceeding in accordance with the terms of this Agreement and the Ground Lease.

11.2 Agreement to Run With the Land. This Agreement shall be recorded against the Property, as described in Exhibit A attached hereto, and shall be deemed to run with the land and

shall be binding on all successors and assigns of Developer in the ownership or development of any portion of the Property.

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

11.4 Integration. This 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.

11.5 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.

11.6 Attorneys' Fees. If this Agreement or any of the Exhibits hereto are breached, the party at fault agrees to pay the attorneys' fees and all costs of enforcement of the non-breaching party.

11.7 Minor Administrative Modification. Minor administrative modification may occur to the AMPD and CUP Approval Letter and/or to the Affordable Master Planned Development approval or to the Conditional Use Permit approval without revision of this Agreement. A minor modification to an approved Affordable Master Planned Development is a modification that satisfies the definition of a "minor modification" as set forth in Section 15-6.1-5E.1 of the LMC.

12. Notices

All notices required to be given hereunder shall be in writing and shall be addressed as follows, or as either party may subsequently designate by written notice to the other. All notices shall be delivered by electronic mail (e-mail), by certified or registered U.S. Mail, postage prepaid, return receipt requested, by a recognized overnight delivery service which maintains delivery records, or by hand-delivery and shall be deemed effective: (i) if sent by email, when sent, provided the sender does not receive a message of non-delivery, and provided that the email is sent with an automatic response of receipt or the receiver acknowledges receipt of the email or the sender sends, concurrently with the email a conforming copy thereof deposited for delivery by the U.S. Postal Service; (ii) five (5) calendar days after deposit with the U.S. Postal, Service, (iii) one (1) calendar day after deposit with a recognized overnight delivery service; or (iv) upon receipt by hand-delivery:

To Developer:

JF EngineHouse Developer, LLC
1216 West Legacy Crossing Blvd., Suite 150

Centerville, UT 84014
Attention: Ryan Davis
Email: ryan.davis@jfisherco.com

To Park City:

Park City Municipal Corporation
445 Marsac Avenue
P.O. Box 1480
Park City, UT 84060
Attn: City Attorney

Email: _____

The rest of this page is left intentionally blank.

13. List of Exhibits

Exhibit A – Legal Description

Exhibit B – AMPD and CUP Final Action Letter

Exhibit C – Parking Management Plan

Exhibit D – Hales Engineering Traffic Impact Study

Exhibit E – Snow Storage Plan

Exhibit F – Limited Soil Sampling Investigation Summary Report

Exhibit G – Mine Hazards Report

Exhibit H – Above-Ground Historic Structures Review

Exhibit I – Existing Conditions Survey

Exhibit J – Updated Architectural Exhibits, dated October 14, 2022

Exhibit K – Building Height

The rest of this page is left intentionally blank.

IN WITNESS WHEREOF, this Agreement has been executed by Developer by persons duly authorized to execute the same and by the City of Park City, acting by and through its City Council as of the ____ day of _____, 2023.

PARK CITY MUNICIPAL CORPORATION

By: _____
Mayor

ATTEST:

By: _____
City Recorder

APPROVED AS TO FORM:

Margaret Plane, City Attorney

DEVELOPER:

JF ENGINEHOUSE DEVELOPER, LLC,
a Utah limited liability company

By: _____
Name: _____
Title: _____

STATE OF UTAH)
 ss.
COUNTY OF SUMMIT)

On this ____ day of _____, 2023, personally appeared before me _____, whose identity is personally known to me/proved to me on the basis of satisfactory evidence and who by me duly sworn/affirmed, did say that he is a manager of JF EngineHouse Developer, LLC, a Utah limited liability company.

Notary Public
Residing at: _____

EXHIBIT A

LEGAL DESCRIPTION OF THE PROPERTY

Lot B, THE YARD SUBDIVISION – FIRST AMENDED, according to the official plat recorded April 28, 2017, as Entry No. 1068309 in the Summit County Recorder's Office.

EXHIBIT B

AMPD AND CUP APPROVAL LETTER



Planning Department

December 23, 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)
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.



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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.



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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*



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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.



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13. The Applicant's fog analysis and Roof Over Existing Topography exhibits dated September 2, 2022 and attached to the October 26, 2022 staff report as Exhibit F demonstrate compliance with Building Height regulations from Existing Grade. Final building plans shall substantially comply with the September 2, 2022 fog analysis and Roof Over Existing Topography exhibits.
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.



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- 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 begin 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 begin 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.



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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.”



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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



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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



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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.



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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 setback 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



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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 revised the survey and submitted a baseline summary showing electric and magnetic measurements for each identified point of measurement, including the distances on October 28, 2022. The Applicant submitted a revised and updated EMF survey on December 13, 2022.

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 with a minimum height of 8 feet with a



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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.



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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 Waste 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,



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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



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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 setback.
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. Each unit will be designated one underground parking space. The total number of vehicles granted a parking permit/sticker authorization to park in the underground parking structure shall not exceed the available number of underground stalls. Upon termination of a rental lease, tenants must turn in their parking permit.
20. Two parking spaces shall be reserved for property management.



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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 a minimum of 40% of the underground parking spaces for the future installation Electric Vehicle Charging Stations that meet 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.



Planning Department

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 a minimum 8--foot-high wall along the Substation and



Planning Department

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).

34. Nightly Rentals, Fractional Ownership, and Timeshares are prohibited for market-rate and affordable units within an AMPD.

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

Sincerely,

DocuSigned by:
Sarah Hall
D45DB479C2AA42D...

Sarah Hall, Planning Commission Chair Pro Tem

CC: Spencer Cawley and Rebecca Ward, project planners



EMF UTAH, LLC

DECEMBER 13, 2022 - 1875 HOMESTAKE RD.

ELECTRIC FIELD SURVEY



SURVEY PERFORMED BY:

BRENT ROTONDI, EMRS./BBEC

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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, we 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.

More information can be found at gigahertz-solutions.com

SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a follow-up electric field survey of 48 specific points in the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation adjacent to the property's parking lot.

EMF UTAH took electric field measurements at twelve indicated distances from the the fence line closest to the electrical substation. These distances were measured and marked on the ground by the client.

In addition to ground level readings (with the assistance of an articulating boom lift), we took electric field readings from close approximations of 10', 20', and 30' heights above the twelve marked locations.

These heights were measured by a client representative assisting from the boom lift.

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 OVERVIEW

The yellow numbers above indicate the two approximate areas where electric field testing occurred.

On pages 4 & 8 are two images that have letters in white and numbers marked in yellow.

The white markings indicate the approximate survey sites where measurements were taken. The yellow markings indicate the approximate distance from the fence line for each survey site.

As mentioned, the survey measurements were taken at close approximations of the following:

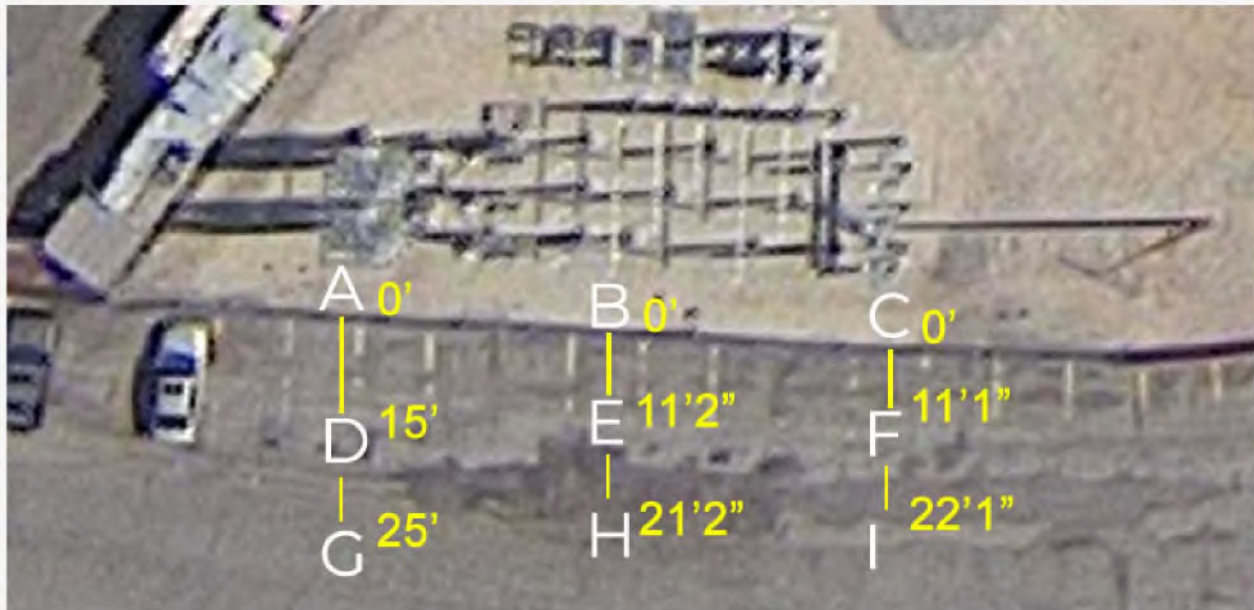
- Ground level
- 10' above ground
- 20' above ground
- 30' above ground

Locations J, K, and L had snow pack due to recent heavy snow and plowing. We did our best to estimate the elevations at these survey spots.

The heights of these elevated measurements were achieved with the assistance of a boom lift.

The following measurement data is presented for each survey location and for each available height.

All measurements are in volts per meter or v/m.



ELECTRIC FIELD SURVEY LOCATION #1

THESE ARE THE APPROXIMATE LOCATIONS OF THE FIRST 9 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

LOCATION A

GROUND

READINGS IN VOLTS PER METER

47.2

10' HIGH

READINGS IN VOLTS PER METER

414

20' HIGH

READINGS IN VOLTS PER METER

531.7

30' HIGH

READINGS IN VOLTS PER METER

267.1

LOCATION B

GROUND

READINGS IN VOLTS PER METER

175.6

10' HIGH

READINGS IN VOLTS PER METER

1999 + METER LIMIT REACHED

20' HIGH

READINGS IN VOLTS PER METER

1999 + METER LIMIT REACHED

30' HIGH

READINGS IN VOLTS PER METER

1084

LOCATION C

GROUND

READINGS IN VOLTS PER METER

87.3

10' HIGH

READINGS IN VOLTS PER METER

1007

20' HIGH

READINGS IN VOLTS PER METER

1468

30' HIGH

READINGS IN VOLTS PER METER

662

LOCATION D

GROUND

READINGS IN VOLTS PER METER

130.6

10' HIGH

READINGS IN VOLTS PER METER

249.1

20' HIGH

READINGS IN VOLTS PER METER

348.3

30' HIGH

READINGS IN VOLTS PER METER

259.4

LOCATION E

GROUND

READINGS IN VOLTS PER METER

323.1

10' HIGH

READINGS IN VOLTS PER METER

519

20' HIGH

READINGS IN VOLTS PER METER

1045

30' HIGH

READINGS IN VOLTS PER METER

849.2

LOCATION F

GROUND

READINGS IN VOLTS PER METER

197.6

10' HIGH

READINGS IN VOLTS PER METER

296.5

20' HIGH

READINGS IN VOLTS PER METER

418.2

30' HIGH

READINGS IN VOLTS PER METER

337.3

LOCATION G

GROUND

READINGS IN VOLTS PER METER

81.2

10' HIGH

READINGS IN VOLTS PER METER

85.6

20' HIGH

READINGS IN VOLTS PER METER

107.3

30' HIGH

READINGS IN VOLTS PER METER

58.3

LOCATION H

GROUND

READINGS IN VOLTS PER METER

173.5

10' HIGH

READINGS IN VOLTS PER METER

246.1

20' HIGH

READINGS IN VOLTS PER METER

413.4

30' HIGH

READINGS IN VOLTS PER METER

308.2

LOCATION I

GROUND

READINGS IN VOLTS PER METER

117.3

10' HIGH

READINGS IN VOLTS PER METER

204.3

20' HIGH

READINGS IN VOLTS PER METER

419.7

30' HIGH

READINGS IN VOLTS PER METER

76.2



ELECTRIC FIELD SURVEY LOCATION #2

THESE ARE THE APPROXIMATE LOCATIONS OF THE FINAL 3 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

LOCATION J	
GROUND READINGS IN VOLTS PER METER	1.5
10' HIGH READINGS IN VOLTS PER METER	49.6
20' HIGH READINGS IN VOLTS PER METER	50.5
30' HIGH READINGS IN VOLTS PER METER	64.7
09	

LOCATION K

GROUND

READINGS IN VOLTS PER METER

11.3

10' HIGH

READINGS IN VOLTS PER METER

27.2

20' HIGH

READINGS IN VOLTS PER METER

39.3

30' HIGH

READINGS IN VOLTS PER METER

42.1

LOCATION L

GROUND

READINGS IN VOLTS PER METER

9.7

10' HIGH

READINGS IN VOLTS PER METER

24.2

20' HIGH

READINGS IN VOLTS PER METER

33.2

30' HIGH

READINGS IN VOLTS PER METER

43.6

EXHIBIT C
PARKING MANAGEMENT PLAN



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 allows the residents to use their phone to open the garage door. This also allows management to grant and revoke 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.

EXHIBIT D

HALES ENGINEERING TRAFFIC IMPACT STUDY

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 significant 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: ◦ Homestake Road / Park Avenue (PM) • Significant 95th percentile queues at: ◦ Bonanza Drive / Kearns Boulevard (EB/NB) ◦ Park Avenue / Kearns Boulevard (NB) ◦ Deer Valley Drive / Park Avenue (WB)	• Poor LOS at: ◦ Homestake Road / Park Avenue (PM) • Significant 95th percentile queues continue
Mitigations	• 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	• None
2027	Background	Plus Project
Assumptions	• Previous mitigations	• Previous mitigations
Findings	• Poor LOS at: ◦ Homestake Road / Park Avenue (PM) • Significant 95th percentile queues continue	• Poor LOS at: ◦ Homestake Road / Park Avenue (PM) • Significant 95th percentile queues continue
2040	Background	Plus Project
Assumptions	• Previous mitigations	• Previous mitigations
Findings	• Poor LOS at: ◦ Bonanza Drive / Kearns Blvd (AM/PM) ◦ Homestake Road / Park Avenue (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant 95th percentile queues continue	• Poor LOS at: ◦ Bonanza Drive / Kearns Blvd (AM/PM) ◦ Homestake Road / Park Avenue (PM) ◦ Deer Valley Drive / Park Avenue (PM) • Significant 95th percentile queues continue

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Appendix B: Turning Movement Counts

Appendix C: LOS Results

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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.

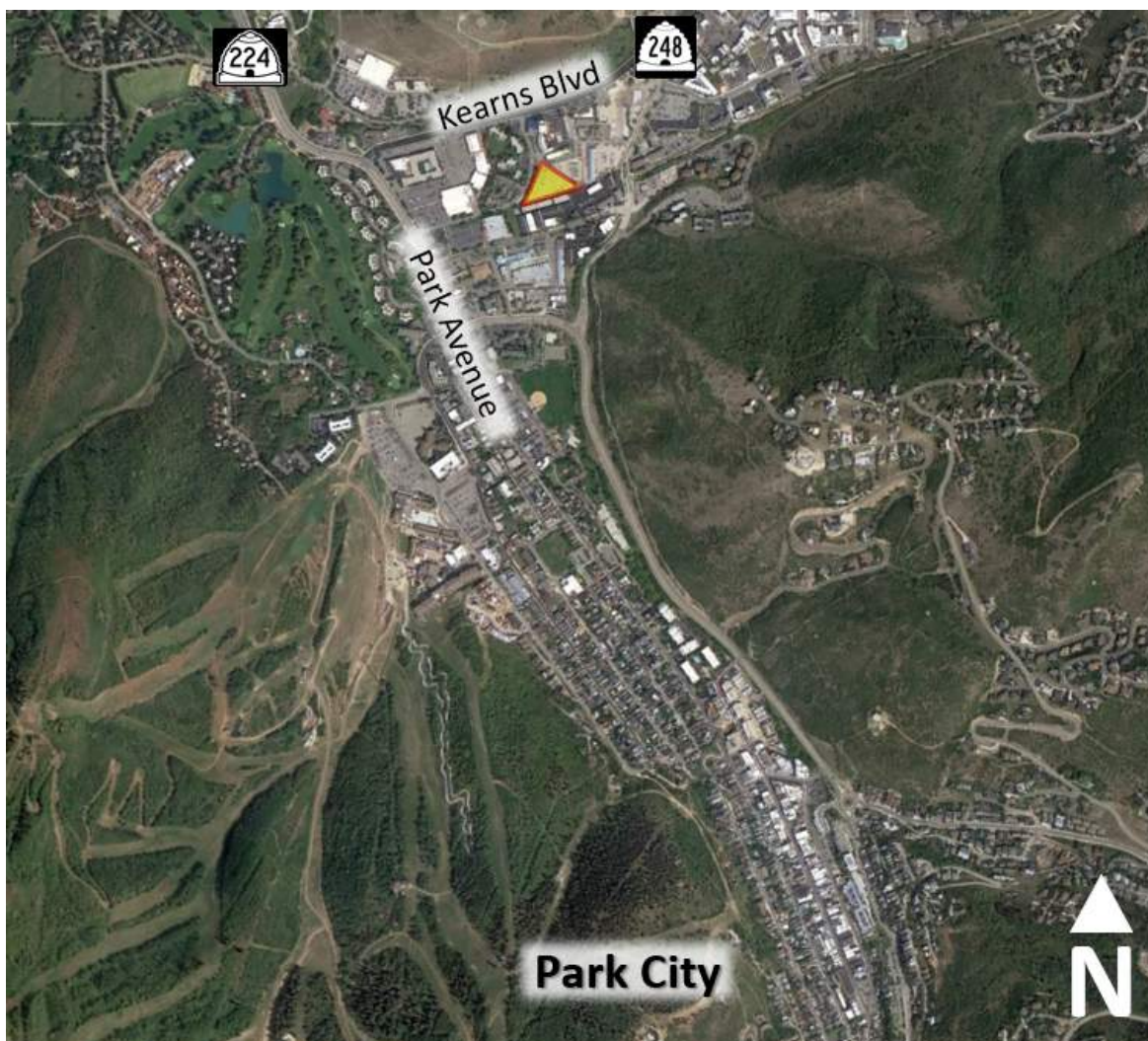


Figure 1: Vicinity map showing the project location in Park City, Utah

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), 7th 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 95th 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 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
 - Southwest-bound: 600 feet (AM)
 - Northwest-bound: 750 feet (PM)
- Deer Valley Drive / Park Avenue:
 - Southbound: 525 feet (PM)
 - Westbound: 900 feet (PM)
- Homestake Road / Park Avenue:
 - Westbound: 150 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.



Park City Homestake TIS Existing (2022) Background

Evening Peak Hour Figure 2B



Hales Engineering
1220 North 500 West Ste 202, Lehi, UT, 84043

801.766.4343
06/10/2022

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 discussed 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 95th 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 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) <i>Trip Generation</i> , 11th Edition, 2021. SOURCE: Hales Engineering, June 2022												

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.





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 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths are summarized as follows:

- Homestake Road / Park Avenue:
 - Westbound: 100 feet (PM)
- Bonanza Drive / Kearns Boulevard:
 - Southwest-bound: 825 feet (AM)
 - Northwest-bound: 525 feet (PM)
- Deer Valley Drive / Park Avenue:
 - Westbound: 775 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.





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 95th percentile queue lengths for each of the study intersections. Significant 95th percentile queue lengths are summarized as follows:

- Bonanza Drive / Kearns Boulevard:
 - Southwest-bound: 1,000 feet (PM)
 - Northwest-bound: >1,000 feet (PM)
- Deer Valley Drive / Park Avenue:
 - Westbound: 625 feet (PM)
 - Eastbound: 550 feet (PM)
- Kearns Boulevard / Park Avenue:
 - Northbound: >1,000 feet (PM)





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 95th percentile queue lengths for each of the study intersections. Significant 95th 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.





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 95th percentile queue lengths for each of the study intersections. Significant 95th 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)





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 95th percentile queue lengths for each of the study intersections. Significant 95th 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)



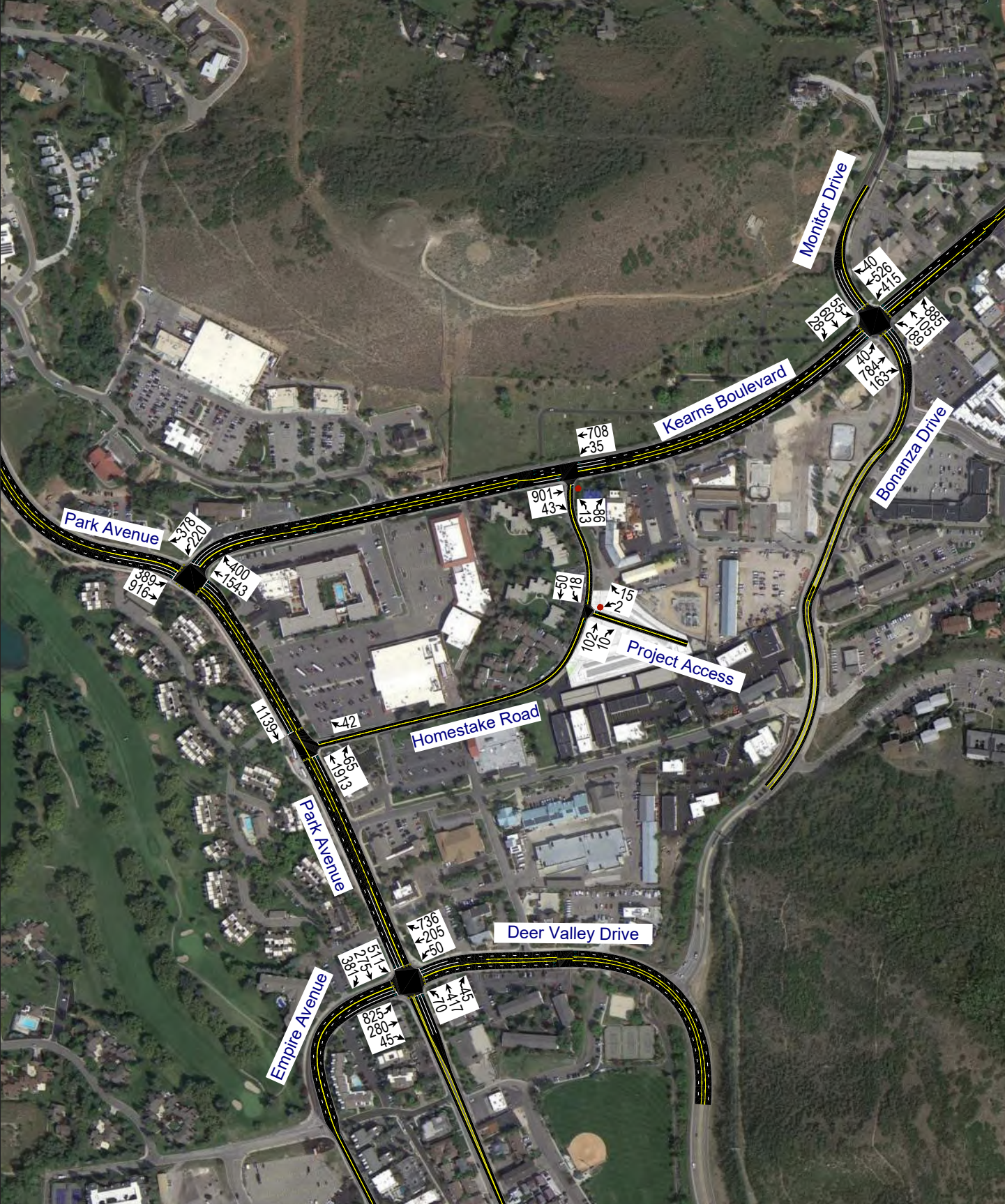


Table 10: Future (2040) Plus Project Peak Hour LOS

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 95th 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.

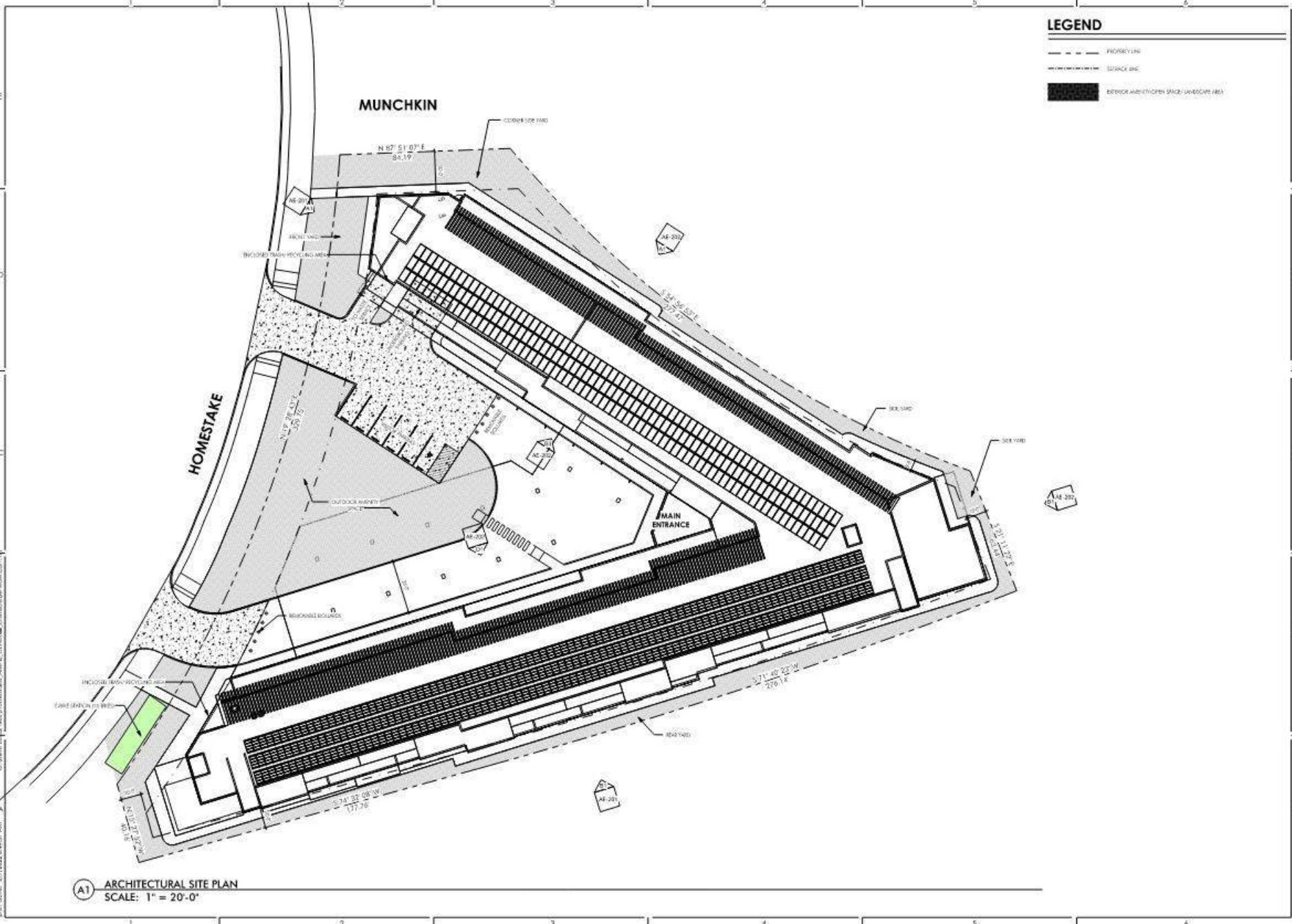
Table 11: Recommended Storage Lengths

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 significant queues that far exceeds the current storage																	
Source: Hales Engineering, October 2022																	

APPENDIX A

Site Plan

The contents, design, drawings and specifications herein are for informational purposes only and do not constitute a contract. All dimensions and notes shall be subject to the discretion of the architect without notice. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document. The architect shall not be responsible for any errors or omissions in this document.



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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXTERIOR ARCHITECTURAL SPACE / LANDSCAPE AREA

**PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.**

CIVIL
TASMAN
STRUCTURAL
MECHANICAL
ELECTRICAL
PLUMBING
HVAC
INTERIOR

**HOMESTAKE MPD
AFFORDABLE HOUSING**
1875 Homestake Road
Park City, Utah

PROJECT #
21036
ISSUE DATE
06/10/2022
MPD/CUP APPLICATION
REVISIONS

**ARCHITECTURAL SITE
PLAN**
AS-101
209

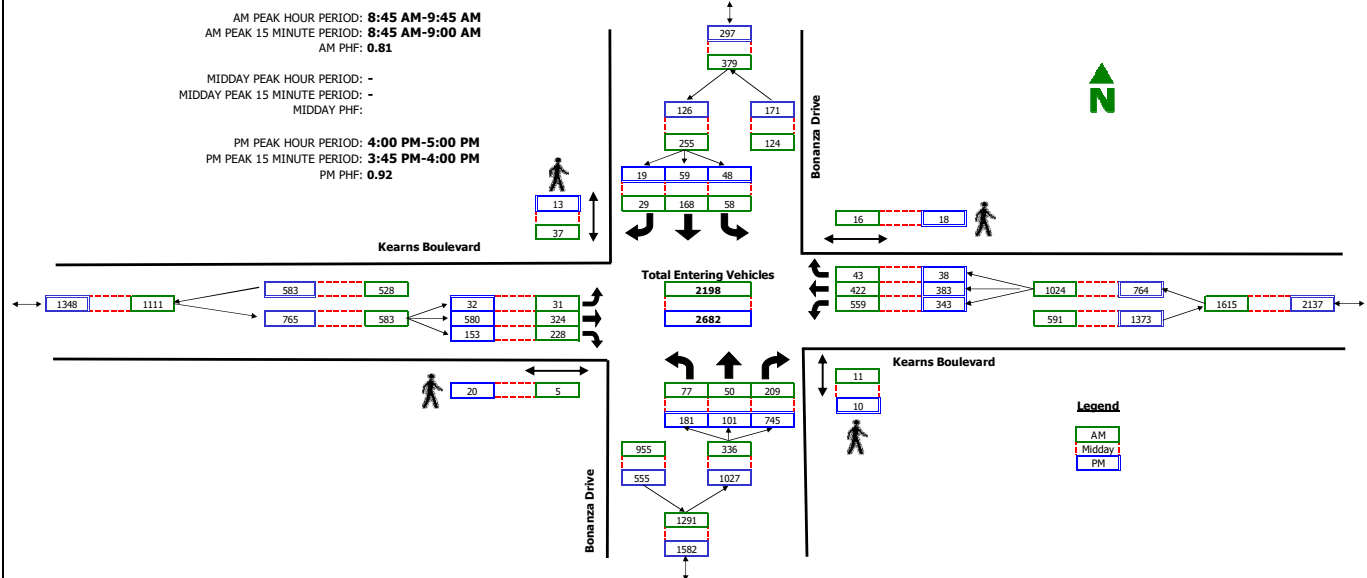
APPENDIX B

Turning Movement Counts

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

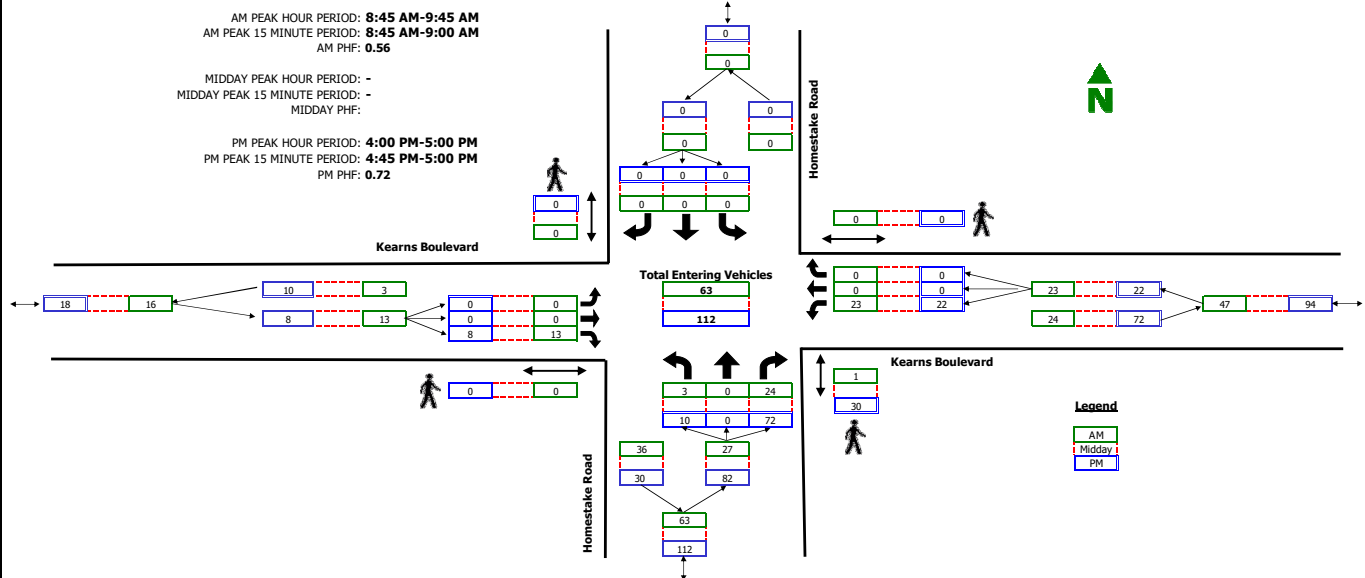


RAW COUNT SUMMARIES	Bonanza Drive Northbound				Bonanza Drive Southbound				Kearns Boulevard Eastbound				Kearns Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	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

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

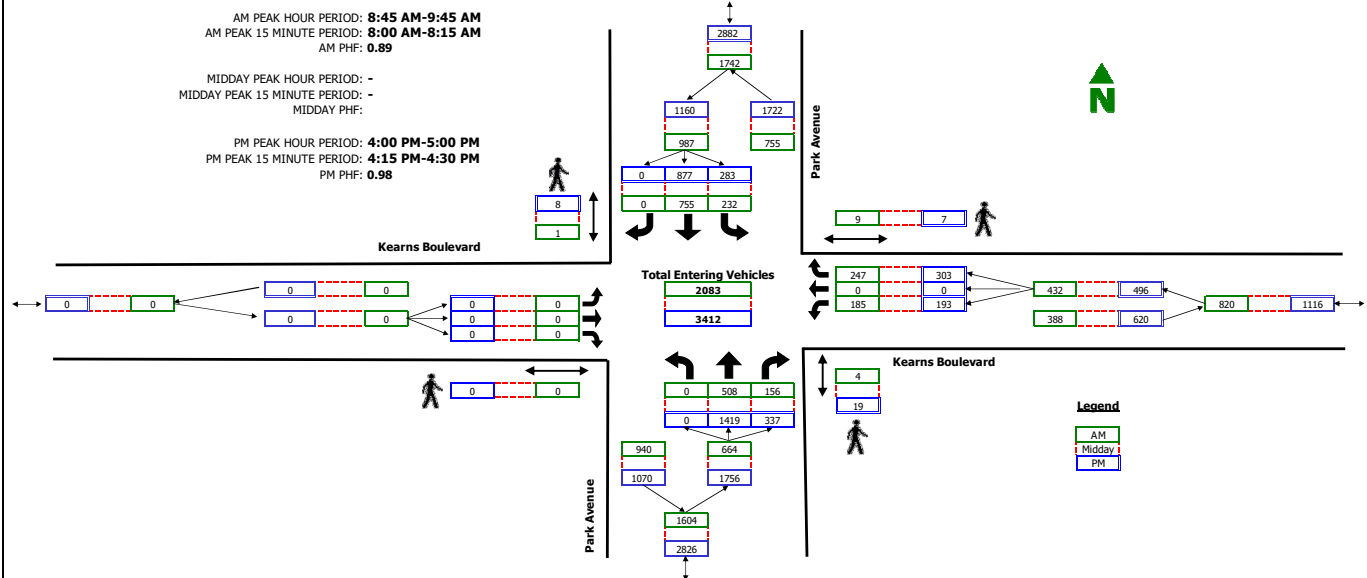


RAW COUNT SUMMARIES	Homestake Road				Homestake Road				Kearns Boulevard				Kearns Boulevard				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
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 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

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

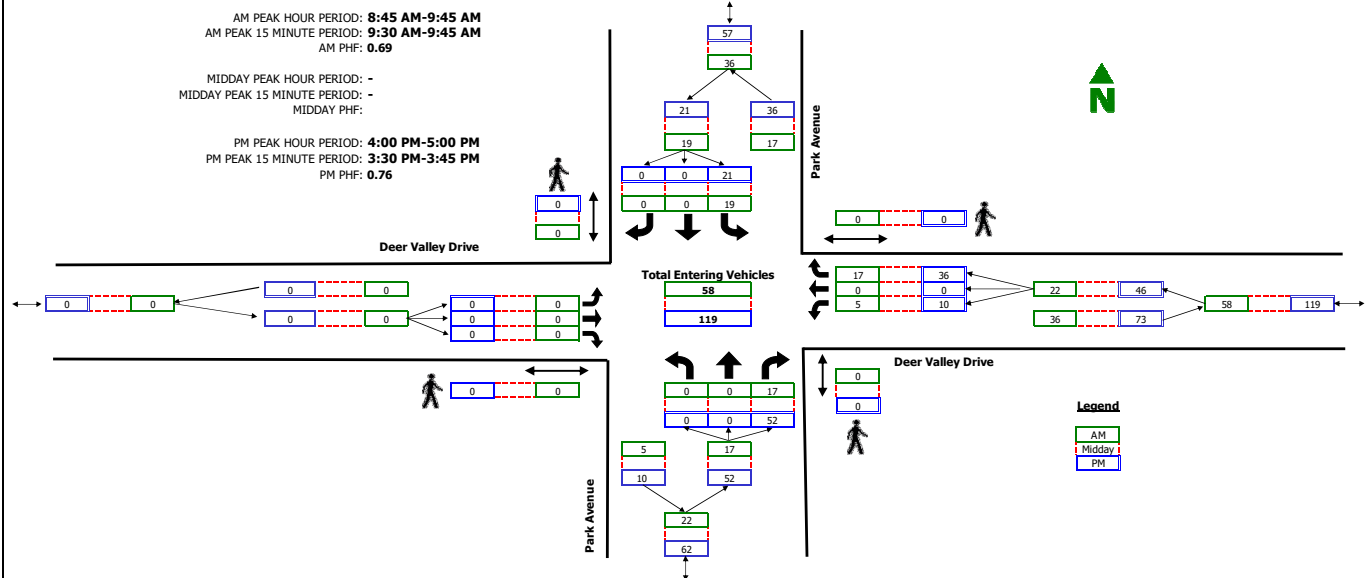


RAW COUNT SUMMARIES	Park Avenue				Park Avenue				Kearns Boulevard				Kearns Boulevard				TOTAL
	Northbound				Southbound				Eastbound				Westbound				
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	84	15	1	30	281	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 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

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

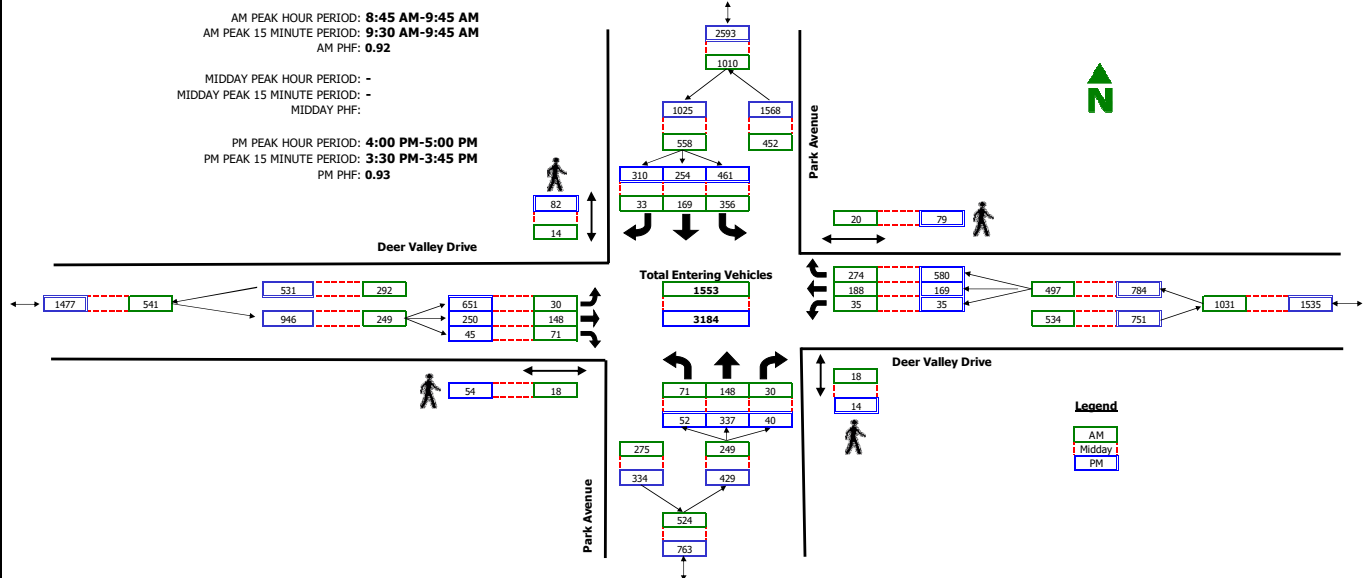


RAW COUNT SUMMARIES	Park Avenue Northbound				Park Avenue Southbound				Deer Valley Drive Eastbound				Deer Valley Drive Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	
AM PERIOD COUNTS																	
Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	3	0	1	1	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

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



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 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 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

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					50		
02: Homestake Road & Kearns Boulevard		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

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				50			
02: Homestake Road & Kearns Boulevard	75							200			475				250	175		175	225								
03: Park Avenue & Kearns Boulevard														75	225								150				
04: Park Avenue & Homestake Road					425	425							75	225													
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

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

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

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		

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

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

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								50	
04: Park Avenue & Homestake Road			100	150									175															
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			

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								75	
04: Park Avenue & Homestake Road			400	425									200															
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

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

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					50	
02: Homestake Road & Kearns Boulevard		75																								
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

Project #: UT22-2234

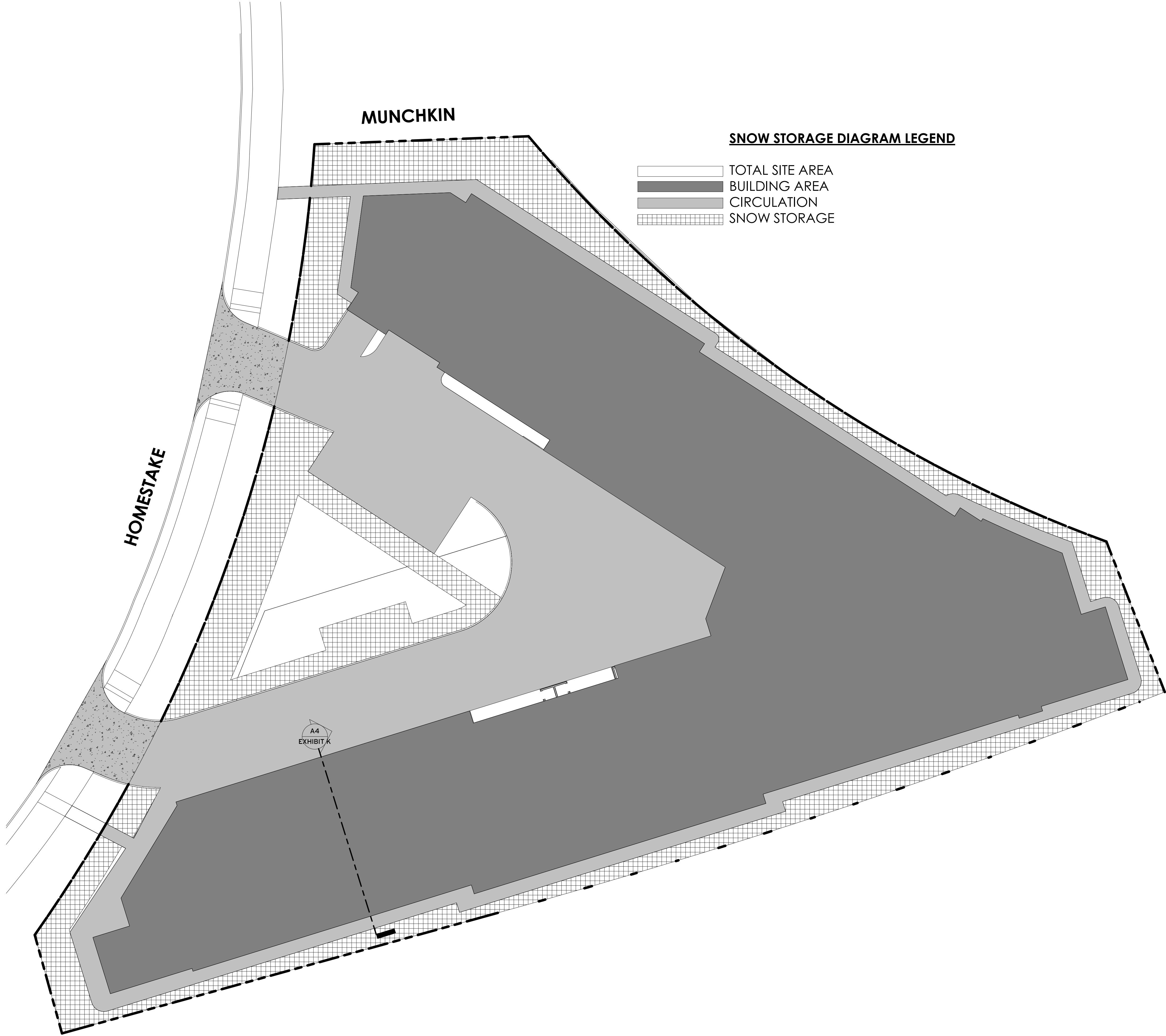
Intersection	NB				NE			NW			SB			SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	275	325	125	100	100				150	75	200	550		2,075	2,000							
02: Homestake Road & Kearns Boulevard		50																							50		
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		

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			

EXHIBIT E
SNOW STORAGE PLAN

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

A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"



SNOW STORAGE
DIAGRAM
EXHIBIT F

PROJECT #:
210036
ISSUE DATE:
09/02/2022
ISSUE:
MPD-CUP APPLICATION
REVISIONS

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

WOW

COPYRIGHT: WOW atelier, LLC, 2022

EXHIBIT F
LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

**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

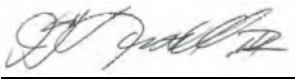
Prepared by:
Stantec Consulting Services Inc.
2890 East Cottonwood Parkway; Suite 300
Salt Lake City UT 84121-7283

Project No.: 203722755

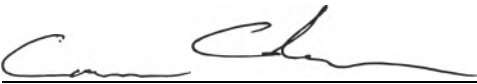
September 13, 2022

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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2.1	SOIL SAMPLING PROTOCOL	2.1
2.2	SOIL ANALYTICAL RESULTS.....	2.3
3.0	SUMMARY OBSERVATIONS AND CONCLUSIONS	3.1

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LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

HOMESTAKE PARCEL

September 13, 2022
INTRODUCTION

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



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022

INTRODUCTION

laboratory Quality Assurance/Quality Control (QA/QC) Level III result report is attached as Appendix A.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

HOMESTAKE PARCEL

September 13, 2022
SOIL SAMPLING ACTIVITIES

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.



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

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.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

HOMESTAKE PARCEL

September 13, 2022
SOIL SAMPLING ACTIVITIES

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:

<u>Sample</u>	<u>Depth (below asphalt)</u>	<u>XRF Lead (ppm*)</u>	<u>Lab Lead (ppm)</u>
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.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022

SUMMARY OBSERVATIONS AND CONCLUSIONS

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



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022

SUMMARY OBSERVATIONS AND CONCLUSIONS

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.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

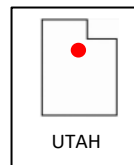
Figure 1 General Property Location Map

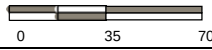


INSET

SUMMIT COUNTY TAX ASSESSOR OFFICE RECORDS

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)



 		
 INSET SCALE 1 in = 70 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

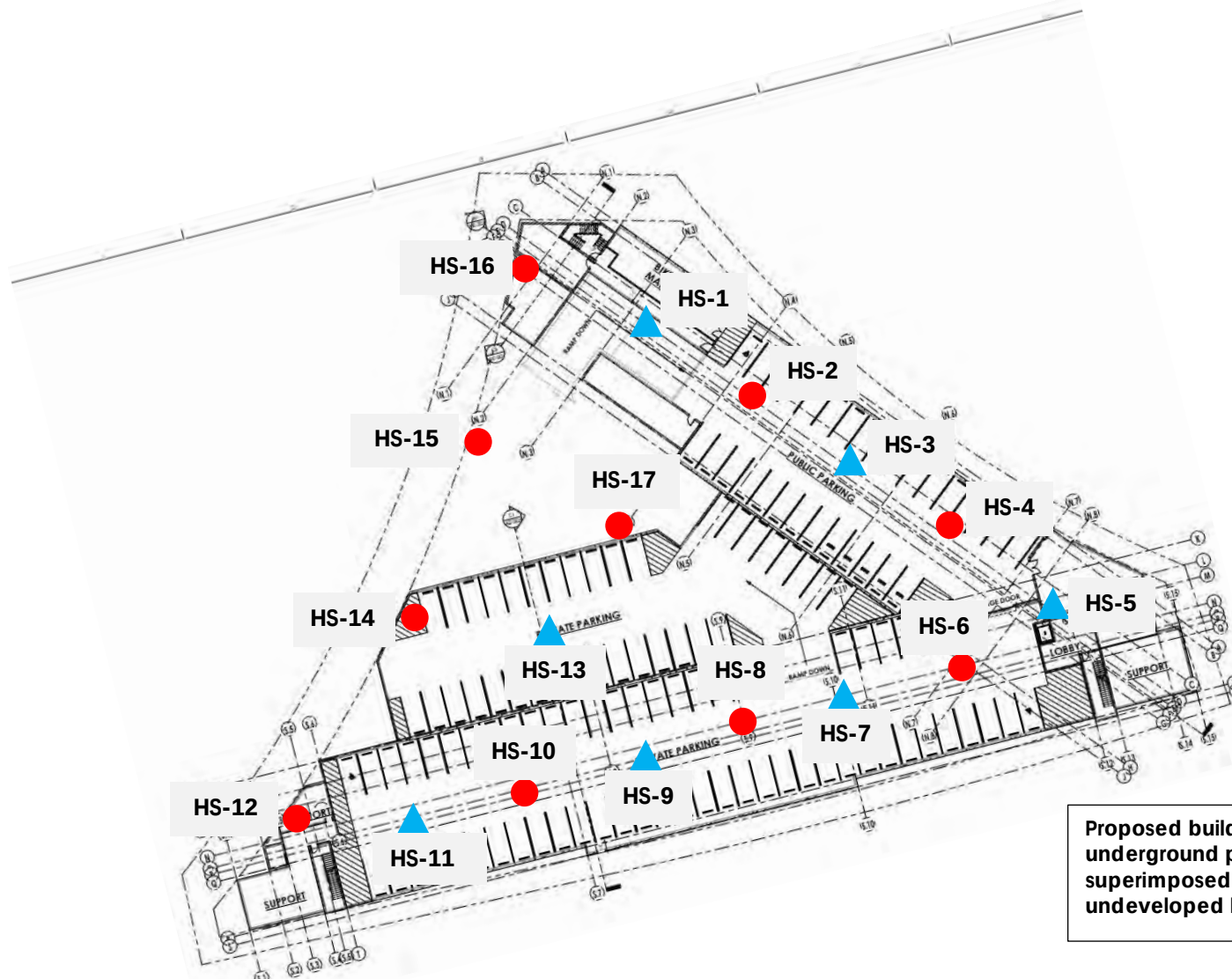
Figure 1

**General Property Location,
Aerial Map**

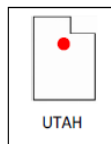
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**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

Figure 2 Soil Test Boring Location Map



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

Stantec

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

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

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.

HS-16: Clean at 3-inches and 15-inches...Pb at 374 ppm at 9-inches.

HS-1: Clean at 3-inches and at 5-ft...Pb at 531 ppm at 2.5-ft.

HS-2: Clean at 3-inches and at 15-inches...XRF Pb at 541 ppm at and laboratory 193 ppm at 9-inches.

HS-15

HS-3: Clean at 3-inches and at 5-ft...Pb at 668 ppm at 2.5-ft.

HS-17: Clean at 3-inches and 15-inches...Pb at 572 ppm at 9-inches.

HS-14

HS-5: Clean at 3-inches and at 5-ft.
Pb at 11,000 ppm at 2.5-ft.

HS-6: Clean at 3-inches and at 9-inches...Pb at 1,730 ppm at 15-inches.

HS-12

HS-11

HS-13

HS-8

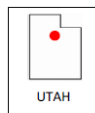
HS-7

HS-10

HS-9

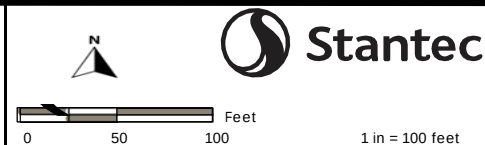
SUMMIT COUNTY TAX ASSESSOR OFFICE RECORDS

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.



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

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**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

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.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

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.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

APPENDIX A

A Copy of Chemtech-Ford Laboratories' Soil Result Report



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.



Approved By:

Mark Broadhead, Project Manager



Project: Homestake

Project Manager: John Russell

<u>Laboratory ID</u>	<u>Sample Name</u>
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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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

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-01

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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

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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-05

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-07

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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-5-7.5

Matrix: Solid

Lab ID: 22H2269-08

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-09

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-14

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
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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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

1 of 2

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 Monestake
 PO Number: 203722755
 INVOICE EMAIL ADDRESS: See contact

RUSH Due Date*:

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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 Sandy, UT 84070
 Phone: 801-262-7299
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22H2269 (1 of 2)

Sample condition		Delivery Method	
☐ Custody Seal	☒ Correct Containers	☐ UPS	☐ USPS
☒ Container Intact	☐ Sufficient Sample Volume	☐ FedEx	☐ Chemtech-Ford Courier
☒ COC/Labels Agree	☐ Headspace Present (VOC)	☐ Temperature Blank	☐ Customer Courier
☒ Received on Ice	☒ Received within Holding Time	☐ Walk-in	

Lab Use Only	CLIENT SAMPLE INFORMATION			
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX
-01	1 HS-1	8/22/22		Soil
-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 #

TESTS REQUESTED														
S RURA Metals														

Sampled by: [print] <u>Cameron Cordner</u>	Sampled by: [signature] <u>[Signature]</u>	ON ICE	NOT ON ICE	Temp (C°): <u>2.7</u>
Special Instructions:		Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.		
Relinquished by: [signature] <u>[Signature]</u>	Date/Time <u>8/23/22 15:18</u>	Received by: [signature] <u>[Signature]</u>	Date/Time <u>8/23/22 15:18</u>	
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.

CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

2 of 2

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@stantec.com
 PROJECT: Homeslake
 PO Number: 203722755
 INVOICE EMAIL ADDRESS: see contact

RUSH Due Date*:

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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 Sandy, UT 84070
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22H 2269 (2 of 2)

Sample condition		Delivery Method	
Custody Seal	Correct Containers	UPS	USPS
Container Intact	Sufficient Sample Volume	FedEx	Chemtech-Ford Courier
COC/Labels Agree	Headspace Present (VOC)	Walk-in	Customer Courier
Received on Ice	Temperature Blank		
	Received within Holding Time		

Lab Use Only	CLIENT SAMPLE INFORMATION			
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX
-10	1 HS-7-5	8/22/22		Soil
-11	2 HS-11-10	↓		↓
-12	3 HS-12-0.5			
-13	4 HS-16-1			
-14	5 HS-17-1	↓		↓
DB	6			
	7			
	8			
	9			
	10			

TESTS REQUESTED											
8 RCRA Metals											

Sampled by: [print] <u>Cameron Corralner</u>	Sampled by: [signature] <u>Cameron Corralner</u>	ON ICE	NOT ON ICE	Temp (C°): <u>2.7</u>
Special Instructions:		Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.		
Relinquished by: [signature] <u>Cameron Corralner</u>	Date/Time <u>8/23/22 15:15</u>	Received by: [signature] <u>Denise Brun</u>	Date/Time <u>8/23/22 15:18</u>	
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.

EXHIBIT G
MINE HAZARDS REPORT

Blue Ledge Consulting, LLC

2334 Stringham Avenue
Salt Lake City, Utah 84109

June 8, 2022

Mr. Rory Murphy
2590 Sidewinder Drive
Park City, Utah 84060-7437

RE: Mine Hazards on Homestake Affordable Housing Site.

Rory:

Park City's mining history dates from 1869 to 1982. During that period, prospectors and miners roamed and prospected the mountains and hills in and around Park City in hopes of finding the riches that existed in the underground. As a result, hundreds of mining claims were staked (property boundaries laid out on the land and surveyed) establishing ownership. Each mining claim was required to have a discovery point (hole in the ground that would lead to minerals) or a tunnel, or shaft that would provide access to the underground. Each of these features had the potential to present a mine hazard to the public or surface property.

In 2011, Park City, under title 11 Buildings and Building Regulations established Chapter 20, titled Physical Mine Hazard Mitigation. This Chapter provides a definition of a mine hazard. Along with a requirement to allow Physical Mine Hazards, a requirement that the owner of the lands identify and evaluate each mine feature found, a reporting requirement along with a requirement to mitigate. Other items such as inspection and update requirements are also included in the Chapter.

Upon examination of the Homestake Parcel 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

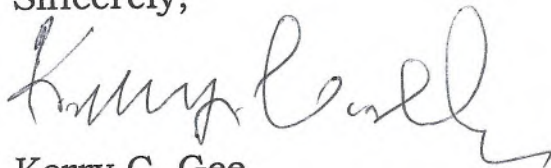
subdivision do warrant further study of the Homestake parcel and mitigation if proven to be required. Lead and other metals can prove to be hazardous if exposures occur under the right circumstances.

Based on the Park City Ordinance 11-20-2, a visual inspection and what is contained herein there does not appear to be any mine hazards on this parcel.

If you have any questions or would like more information, please contact me.

I have included a copy of Section 11-20-2 for you review.

Sincerely,



Kerry C. Gee
Blue Ledge Consulting



Attachment

EXHIBIT H

ABOVE-GROUND HISTORIC STRUCTURES REVIEW

July 5, 2022
U-0718

Jack Waldher
J Fisher Companies
1216 W Legacy Crossing Blvd, Suite 300
Centerville, UT 84014

**RE: Above-Ground Historic Structures Review for the Property at 1875
Homestake Road in Park City, Summit County, Utah**

Dear Mr. Waldher,

Commonwealth Heritage Group, Inc. (Commonwealth) completed a preliminary above-ground resources assessment for J Fisher Companies (Client) for the 1875 Homestake Road Property (Project) in Section 9 of T2S R4E, Summit County, Utah (Figure 1). The Client provided mapping and a description of the Project to Commonwealth in June of 2022.

This inventory was done to meet Park City's municipal code 15-6.1-11 (O) regarding Affordable Master Planned Developments. The code indicates that "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."

This letter report provides the results of the background research as well as an assessment of the potential for the project area to contain National Register of Historic Places (NRHP) eligible or listed above-ground *historic properties* that are protected under the National Historic Preservation Act. For the background research, Commonwealth conducted a literature review at the Utah State Historic Preservation Office (SHPO), compiling information derived from the National and State Registers of Historic Places, historic aerials, and maps to determine if any architectural/historical resources are known to be in the project area.

Above-Ground Resources

For the 1875 Homestake Road Project, the Above-Ground area of potential effect (APE), which accounts for indirect effects, is considered to include those cultural resources (buildings, structures, objects, or sites) that are in the Project Area and a one-parcel/property-deep around it. Commonwealth conducted a literature review for this area to identify any previously recorded above-ground resources (Figure 2). Review of SHPO survey files revealed that there are no

July 5, 2022

Page 2

previously recorded above-ground resources in the Above-Ground Study Area. The Park City Historic District was noted; however, the district is located over 0.5 miles away from the current project.

Through field survey, Commonwealth Architectural Historian Katie Beck, identified no properties that are over 50 years old in the Above-Ground APE. Historic aerial imagery indicates that all of the above-ground resources in the Above-Ground APE were constructed after 1975. Therefore, the Project will have no effect on historic above-ground properties.

Recommendations

Based on the literature review, there are no previously recorded above-ground resources in the Above-Ground APE or in the Above-Ground Study Area. Commonwealth identified no above-ground resources over 50 years of age as a result of survey in the Above-Ground APE as well. No effects on historic above-ground properties are anticipated as a result of the proposed Project activities.

Commonwealth is pleased to have been able to assist with the above-ground resources review for the 1875 Homestake Road Project. Please do not hesitate to call me, if you have any additional questions or concerns related to this letter or require assistance with future cultural resources projects.

Sincerely,

A handwritten signature in black ink that reads "Wendy Simmons Johnson". The signature is written in a cursive, flowing style.

Wendy Simmons Johnson
Regional Director
wjohnson@chg-inc.com
P. 801-394-0013

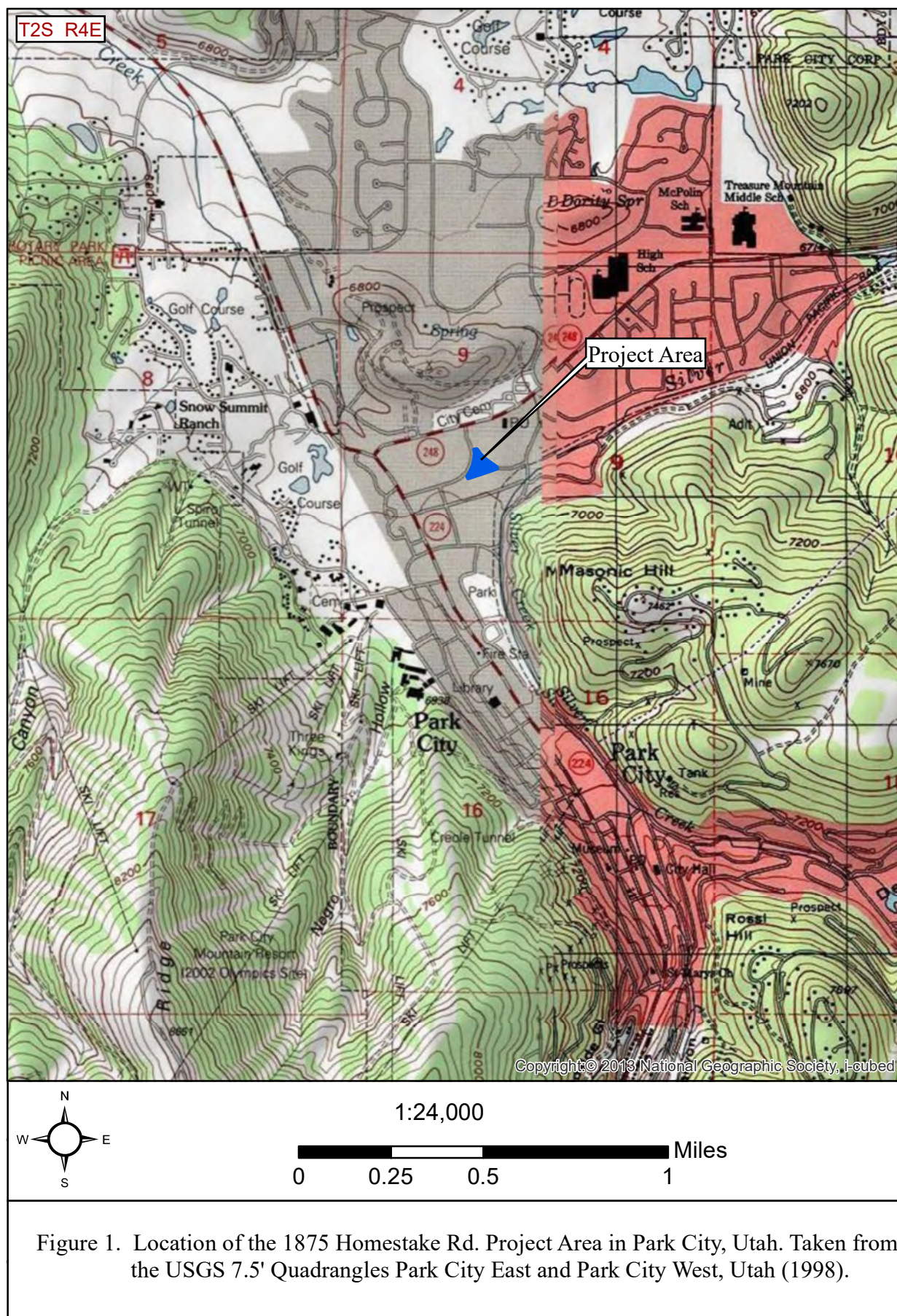




Figure 2. Aerial view of the 1875 Homestake Rd. Project Area in Park City, Utah.

EXHIBIT I
EXISTING CONDITIONS SURVEY

A PORTION OF THE SOUTHWEST OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH



1 OF 2

ALTA/NSPS LAND TITLE SURVEY

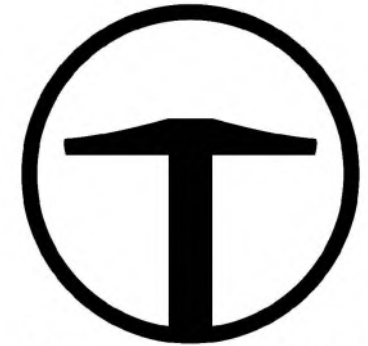
A PORTION OF THE SOUTHWEST OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

N89°38'16"W 2656.08' (CALC.)
N89°44'40"W 2656.08' (R)(SUB. PLAT.)
S89°38'28"E 2656.21' (R)(DOMINION)

CENTER SEC. 9
T.2S., R.4E. SLB#M
(CALCULATED)

WEST 1/4 SEC. 9
T.2S., R.4E. SLB#M
(FOUND)

BASE(S) OF BEARING
N0°20'21"E 2640.95' (M)(TION TO MON)
N0°20'39"E 2640.95' (R)(DOMINION)



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS	DATE	BY	NO.
EXCEPTION T.1 UPDATE	2022-06-13	TD	1
ADDED TIE'S WITH SIZES (DAMETER)	2022-06-13	TD	5

ALTA/NSPS SURVEY
LOT "B"-THE YARD SUBDIVISION AMENDED
PARK CITY, SUMMIT CO., UTAH
DATE SUBMITTED: 2022-06-13
TCC JOB NUMBER: 21-130

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
2
2 OF 2

LEGEND

- TELEPHONE BOX
- POWER POLE
- GUY WIRE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- ELECTRIC BOX
- SIGN
- (R) RECORD DISTANCE (SEE SURVEY NOTES)
- (M) MEASURED DISTANCE
- (CALC) CALCULATED DISTANCE
- TELEPHONE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- FENCE/RAILING
- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- ROAD CENTERLINE
- EASEMENT LINE
- SECTION CORNER
- PROPERTY CORNER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

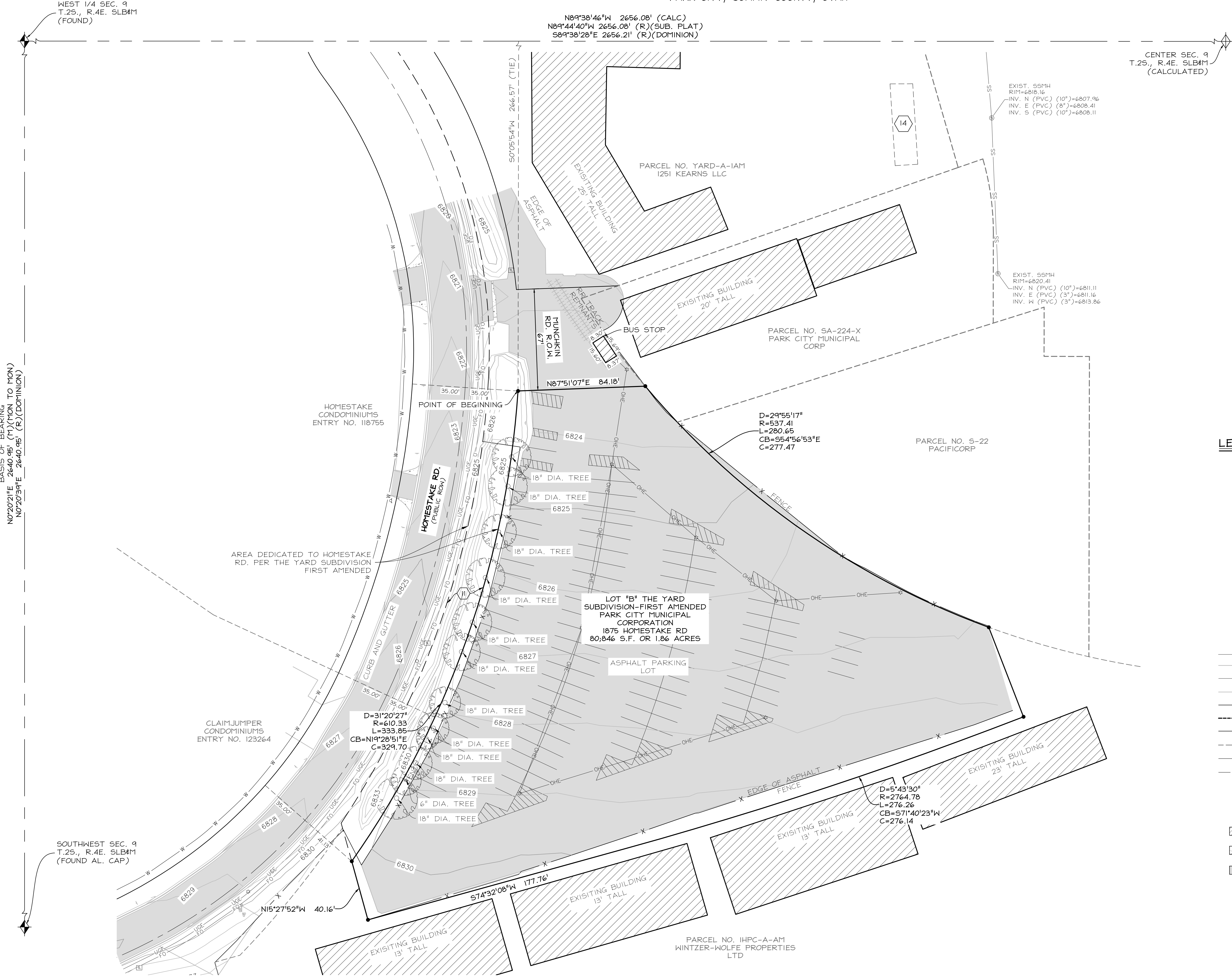


EXHIBIT J

UPDATED ARCHITECTURAL EXHIBITS, DATED OCTOBER 14, 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: 10/14/2022 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	ARCHITECT
Rory Murphy/ J Fisher Companies 2590 Sidewinder Drive Park City, UT 84060 telephone: 435.640.5068 Contact: Rory Murphy email: paladinparkcity@aol.com	WOW atelier, LLC. 73 East 400 South Salt Lake City, Utah 84111 telephone: 801.712.4078 Contact: Chiriso Chiruegbu, AIA, LEEDap email: chimso@be-wow.com
CIVIL ENGINEER	STRUCTURAL ENGINEER
Taliman Civil Consultants 1588 S Main St, Ste. 200, Salt Lake City, UT, 84115 telephone: 385.301.8104 Contact: Dan Bourgue email: DanB@talimancivil.com	
MECHANICAL ENGINEER	ELECTRICAL ENGINEER
PVE Consulting Engineers 1040 North 2200 West, Suite 100 Salt Lake City, Utah 84116 Telephone (801) 359-3158 Contact: Xavier O'valle email: xovalle@pve-ut.com	PVE Consulting Engineers 1040 North 2200 West, Suite 100 Salt Lake City, Utah 84116 Telephone (801) 359-3158 Contact: Terry Gorselli email: tgorselli@pve-ut.com
LANDSCAPE ARCHITECT	INTERIOR DESIGNER
STB Design 1375 E Perrys Hollow Road Salt Lake City, Utah 84103 Telephone 801-554-6146 Contact: Scott Blisak email: scott@stbdesignllc.com	
ENERGY CONSULTANT	
CONTRACTOR	
Strategic Builders 1216 W. Legacy Crossing Blvd, Suite 300 Centerville, UT 84014 Telephone: 801.510.0553 Contact: Alex Shirley email: Alex@strategicbuilders.com	

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

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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WOW

D:\Revit Local Files\Homestake AMPD_CENTRAL_chimso@be-wow.com.rvt

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 10:29:15 AM

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 1-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	INSUL	INSULATION
&	AND	INT	INTERIOR
"	INCH	JAN	JANITOR
'	FOOT	LAM	LAMINATE
#	NUMBER	LAV	LAVATORY
C, CL	CENTER LINE	L.F.	LINEAR FEET
AC	AIR CONDITIONING	LTR	LETTER
A.D.A.	AMERICANS WITH DISABILITIES ACT OF 1992	MACH	MACHINE
A.F.F.	ABOVE FINISH FLOOR	MAS	MASONRY
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	MAX	MAXIMUM
AL/ ALIGN	ALIGN	MECH	MECHANICAL
ALUM	ALUMINUM	MFGR	MANUFACTURER
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECT, ARCHITECTURAL	MISC	MISCELLANEOUS
ASPH	ASPHALT	MTD	MOUNTED
AUTO	AUTOMATIC	MTL	METAL
BDRM	BEDROOM	N.I.C.	NOT IN CONTRACT
BLDG	BUILDING	N.A.	NOT APPLICABLE
BLKG	BLOCKING	O.C.	ON CENTER
BSMT	BASEMENT	PERP	PERPENDICULAR
C.C.	CENTER TO CENTER	PERIM	PERIMETER
CAD	COMPUTERAIDED DRAFTING	PKG	PARKING
CLG	CEILING	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	P	PLATE
CNTR	CENTER	PLWD	PLYWOOD
C.O.	CASED OPENING	PLBG	PLUMBING
COMB	COMBINED	PORT	PORTABLE
CONC	CONCRETE	PREFAB	PREFABRICATED
CONT	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCTION	PWR	POWER
C.T.	CERAMIC TILE	QTY	QUANTITY
DBL	DOUBLE	RAD	RADIUS
DEMO	DEMOLISH	REFG	REFRIGERATOR
DEPT	DEPARTMENT	REG	REGULAR
DET	DETAIL	REQ	REQUIRED
D.F.	DRINKING FOUNTAIN	RES	RESILIENT
DIA	DIAMETER	R.B.	RESILIENT BASE
DIM	DIMENSION	REV	REVERSE
DIV	DIVISION	RM	ROOM
DN	DOWN	S.D.	SMOKE DETECTOR
DR	DOOR	SECT	SECTION
DWG	DRAWING	S.F.	SQUARE FEET
DWGS	DRAWINGS	SHT	SHEET
EA	EACH	SHWR	SHOWER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SIM	SIMILAR
ELEC	ELECTRIC	SPEC	SPECIFICATION
ELEV	ELEVATION	SPECS	SPECIFICATIONS
EMER	EMERGENCY	SPKR	SPEAKER
ENGR	ENGINEER, ENGINEERING	SQ	SQUARE
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXIST	EXISTING	TV	TELEVISION
EXT	EXTERIOR	UT	UTILITY
FAB	FABRICATE	SHT	SHEET
FDN	FOUNDATION	SNGL	SINGLE
F.E.C.	FIRE EXTINGUISHER AND CABINET	STRG	STORAGE
FIN	FINISH	STRUCT	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SYM	SYMMETRICAL
F.O.S.	FACE OF STUD	TEL	TELEPHONE
F.R.	FIRE RESISTIVE	TEMP	TEMPORARY
FURN	FURNISH, FURNITURE	T.O.W/S/	TOP OF WALL/SLAB/ETC
GALV	GALVANIZED	T.O.C.S.	TOP OF CONCRETE SLAB
ENL	GENERAL	V.C.T.	VINYL COMPOSITION TILE
GOVT	GOVERNMENT	VERT	VERTICAL
GYP	GYPSUM	W/	WITH
G.W.B	GYPSUM WALL BOARD	W/O	WITHOUT
HORZ	HORIZONTAL	W.C.	WATER CLOSET
HR	HOUR	WD	WOOD, (HDWD, HARDWOOD)
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WDW	WINDOW
I.E.	ID EST (THAT IS)	W.V.	WOOD VENEER
INFO	INFORMATION		

SYMBOL INDEX/ DRAWING CONVENTIONS

N 90 00' 00" E	PROPERTY LINE TAG - SEE SITE PLAN		SECTION MARKER
Distance			REVISION TAG
	GRID MARKER		CENTERLINE MARKER
	SLOPE (RUN)		
	SLOPE (RISE)		
	VERTICAL COORDINATE REFERENCE		KEYNOTE, SEE REFERRING SHEET
	DOOR TAG - REFER TO SCHEDULE FOR DETAILS		SPOT ELEVATION
	WALL TAG, SEE WALL TYPES		DETAIL MARKER.
	WINDOW TYPE, SEE SCHEDULE		DETAIL SHEET
	ROOM NAME		CASEWORK TAG
	ROOM #		
	SQUARE FOOTAGE (WHERE SHOWN)		

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL:
TALISMAN

STRUCTURAL:

MECHANICAL:
PVE INC

ELECTRICAL:
PVE INC

LANDSCAPE:
SIB DESIGN

INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING

1875 Homestake Road
Park City, Utah

PROJECT #:
210036

ISSUE DATE:
10/14/2022

ISSUE:
MPD-CUP APPLICATION

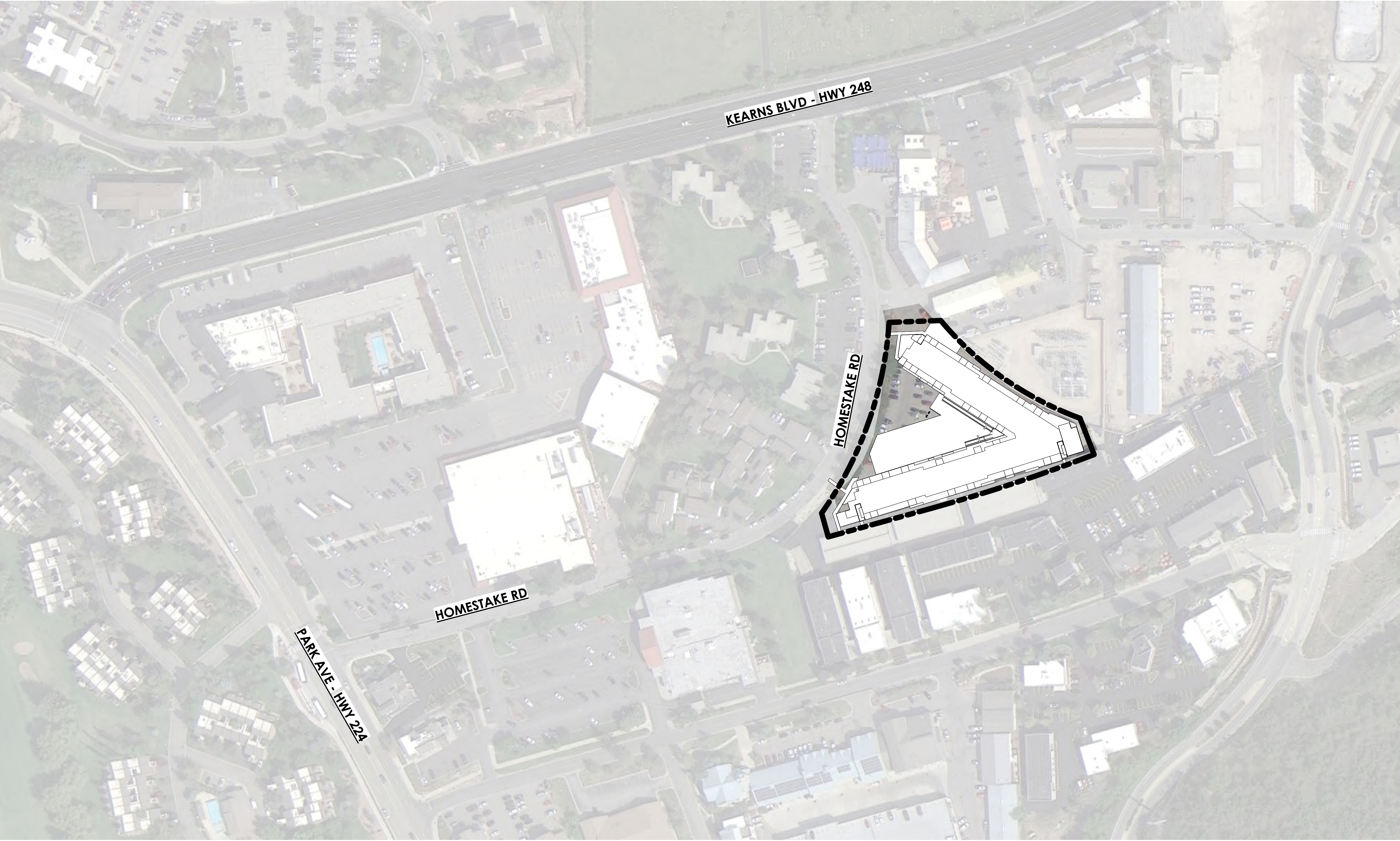
REVISIONS

GENERAL NOTES AND
CODE ANALYSIS

GI-001

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plot date: 10/14/2022 10:29:16 AM
D:\Revit Log\al\Files\Homestake AMPD_CENTRAL_chimso@be-wow.com.rvt



A1 ARCHITECTURAL SITE PLAN AERIAL
SCALE: 1" = 80'-0"

PROJECT #:
210036
ISSUE DATE:
10/14/2022
ISSUE:
MPD-CUP APPLICATION
REVISIONS

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

WOW

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plot date: 10/14/2022 10:29:28 AM
D:\Revit Local Files\Homestake AMPD_CENTRAL.chimso@be-wow.com

AREA ANALYSIS

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

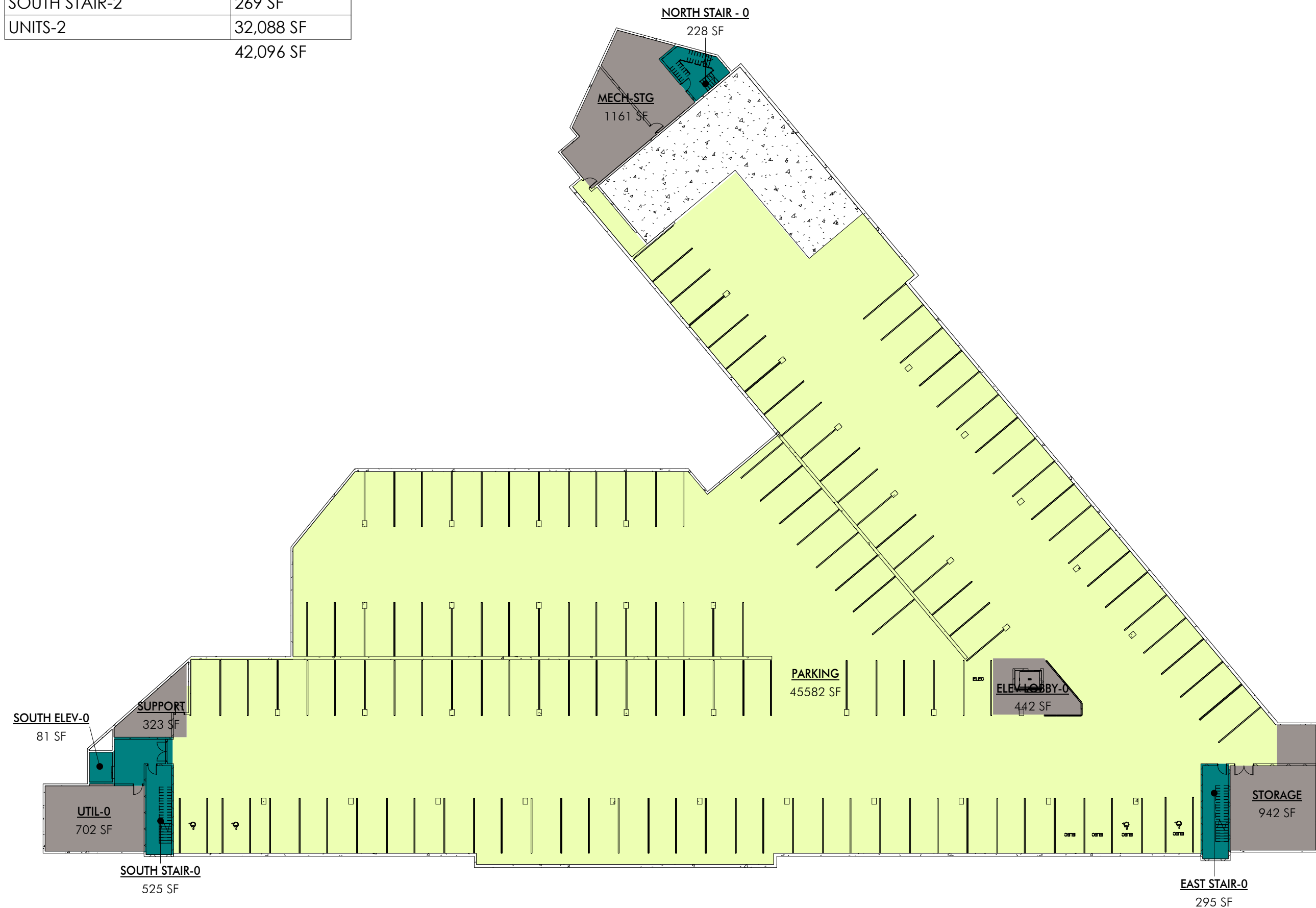
AREA ANALYSIS

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)			



A1 PARKING AREA PLAN
SCALE: 1/32" = 1'-0"



A4 GROUND LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: SIB DESIGN
INTERIOR:

HOMESTAKE MPD
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AREA PLANS

EXHIBIT B

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AREA ANALYSIS

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

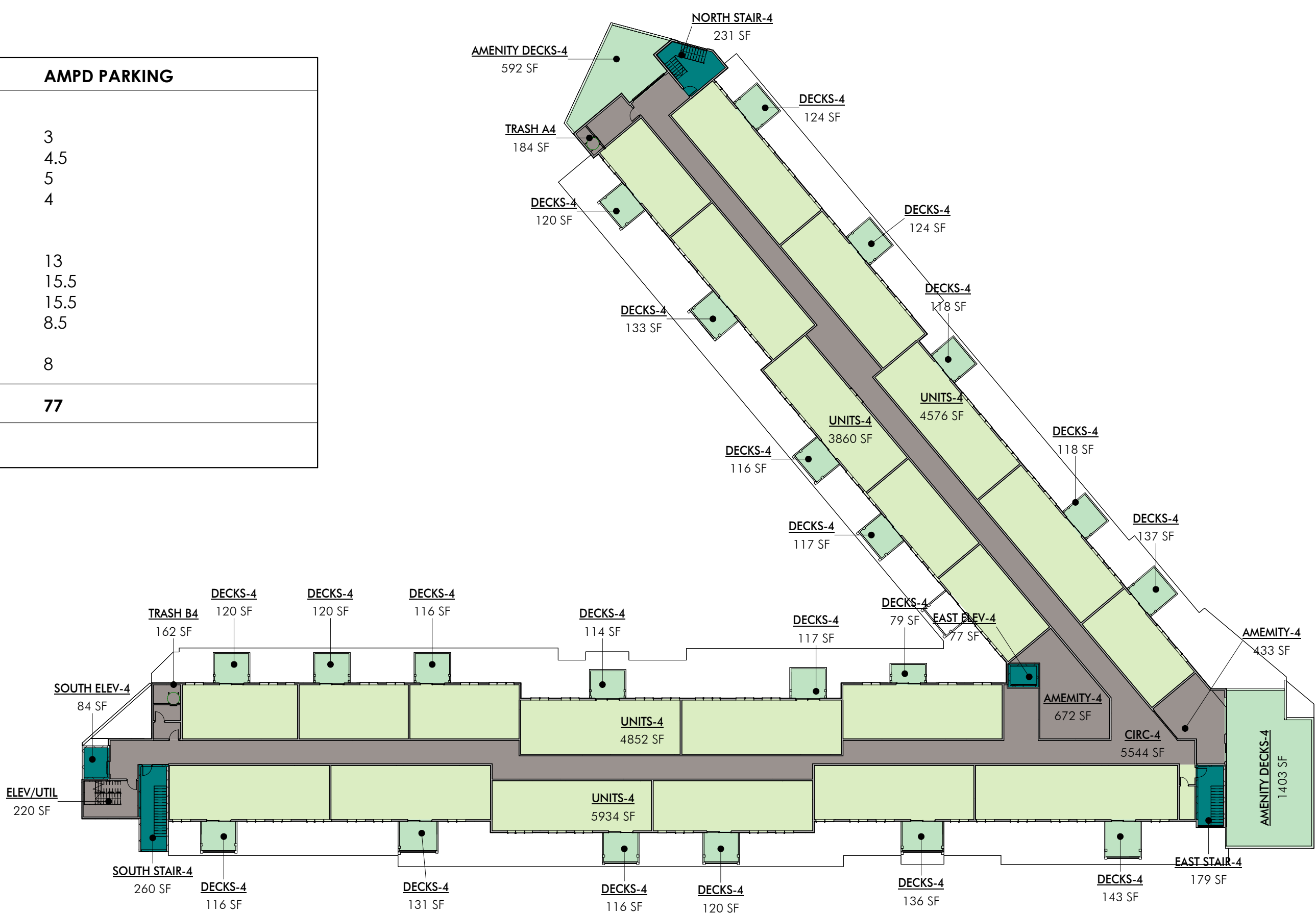
AREA ANALYSIS

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

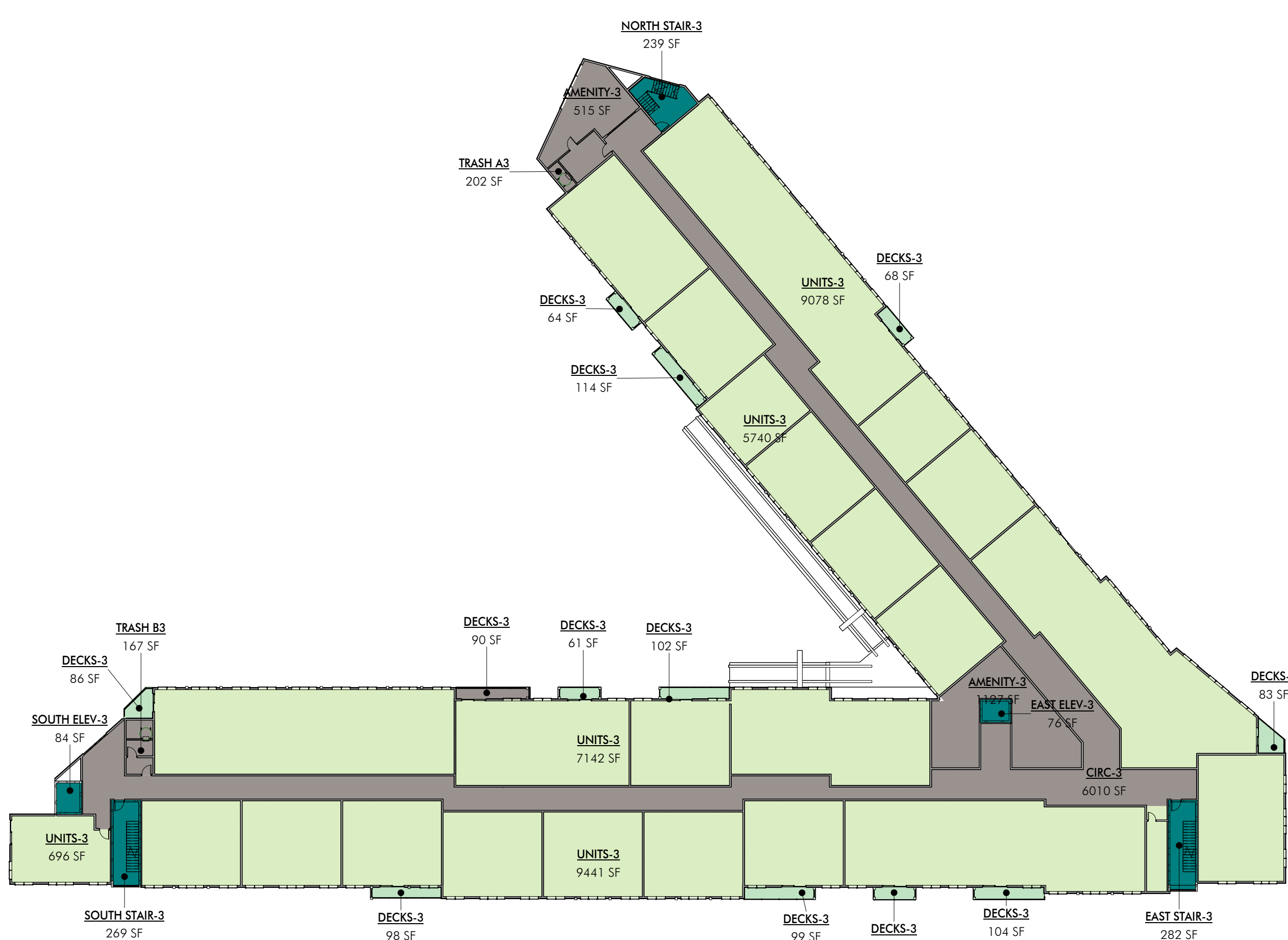
UNIT REQUIREMENTS	UNITS	AFFORD. UNITS	MARKET UNITS	LMC PARKING	AMPD PARKING
1 BEDROOM UNITS					
GROUND LEVEL	5	4	1	5	3
LEVEL 2	8	7	1	8	4.5
LEVEL 3	8	6	2	8	5
LEVEL 4	7	6	1	7	4
2 BEDROOM UNITS					
GROUND LEVEL	22	18	4	22	13
LEVEL 2	26	21	5	26	15.5
LEVEL 3	26	21	5	26	15.5
LEVEL 4	14	11	3	14	8.5
3 BEDROOM 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: SIB DESIGN
INTERIOR:

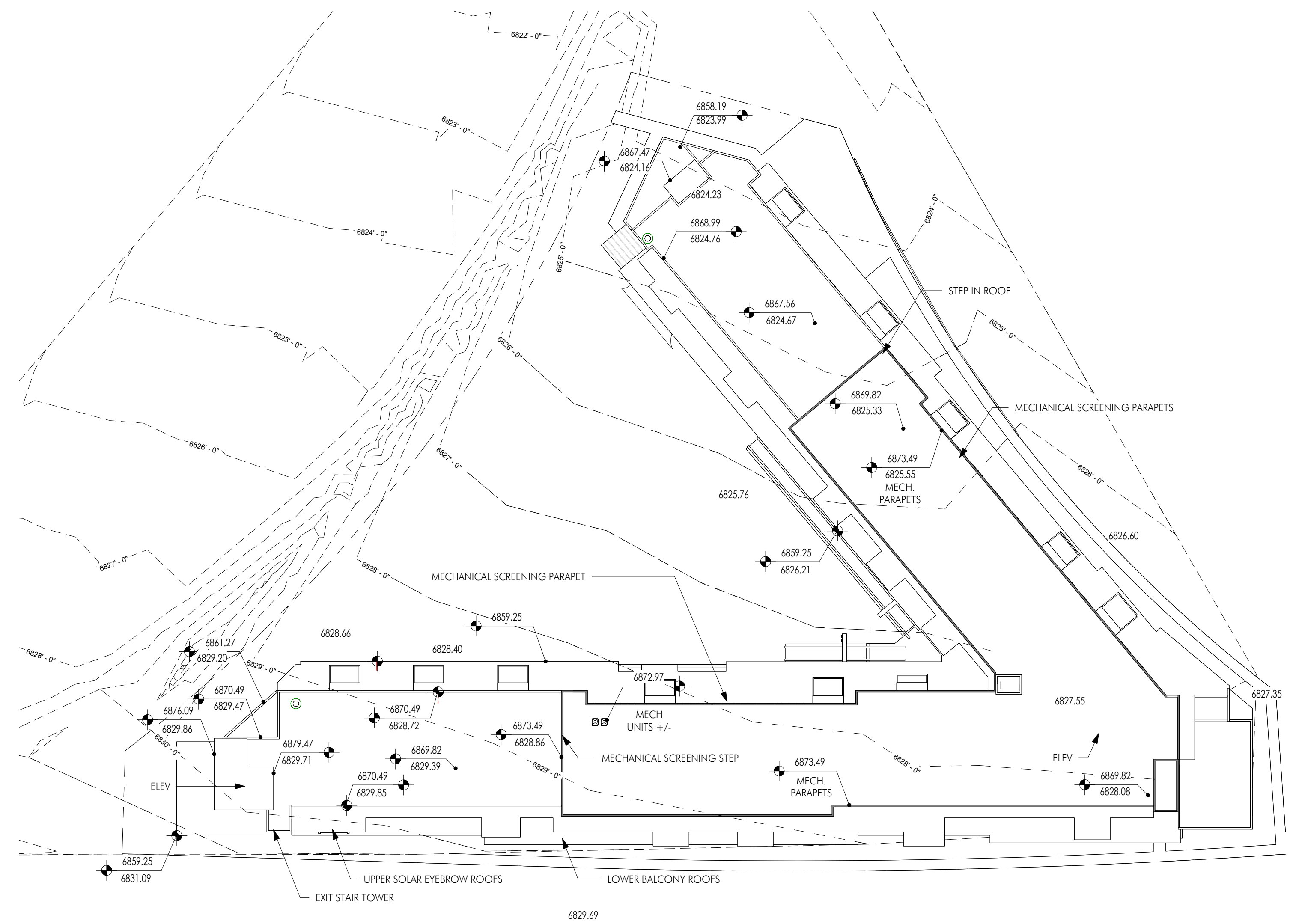
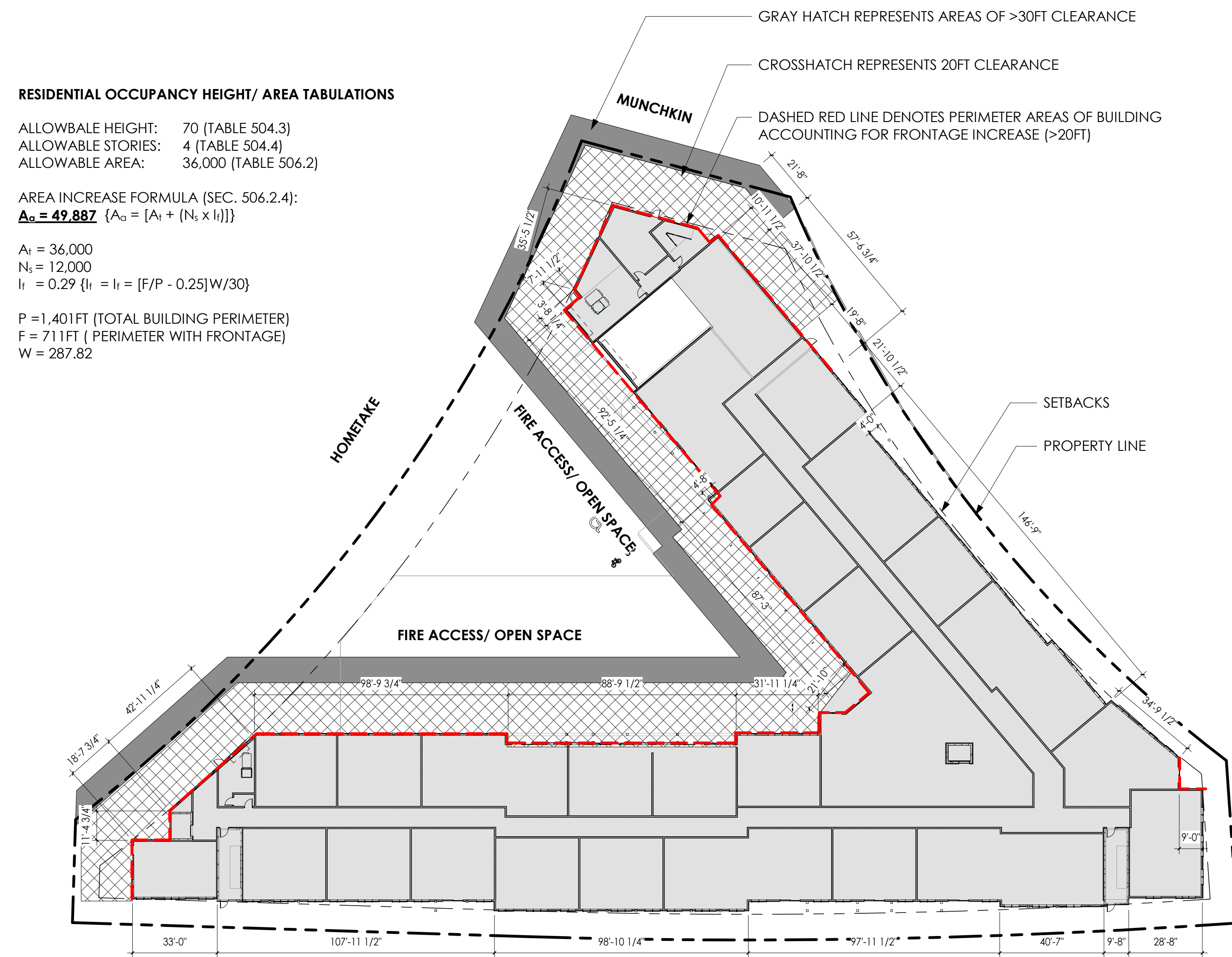
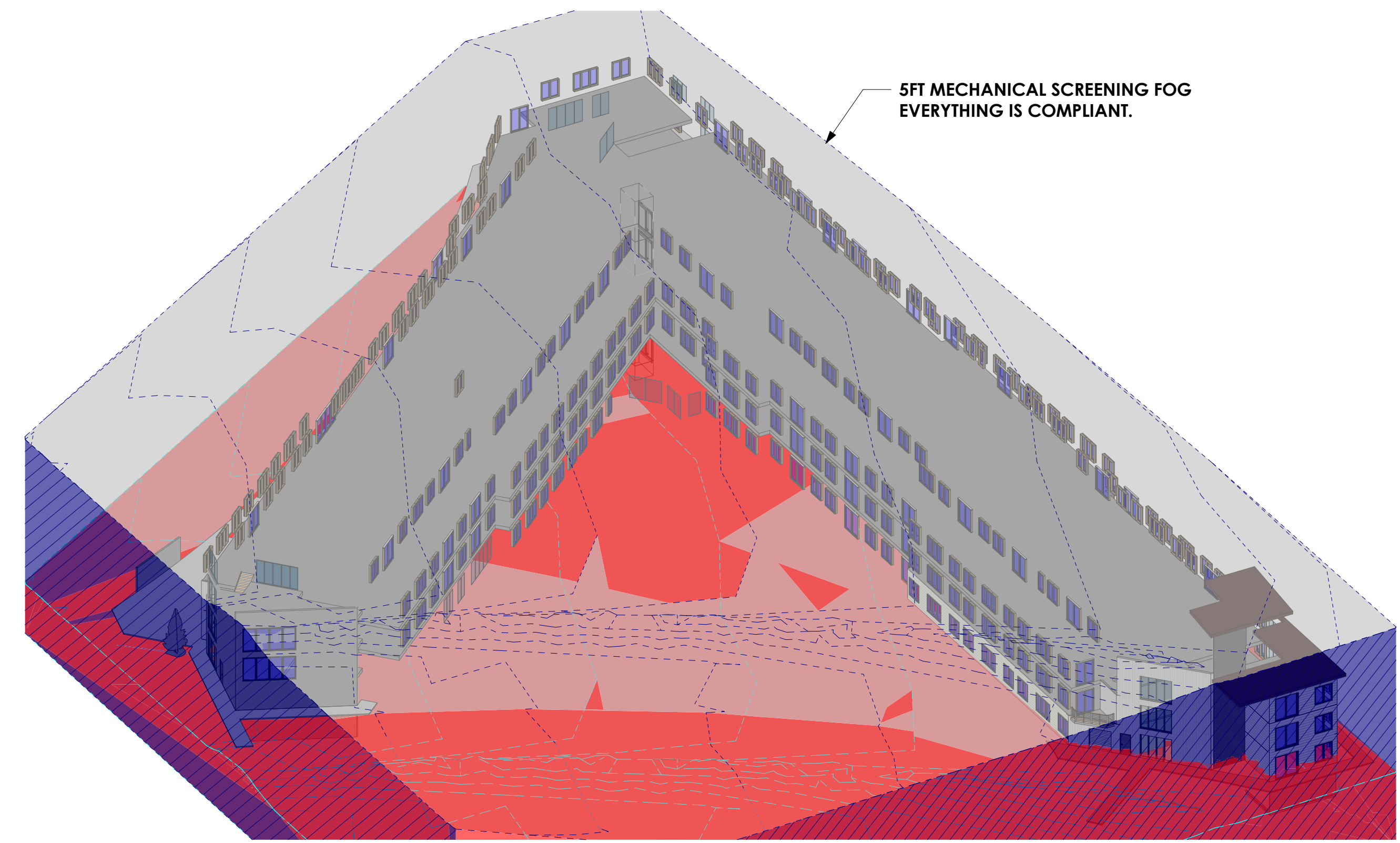
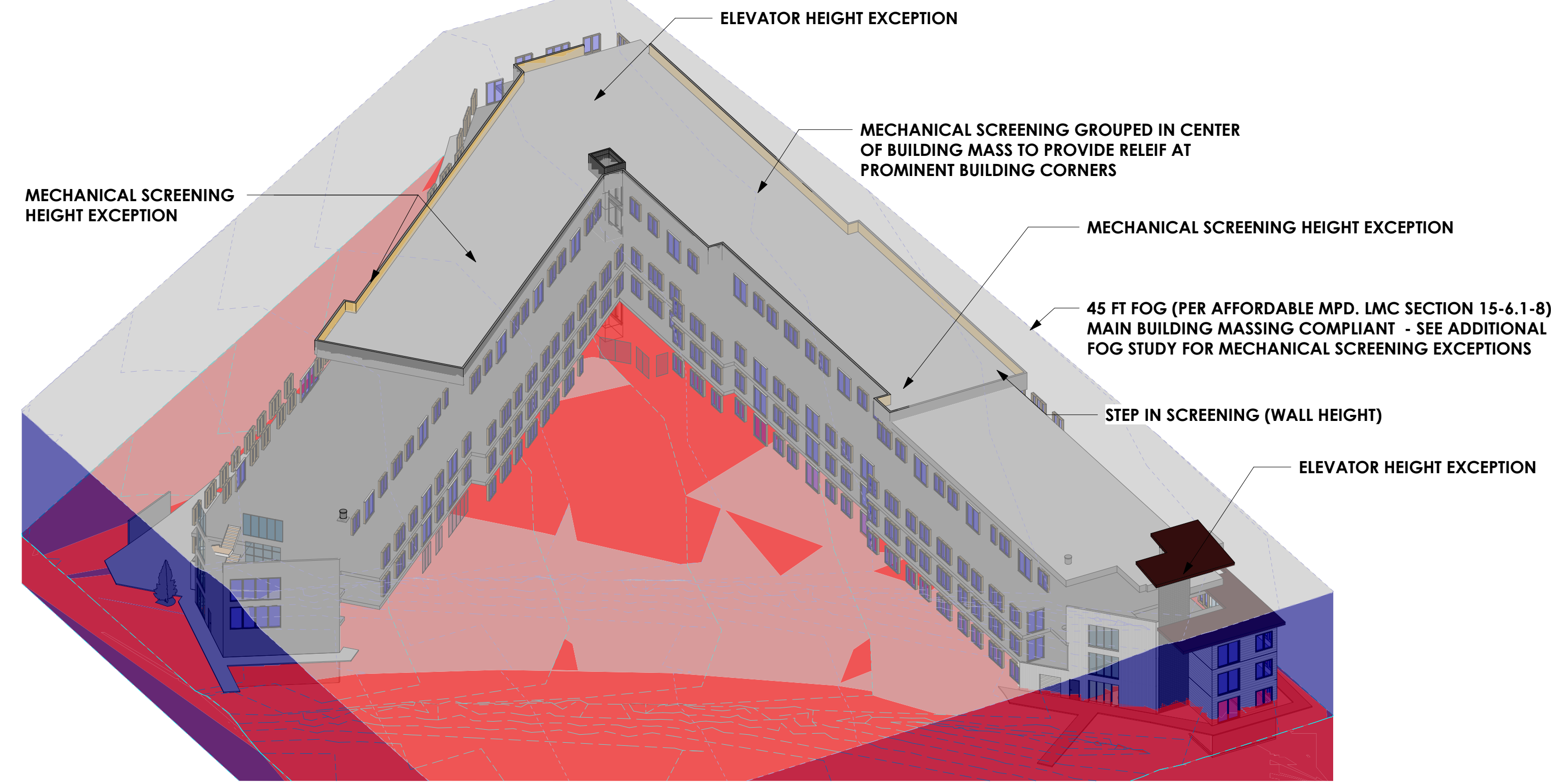
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AREA PLANS

EXHIBIT B.1

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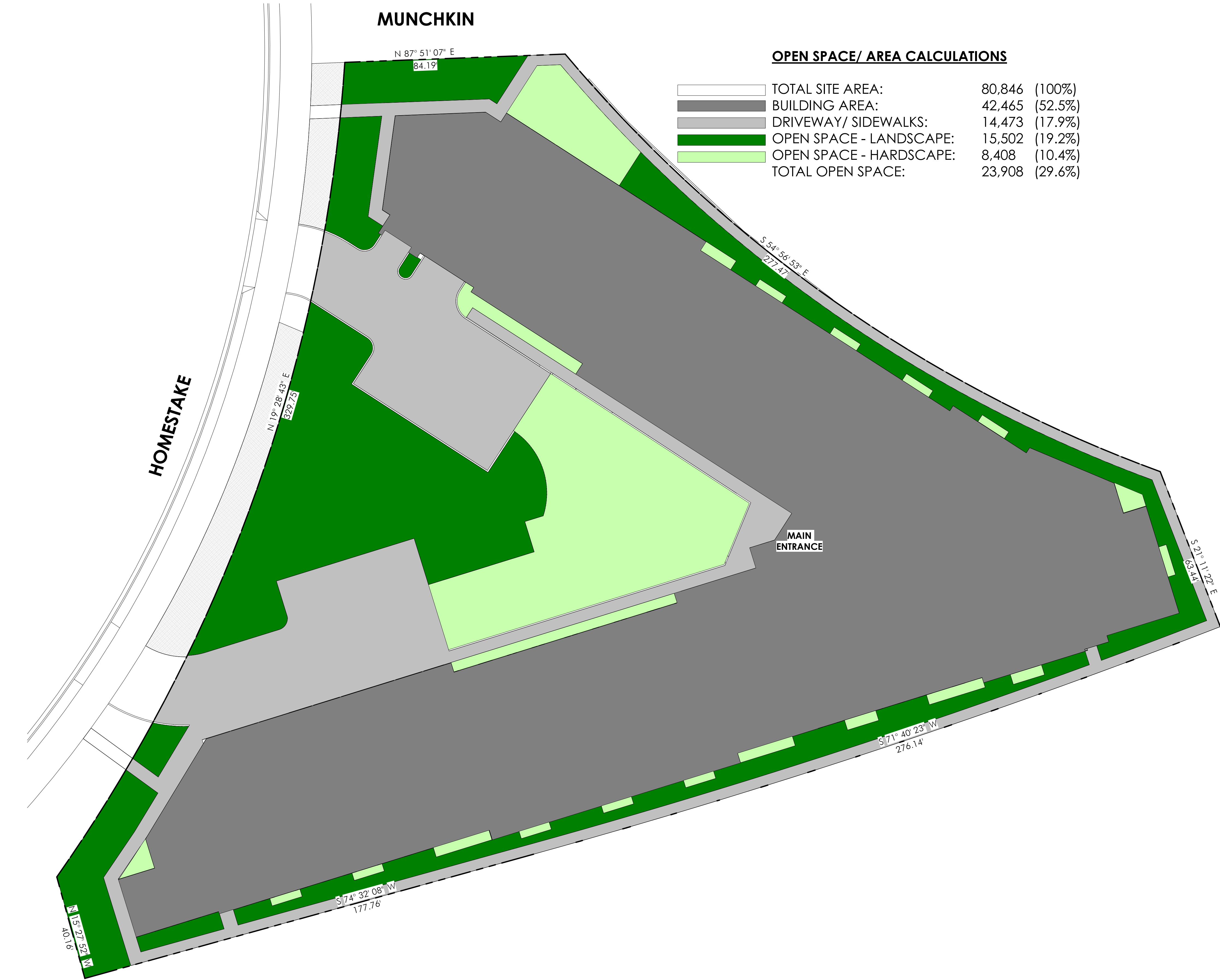
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ALLOWABLE AREA - HEIGHT ANALYSIS

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A2 OPEN SPACE DIAGRAM
SCALE: 1" = 20'-0"

OPEN SPACE DIAGRAM

EXHIBIT E

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PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

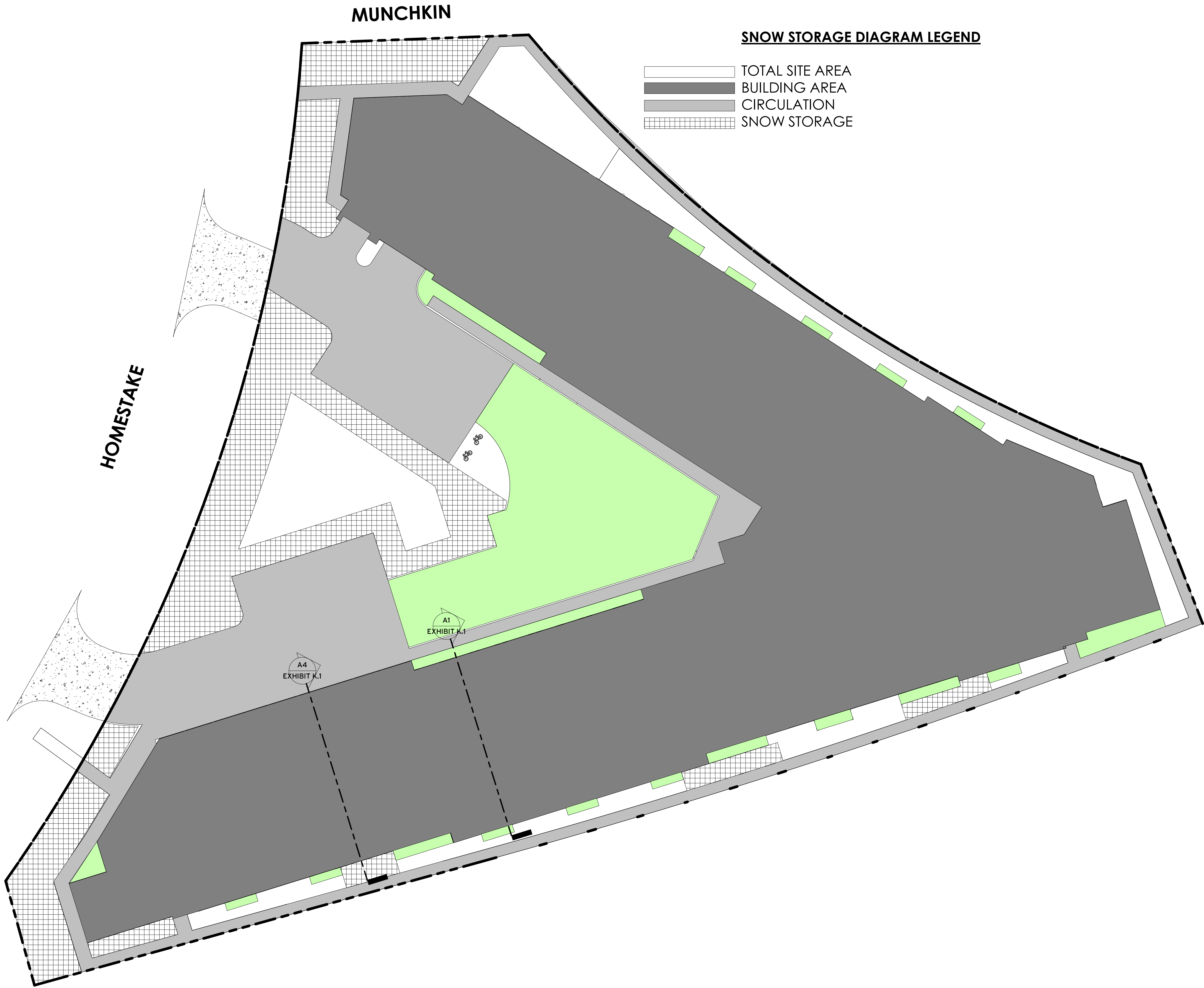
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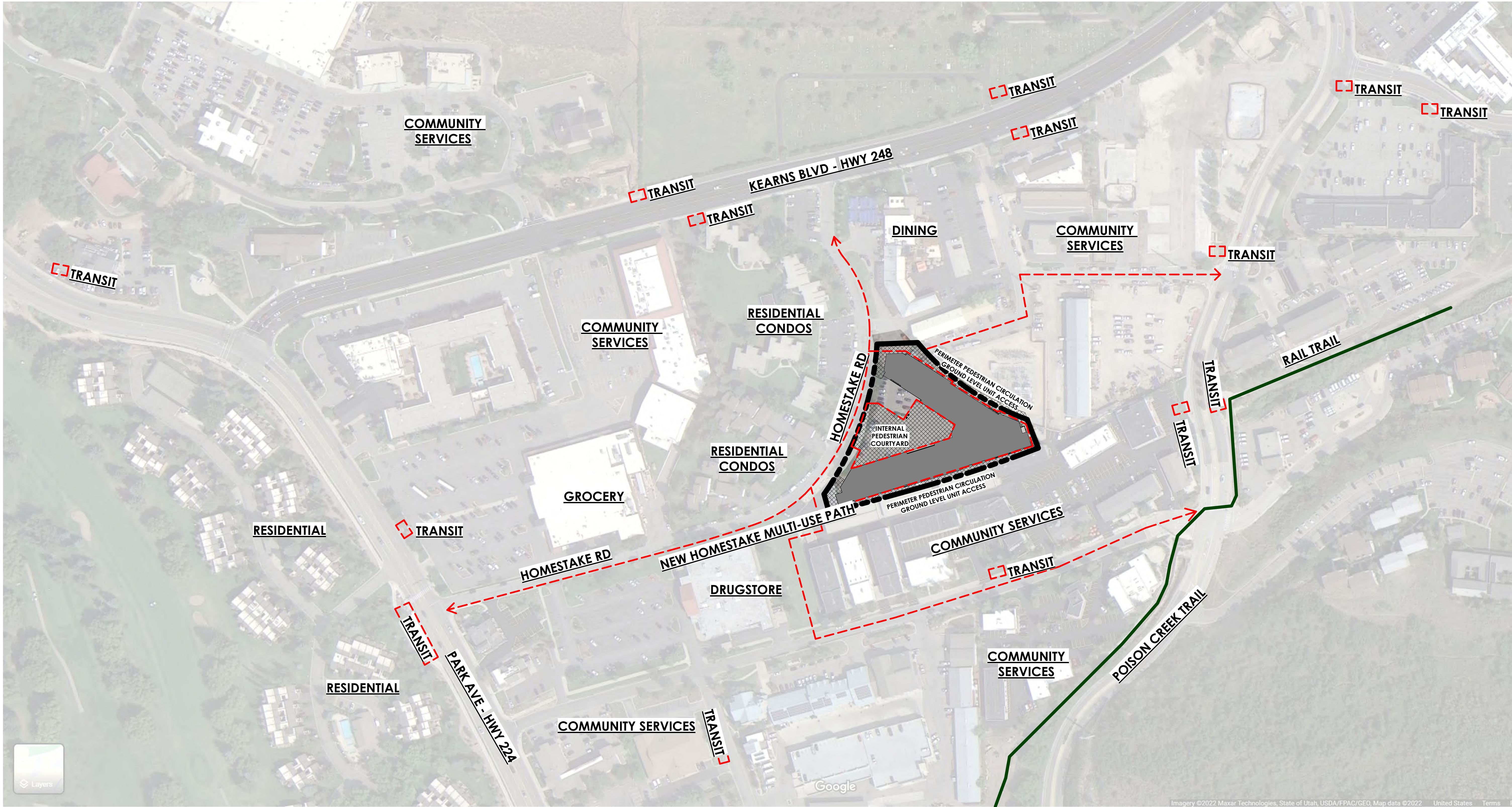
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A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"



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A1 ARCHITECTURAL SITE PLAN PEDESTRIAN/
COMMUNITY CONNECTIVITY
SCALE: 1" = 100'-0"

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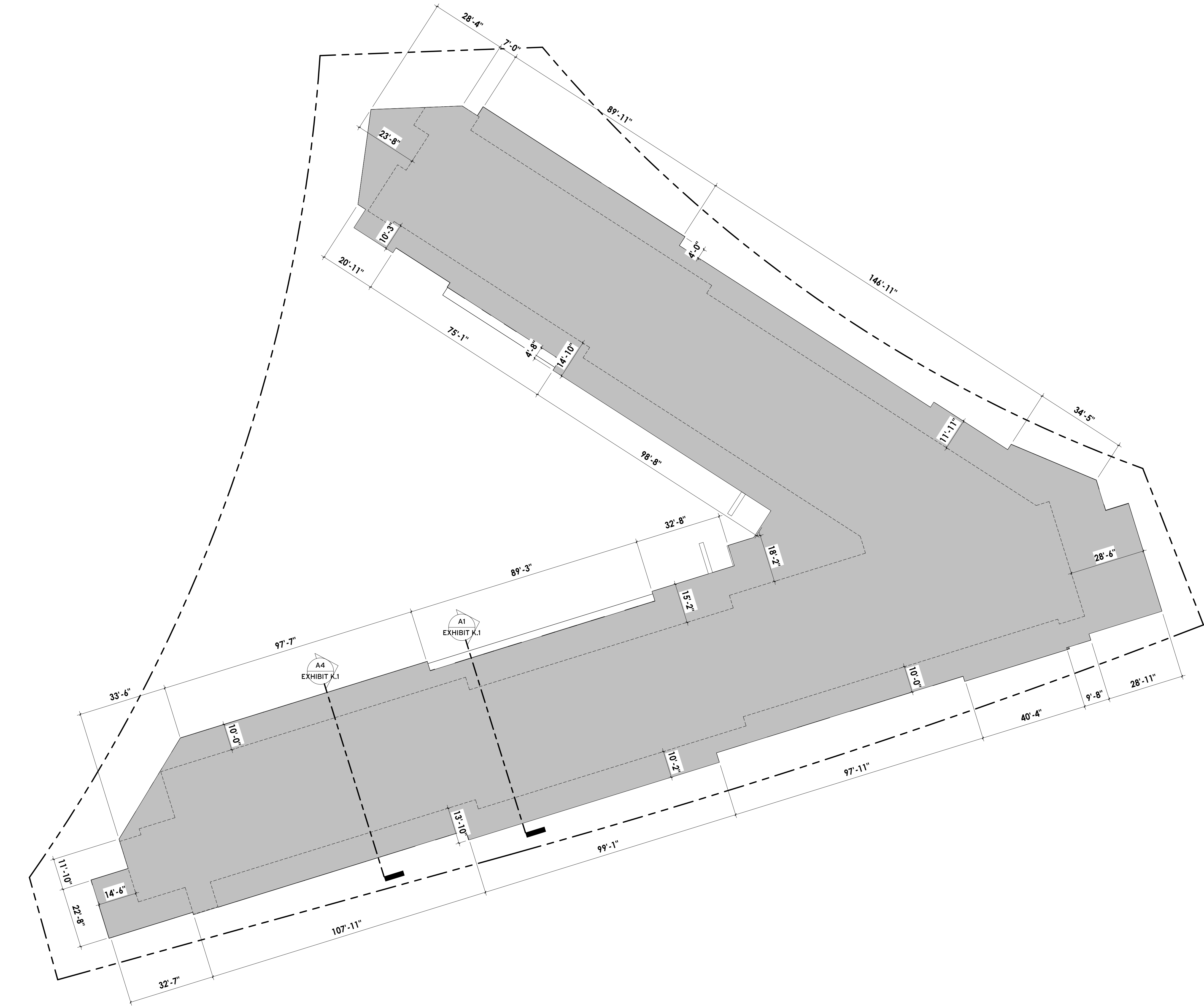
CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: SIB DESIGN
INTERIOR:

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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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**FACADE VARIATION
EXHIBIT**
EXHIBIT K

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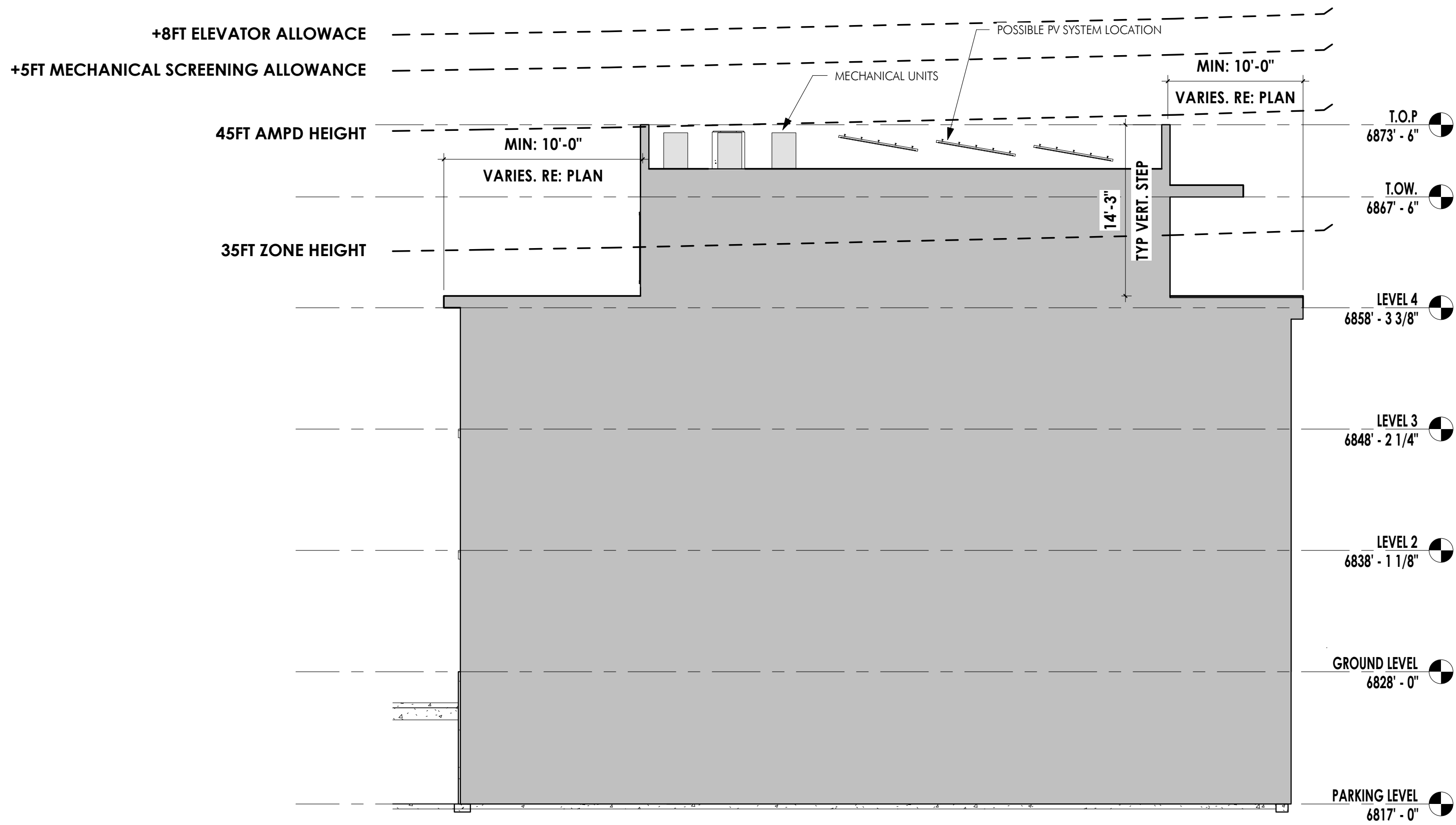
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TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
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LANDSCAPE:
SIB DESIGN
INTERIOR:

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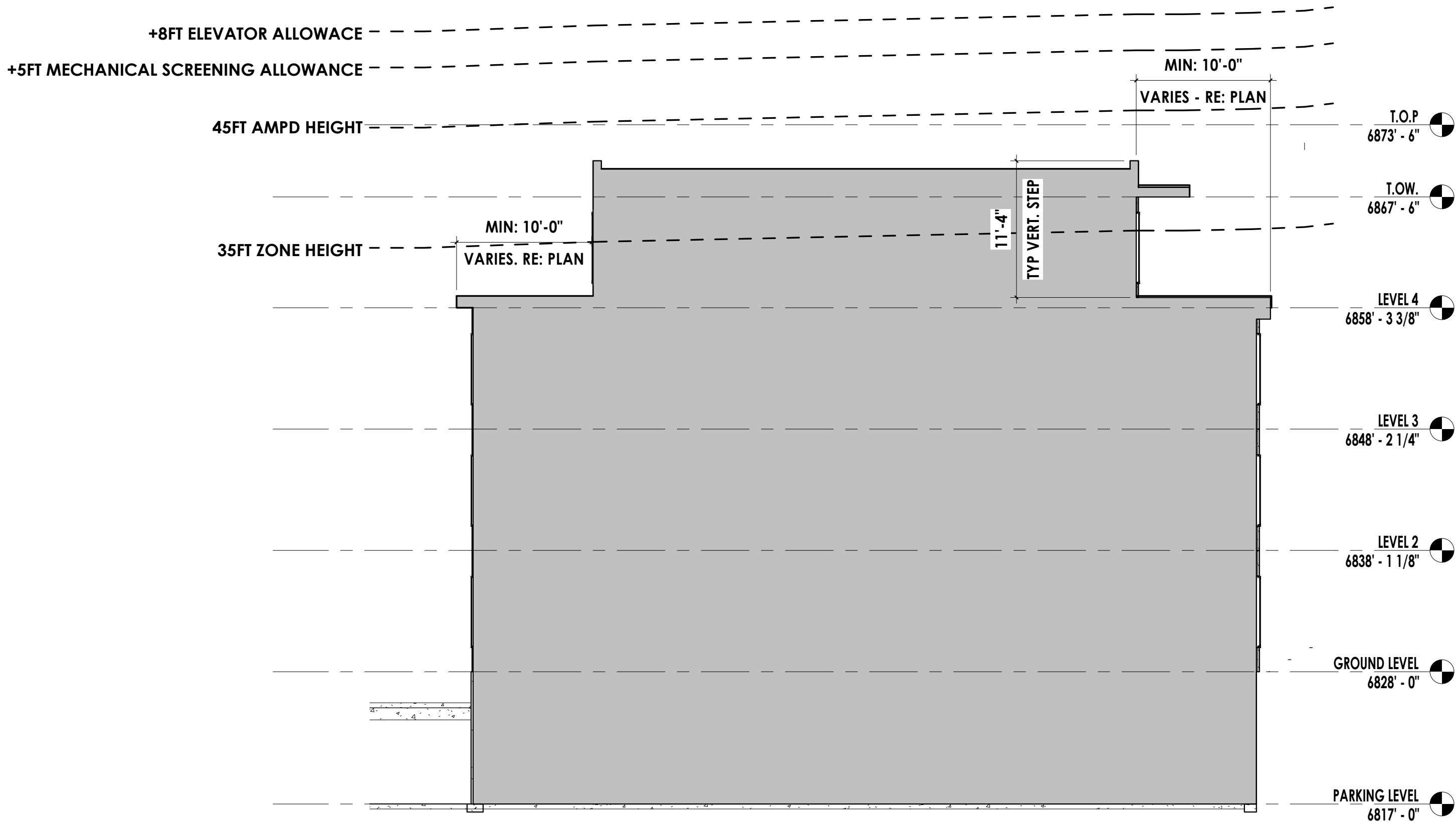
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A1 FACADE STEPBACK SECTION @ MECH
SCALE: 1/8" = 1'-0"



A4 FACADE STEPBACK SECTION
SCALE: 1/8" = 1'-0"



FACADE VARIATION
EXHIBIT

EXHIBIT K.1

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ISSUE:
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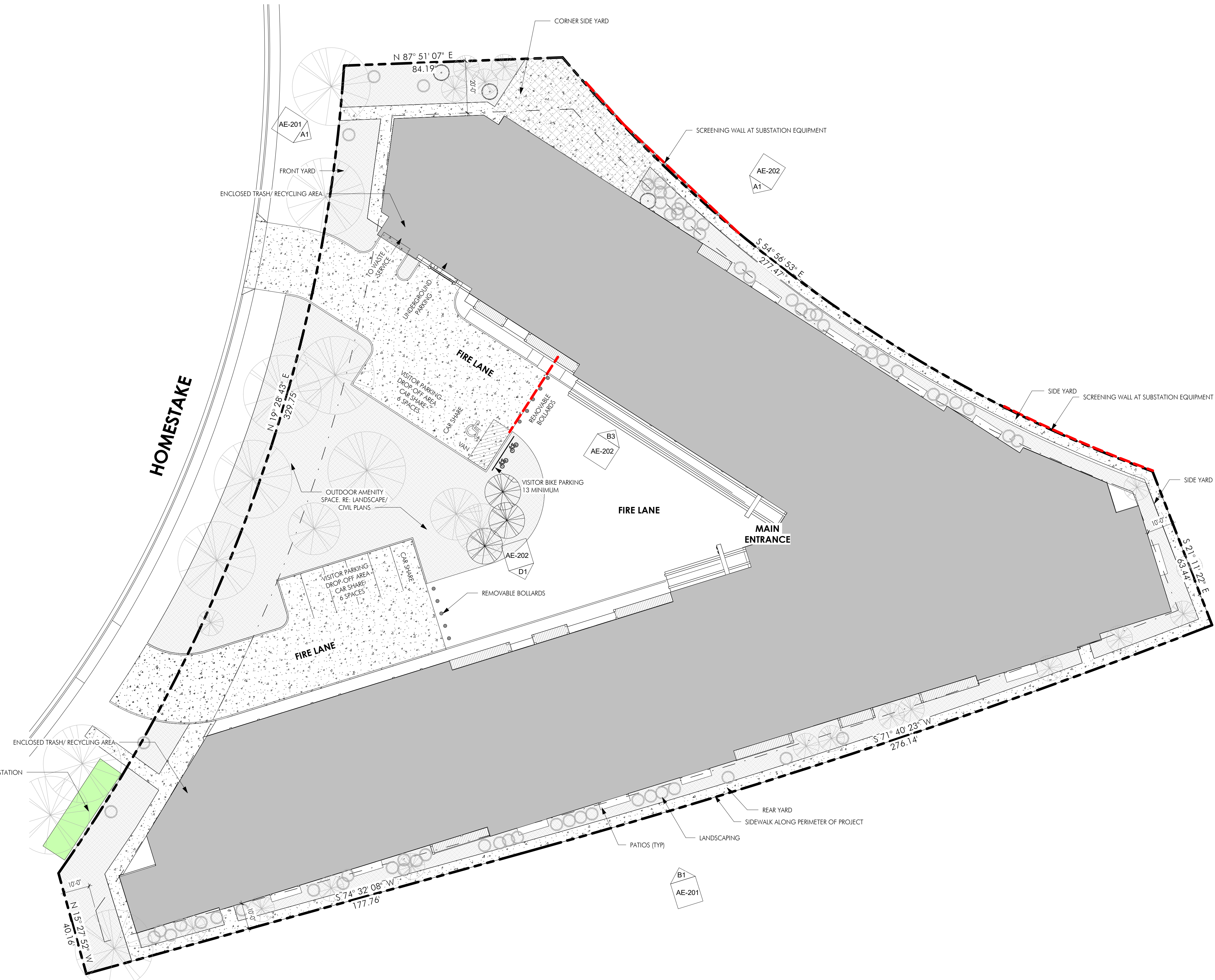
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TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

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

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXTERIOR AMENITY/OPEN SPACE/ LANDSCAPE AREA

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ARCHITECTURAL SITE
PLAN

AS-101

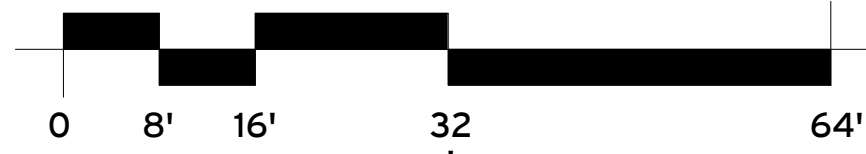
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CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

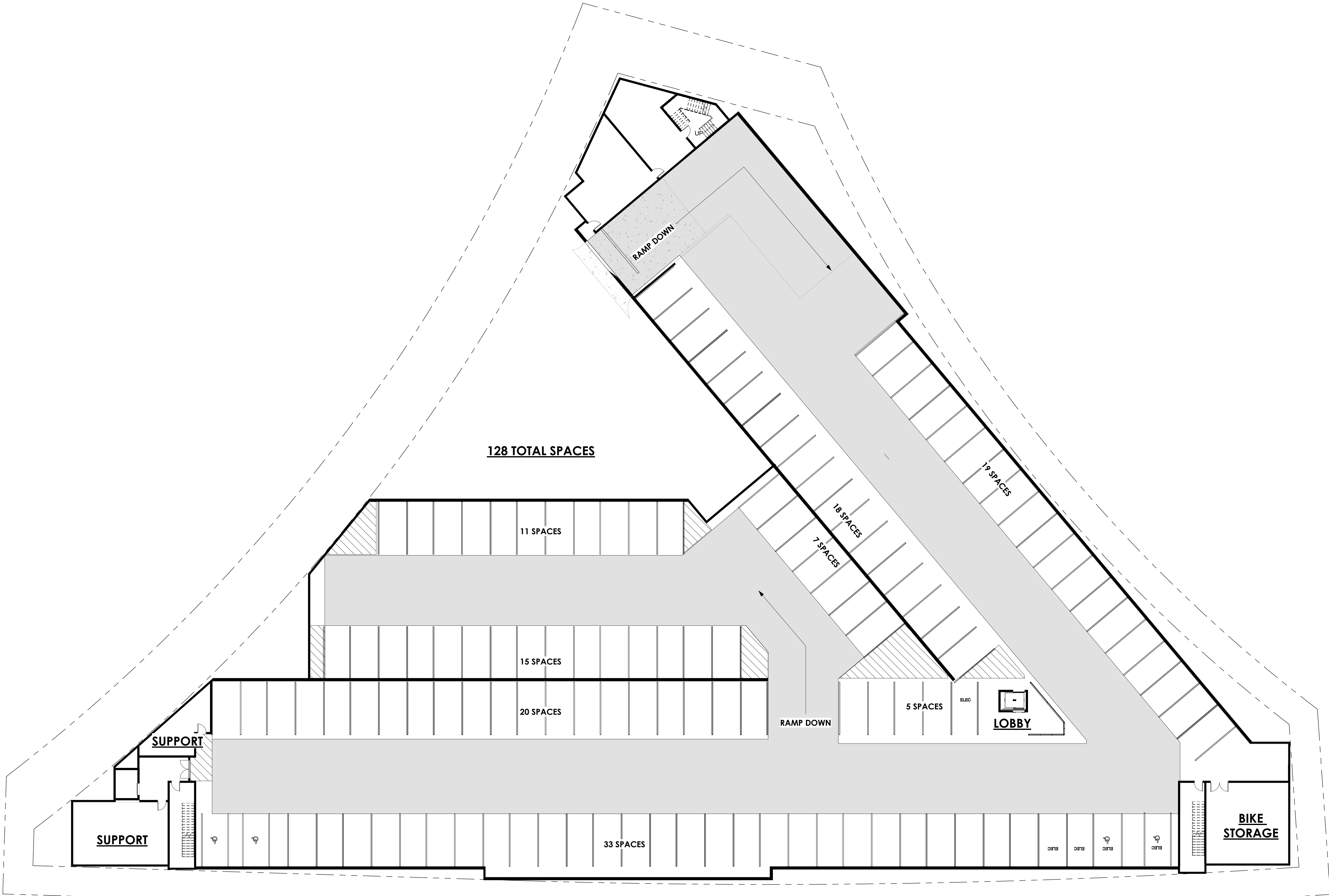
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A2 PARKING LEVEL
SCALE: NOT TO SCALE:



PARKING LEVEL PLAN

AE-101

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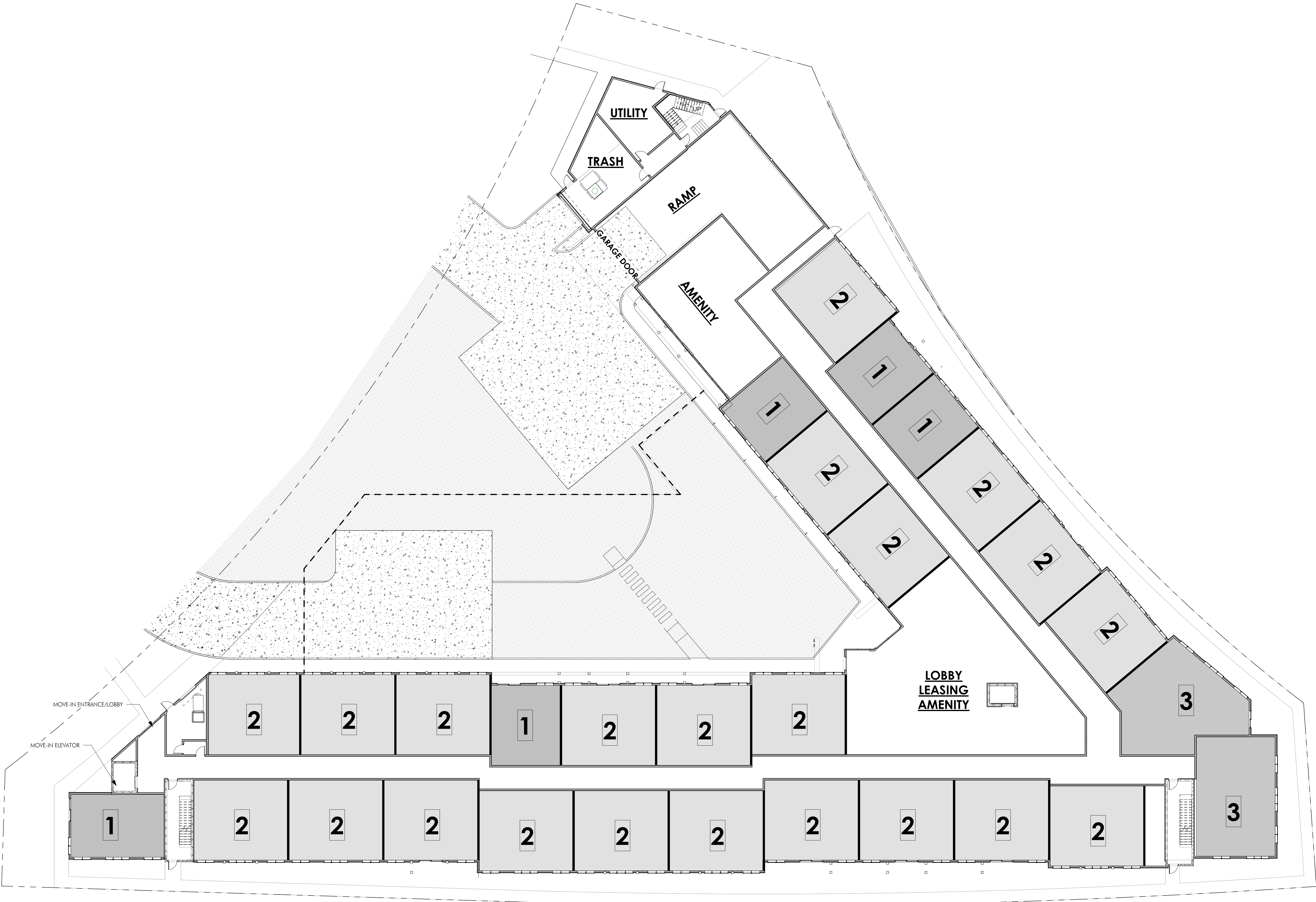
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TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
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INTERIOR:

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A2 GROUND LEVEL
SCALE: 1/16" = 1'-0"

GROUND LEVEL FLOOR
PLAN

AE-102

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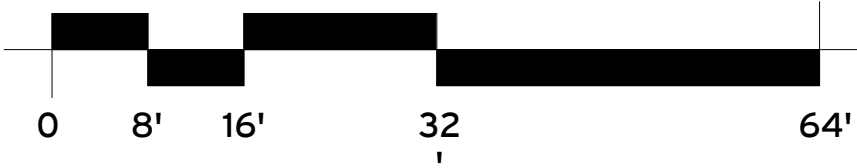
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HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
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CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

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WOW



A2

AE-103

REVISIONS

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Park City, Utah

CIVIL:
TALISMAN

STRUCTURAL:

MECHANICAL:
PVE INC

ELECTRICAL:
PVE INC

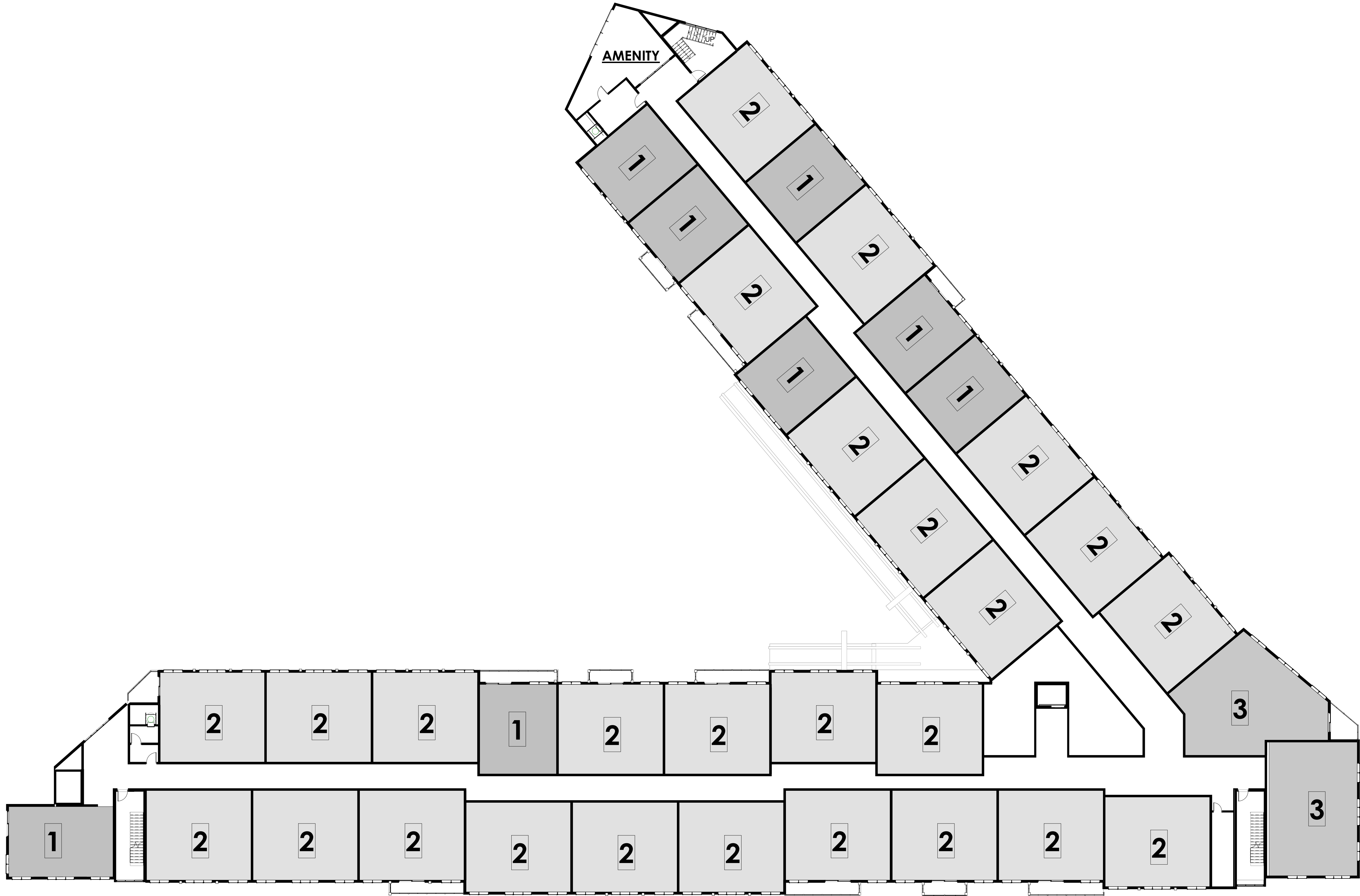
LANDSCAPE:
STB DESIGN

INTERIOR:

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A2

THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRD LEVEL FLOOR PLAN

AE-104

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ISSUE DATE:
10/14/2022
ISSUE:
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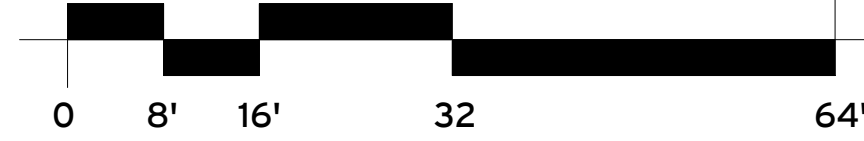
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STRUCTURAL:
MECHANICAL:
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LANDSCAPE:
SIB DESIGN
INTERIOR:

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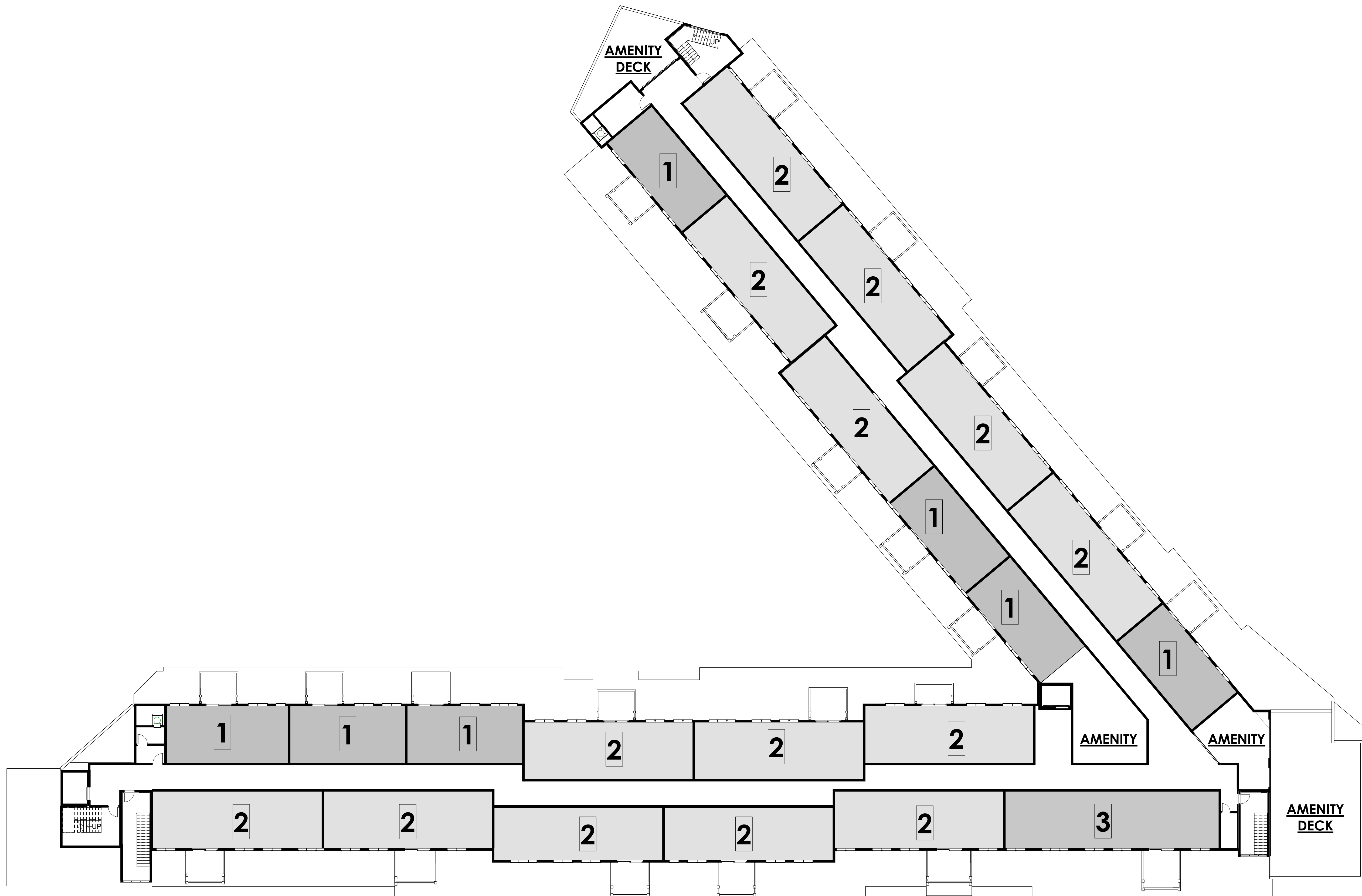
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A2

FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"



FOURTH LEVEL FLOOR PLAN

AE-105

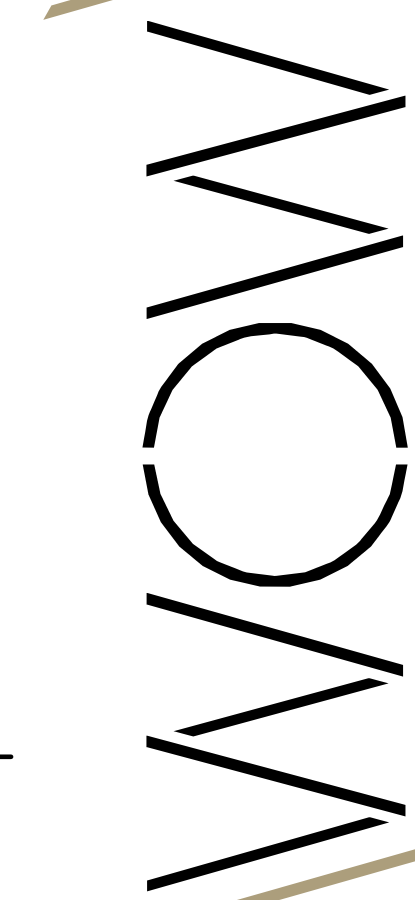
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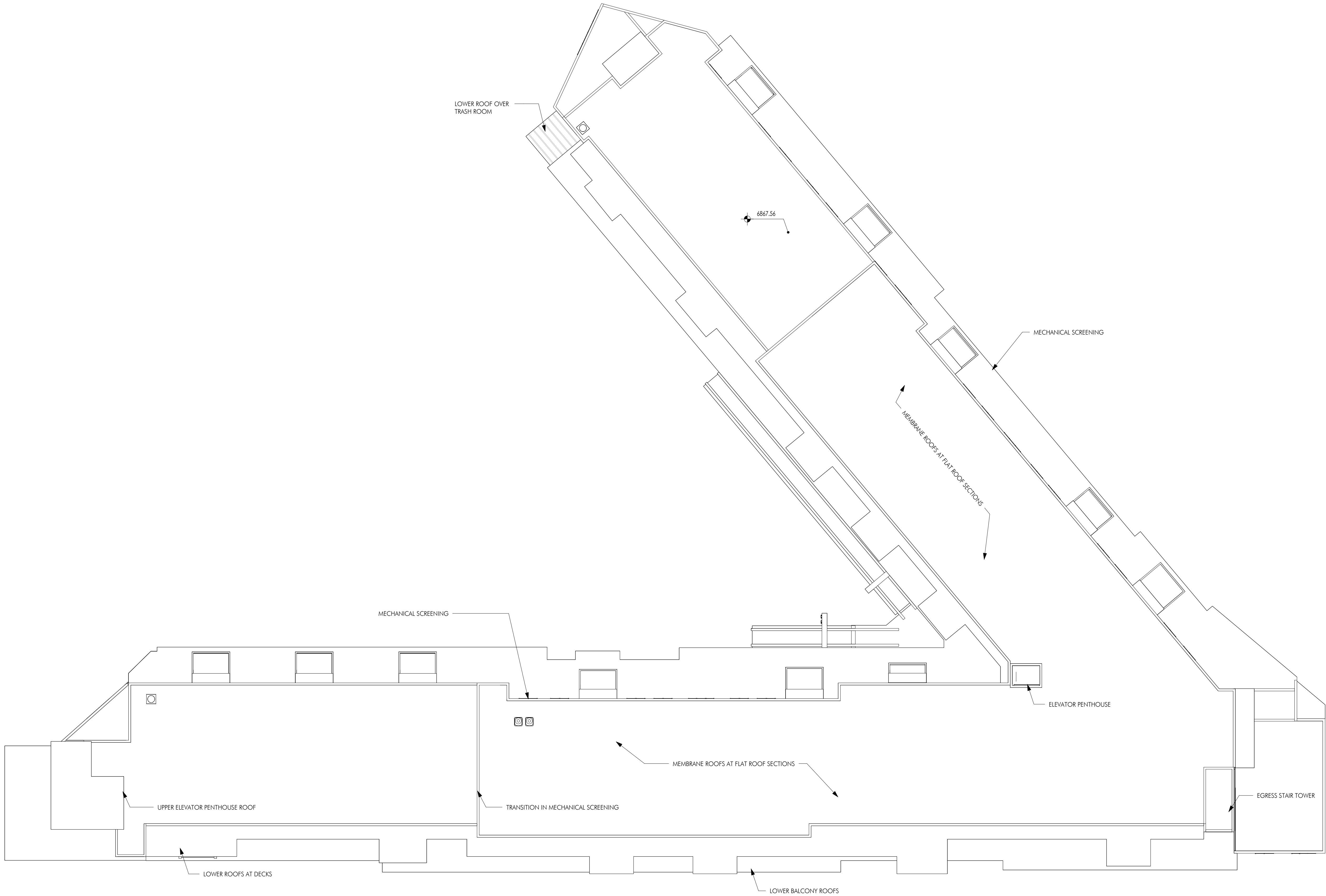
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CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
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PVE INC
LANDSCAPE:
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INTERIOR:

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A2 ARCHITECTURAL ROOF PLAN
SCALE: 1/16" = 1'-0"

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**ARCHITECTURAL ROOF
PLAN**

AE-109

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GENERAL NOTES

1. EXTERIOR METAL SPECIFICATIONS:

- HORIZONTAL SIDING -
- VERTICAL SIDING -
- CEMENTITIUS SIDING -
- ACCENT STONE/MASONRY
- ROOFING: STANDING SEAM METAL ROOF

LEGEND

- 1i

WALL TYPE TAG. SEE AE-601, AE-602 & AE-603 FOR DETAILS
- 1i

STOREFRONT TAG. SEE AE-705 FOR DETAILS
- 1

REVISION TAG
- 1

A101

SECTION/ ELEVATION MARKER
- 1i

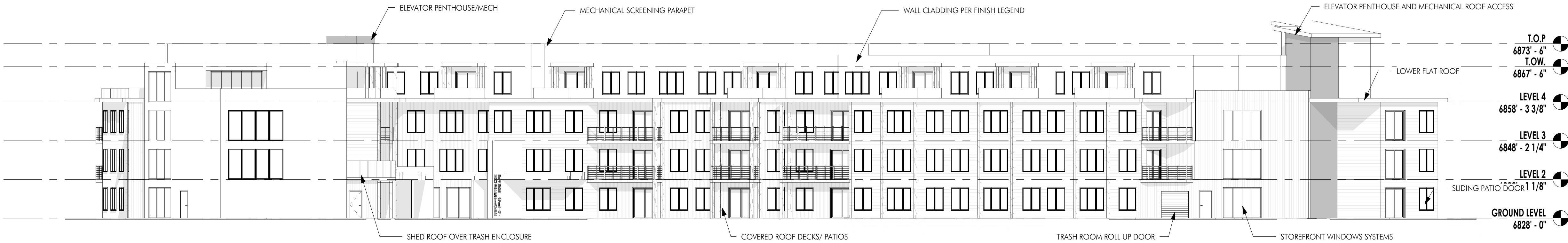
BUILT-IN / CASEWORK TAG
- 101

DOOR TAG
- 1i

WINDOW TAG



B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: SIB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

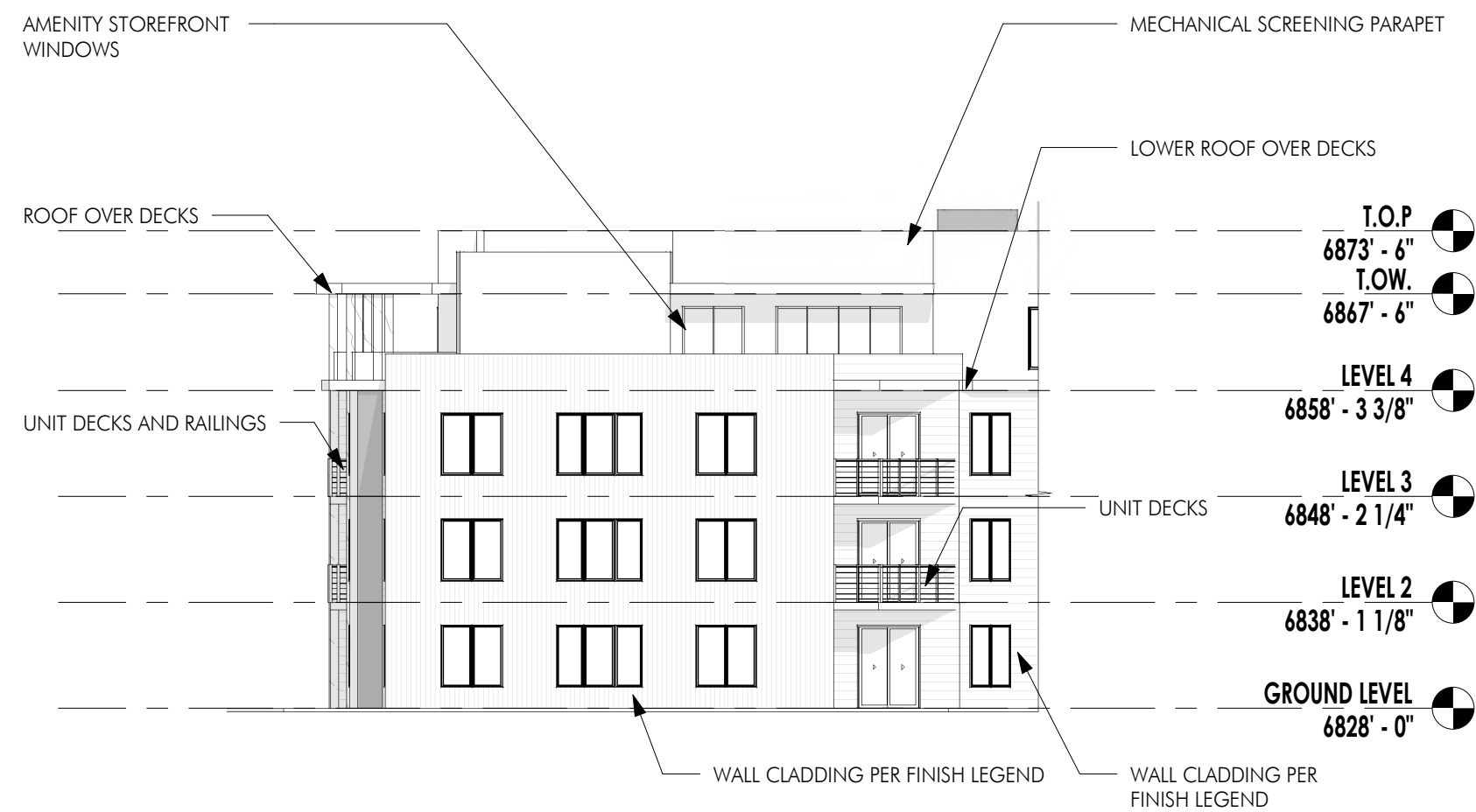
PROJECT #: 210036
ISSUE DATE: 10/14/2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ELEVATIONS
AE-201
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plot date: 10/14/2022 10:32:49 AM
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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"

**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

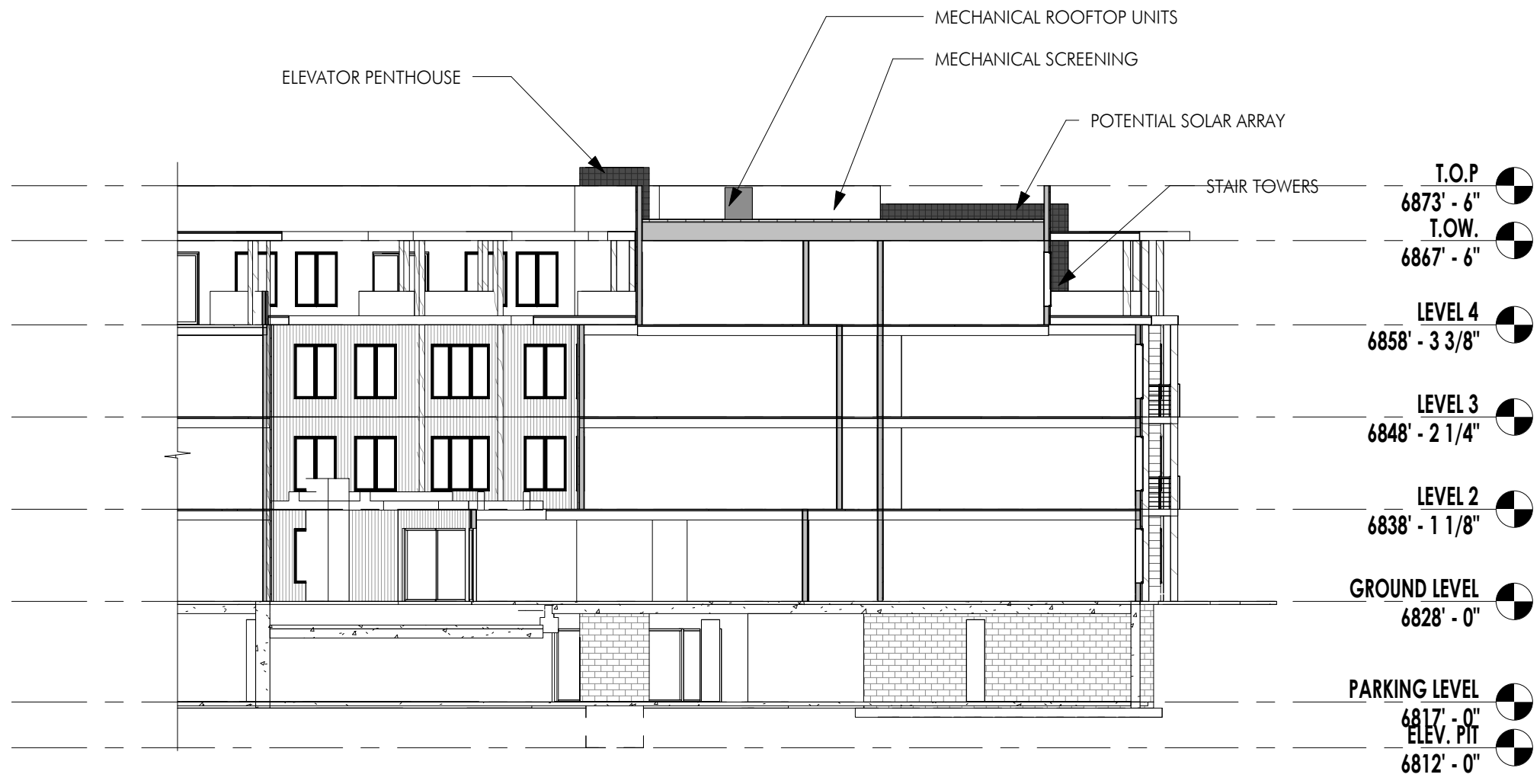
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STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

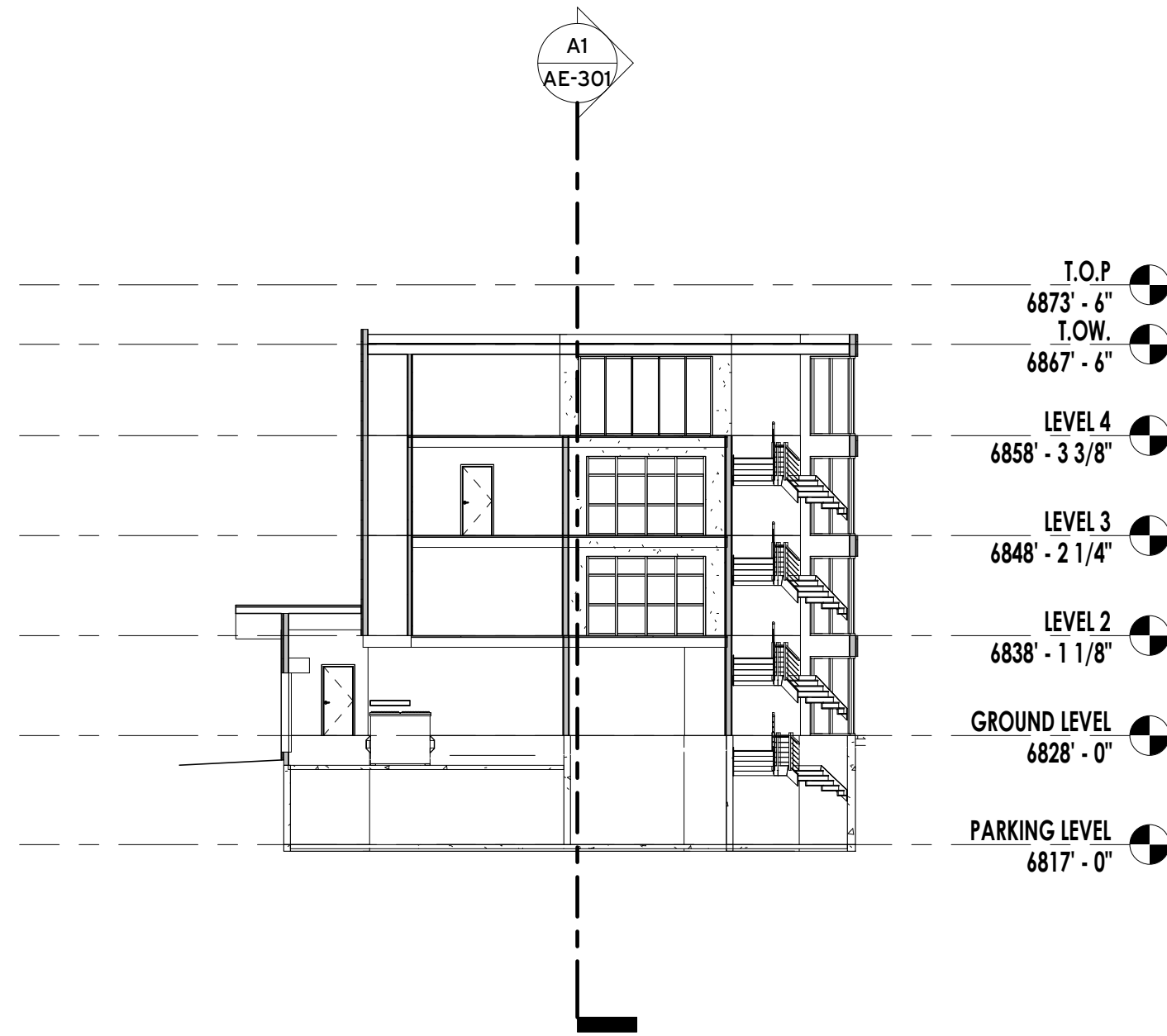
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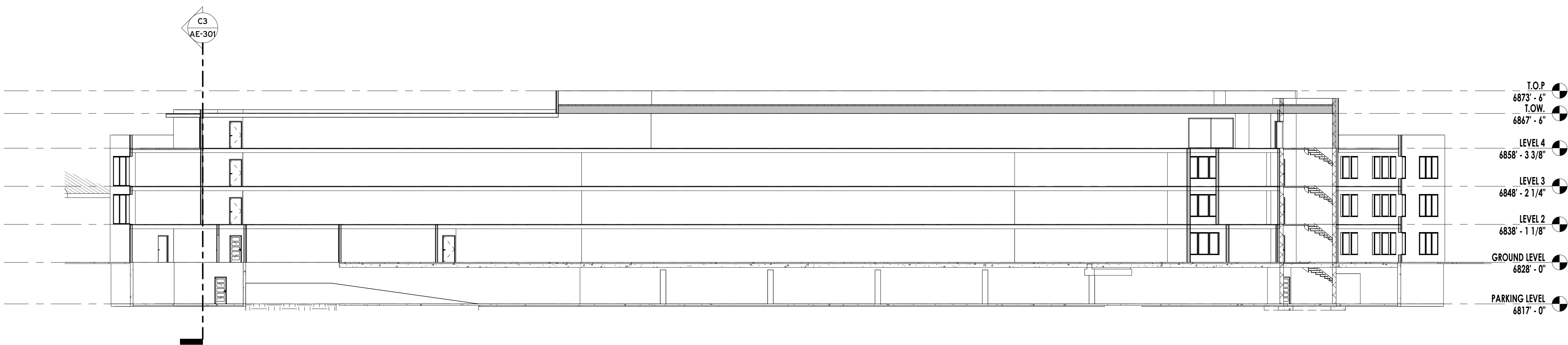
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C1 SOUTH CROSS SECTION
SCALE: 1/16" = 1'-0"



C3 NORTH CROSS SECTION
SCALE: 1/16" = 1'-0"



A1 RAMP SECTION
SCALE: 1/16" = 1'-0"

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #:
210036
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MPD-CUP APPLICATION
REVISIONS

BUILDING SECTIONS

AE-301

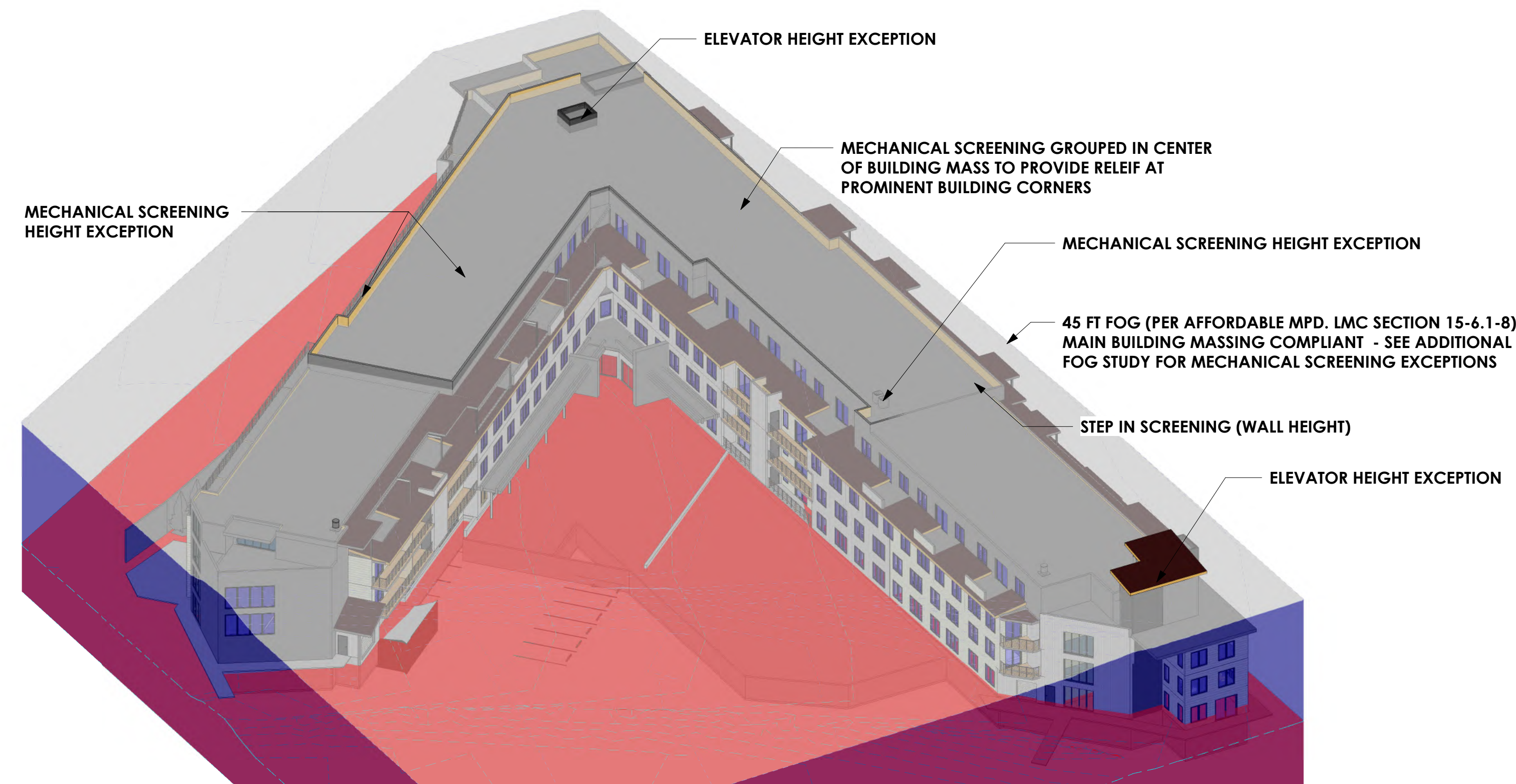
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STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

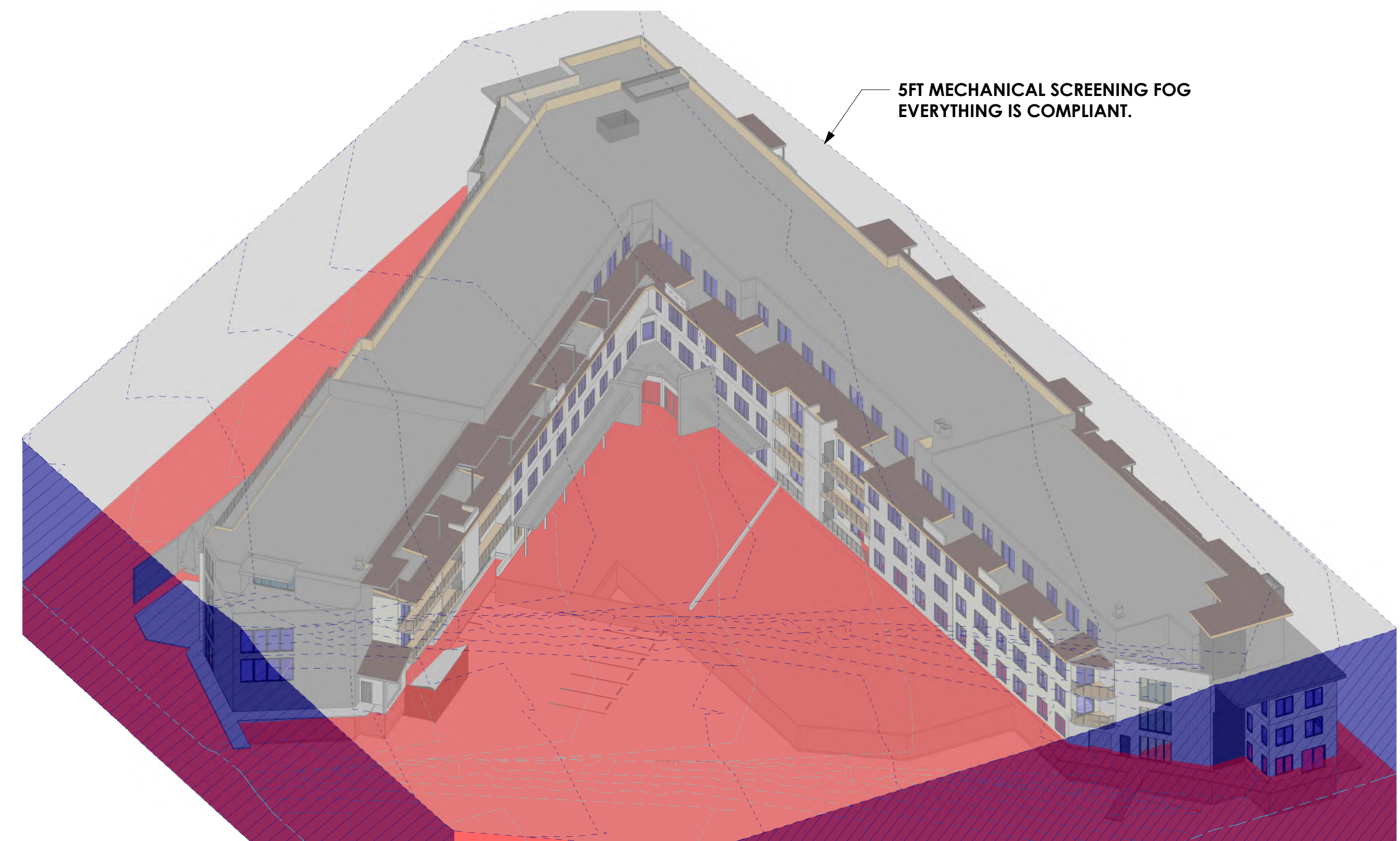
PLANNING
MPD/ CUP
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WOW

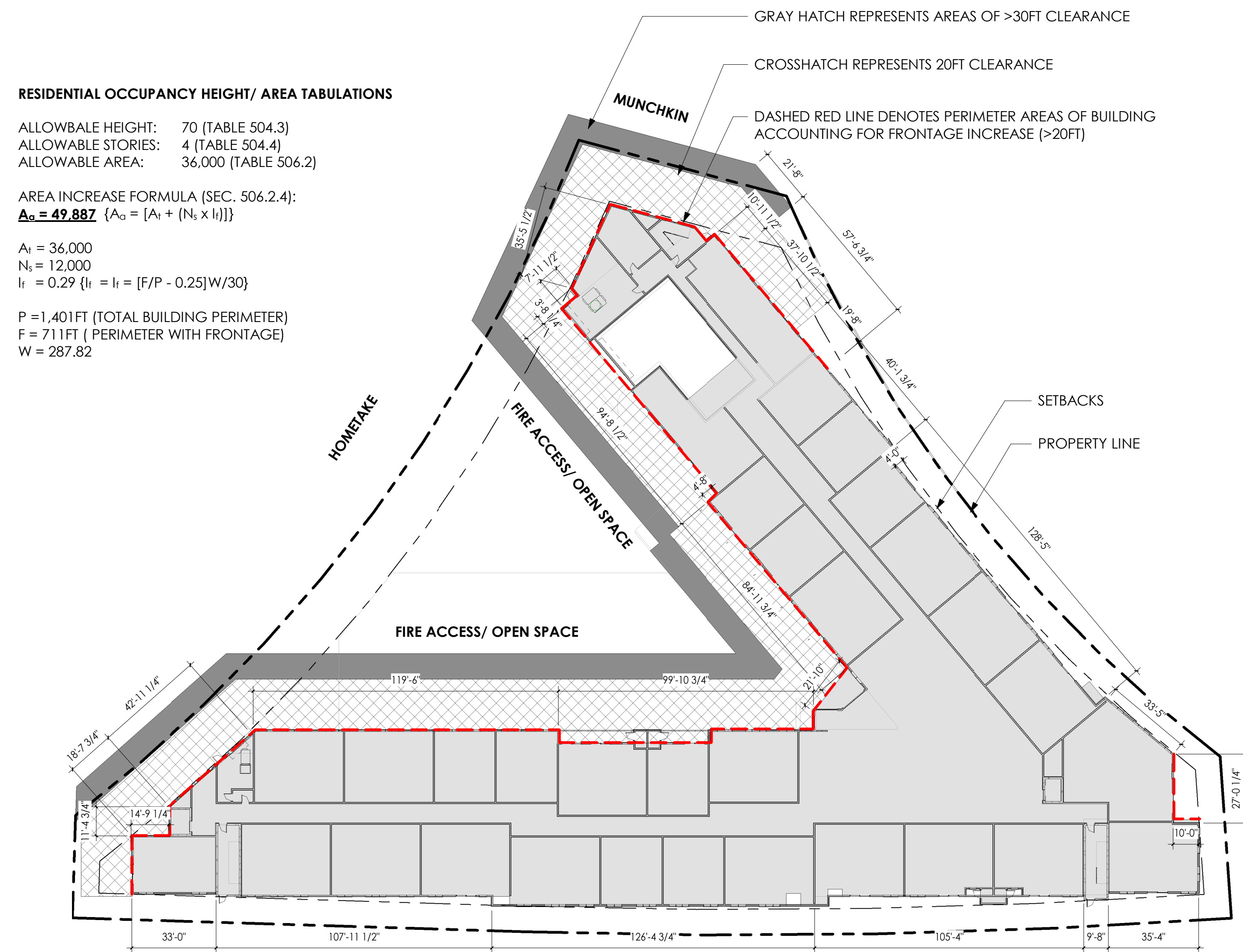
EXHIBIT K
BUILDING HEIGHT



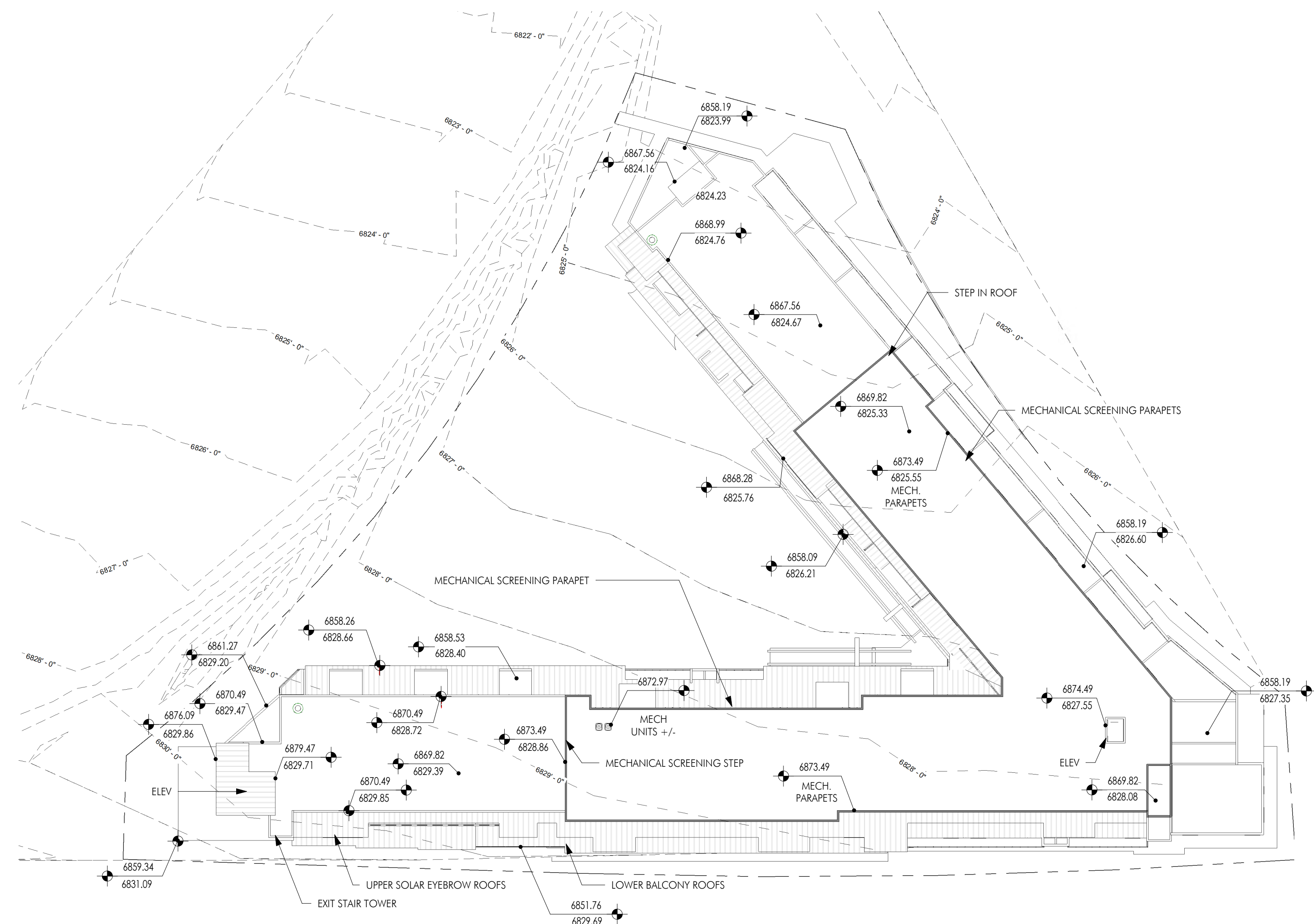
C1 FOG STUDY
SCALE:



C4 **FOG STUDY - EXCEPTION**
SCALE:



A1 **GROUND LEVEL - FLOOR AREA CALCULATION**
SCALE: 1/32" = 1'-0"



A4 ROOF OVER EXISTING TOPOGRAPHY
SCALE: 1/32" = 1'-0"

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

CIVIL:
JALISMAN

STRUCTURAL:

MECHANICAL:
PVE INC

ELECTRICAL:
PVE INC

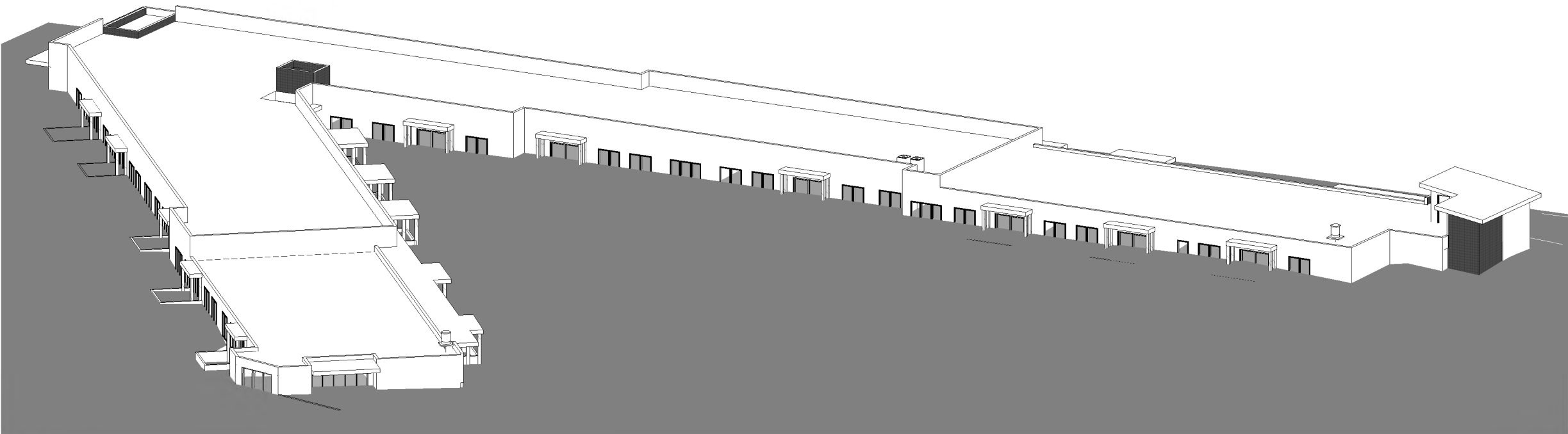
LANDSCAPE:
STB DESIGN

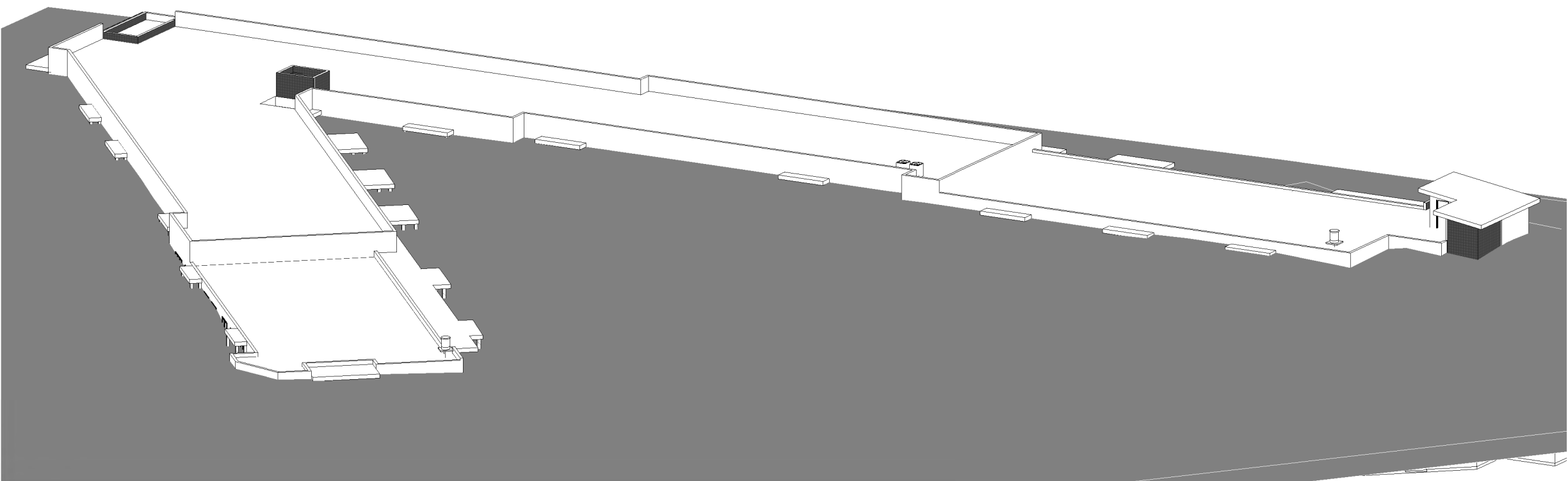
INTERIOR:

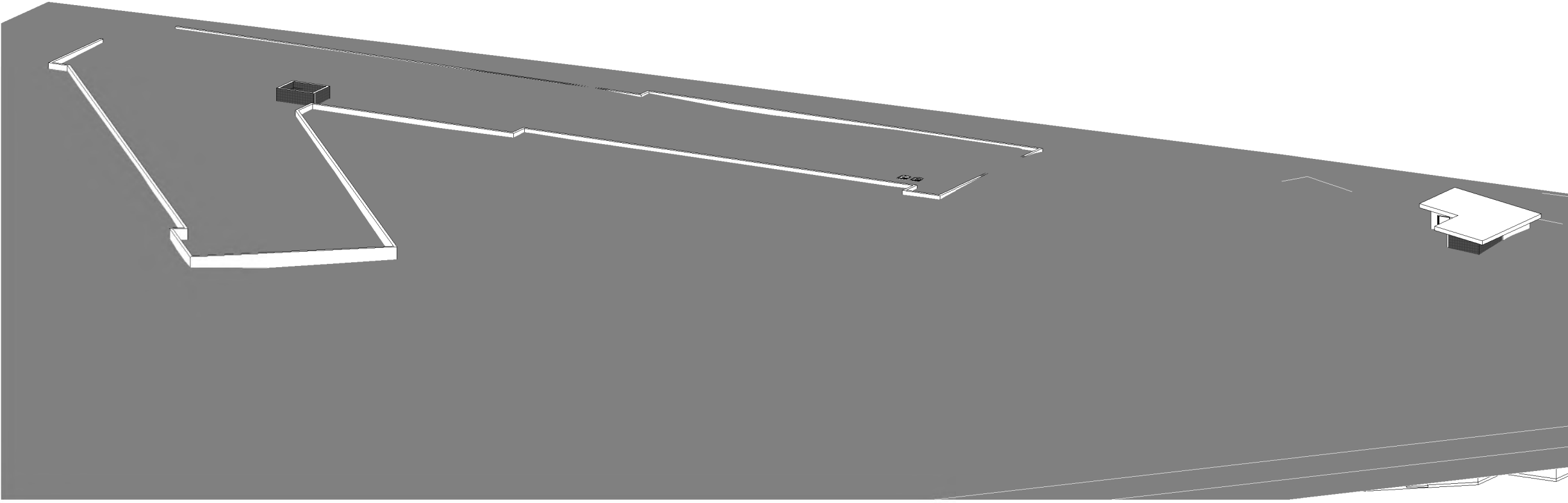
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EMF UTAH, LLC

DECEMBER 13, 2022 - 1875 HOMESTAKE RD.

ELECTRIC FIELD SURVEY



SURVEY PERFORMED BY:

BRENT ROTONDI, EMRS./BBEC

TABLE OF CONTENTS

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SURVEY OVERVIEW	2-3
ELECTRIC FIELD MEASUREMENTS	4-10

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, we 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.

More information can be found at gigahertz-solutions.com

SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a follow-up electric field survey of 48 specific points in the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation adjacent to the property's parking lot.

EMF UTAH took electric field measurements at twelve indicated distances from the the fence line closest to the electrical substation. These distances were measured and marked on the ground by the client.

In addition to ground level readings (with the assistance of an articulating boom lift), we took electric field readings from close approximations of 10', 20', and 30' heights above the twelve marked locations.

These heights were measured by a client representative assisting from the boom lift.

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 OVERVIEW

The yellow numbers above indicate the two approximate areas where electric field testing occurred.

On pages 4 & 8 are two images that have letters in white and numbers marked in yellow.

The white markings indicate the approximate survey sites where measurements were taken. The yellow markings indicate the approximate distance from the fence line for each survey site.

As mentioned, the survey measurements were taken at close approximations of the following:

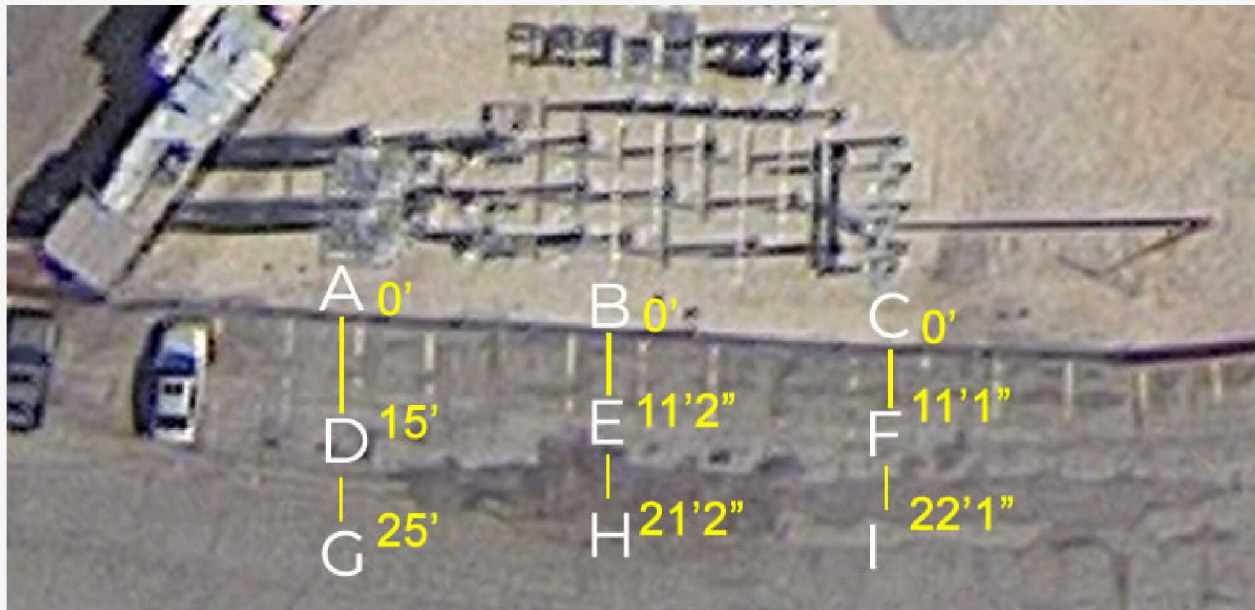
- Ground level
- 10' above ground
- 20' above ground
- 30' above ground

Locations J, K, and L had snow pack due to recent heavy snow and plowing. We did our best to estimate the elevations at these survey spots.

The heights of these elevated measurements were achieved with the assistance of a boom lift.

The following measurement data is presented for each survey location and for each available height.

All measurements are in volts per meter or v/m.



ELECTRIC FIELD SURVEY LOCATION #1

THESE ARE THE APPROXIMATE LOCATIONS OF THE FIRST 9 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

LOCATION A	
GROUND READINGS IN VOLTS PER METER	47.2
10' HIGH READINGS IN VOLTS PER METER	414
20' HIGH READINGS IN VOLTS PER METER	531.7
30' HIGH READINGS IN VOLTS PER METER	267.1
04	

LOCATION B

GROUND

READINGS IN VOLTS PER METER

175.6

10' HIGH

READINGS IN VOLTS PER METER

1999 + METER LIMIT REACHED

20' HIGH

READINGS IN VOLTS PER METER

1999 + METER LIMIT REACHED

30' HIGH

READINGS IN VOLTS PER METER

1084

LOCATION C

GROUND

READINGS IN VOLTS PER METER

87.3

10' HIGH

READINGS IN VOLTS PER METER

1007

20' HIGH

READINGS IN VOLTS PER METER

1468

30' HIGH

READINGS IN VOLTS PER METER

662

LOCATION D

GROUND

READINGS IN VOLTS PER METER

130.6

10' HIGH

READINGS IN VOLTS PER METER

249.1

20' HIGH

READINGS IN VOLTS PER METER

348.3

30' HIGH

READINGS IN VOLTS PER METER

259.4

LOCATION E

GROUND

READINGS IN VOLTS PER METER

323.1

10' HIGH

READINGS IN VOLTS PER METER

519

20' HIGH

READINGS IN VOLTS PER METER

1045

30' HIGH

READINGS IN VOLTS PER METER

849.2

LOCATION F

GROUND

READINGS IN VOLTS PER METER

197.6

10' HIGH

READINGS IN VOLTS PER METER

296.5

20' HIGH

READINGS IN VOLTS PER METER

418.2

30' HIGH

READINGS IN VOLTS PER METER

337.3

LOCATION G

GROUND

READINGS IN VOLTS PER METER

81.2

10' HIGH

READINGS IN VOLTS PER METER

85.6

20' HIGH

READINGS IN VOLTS PER METER

107.3

30' HIGH

READINGS IN VOLTS PER METER

58.3

LOCATION H

GROUND

READINGS IN VOLTS PER METER

173.5

10' HIGH

READINGS IN VOLTS PER METER

246.1

20' HIGH

READINGS IN VOLTS PER METER

413.4

30' HIGH

READINGS IN VOLTS PER METER

308.2

LOCATION I

GROUND

READINGS IN VOLTS PER METER

117.3

10' HIGH

READINGS IN VOLTS PER METER

204.3

20' HIGH

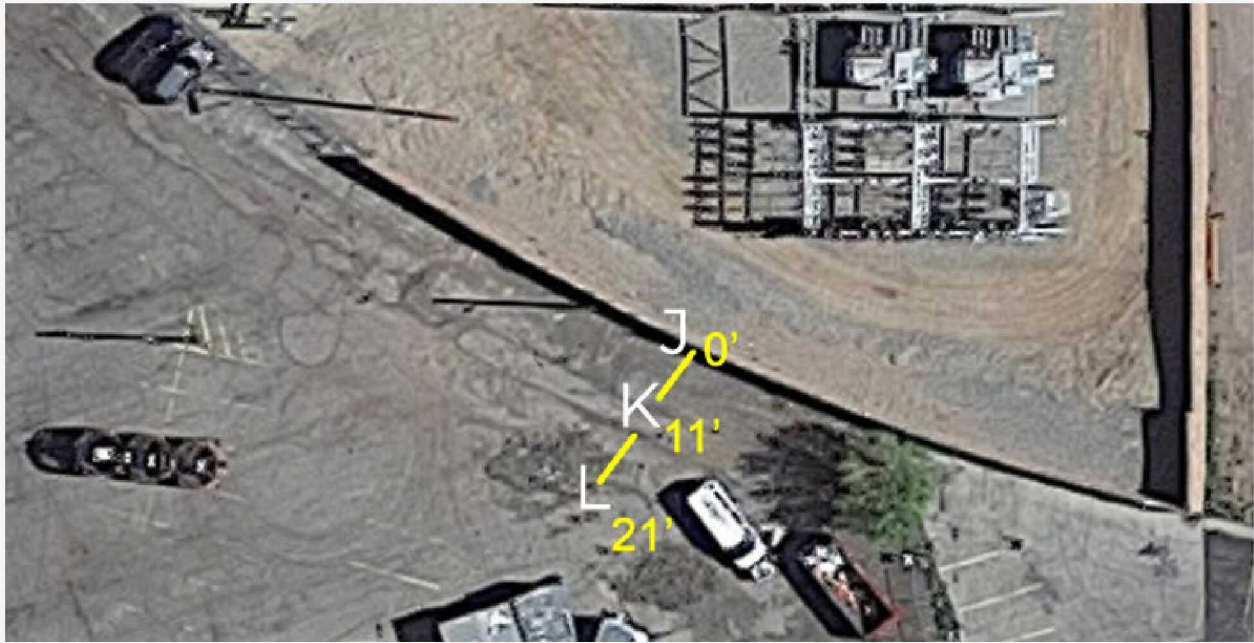
READINGS IN VOLTS PER METER

419.7

30' HIGH

READINGS IN VOLTS PER METER

76.2



ELECTRIC FIELD SURVEY LOCATION #2

THESE ARE THE APPROXIMATE LOCATIONS OF THE FINAL 3 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

LOCATION J	
GROUND READINGS IN VOLTS PER METER	1.5
10' HIGH READINGS IN VOLTS PER METER	49.6
20' HIGH READINGS IN VOLTS PER METER	50.5
30' HIGH READINGS IN VOLTS PER METER	64.7
09	

LOCATION K

GROUND

READINGS IN VOLTS PER METER

11.3

10' HIGH

READINGS IN VOLTS PER METER

27.2

20' HIGH

READINGS IN VOLTS PER METER

39.3

30' HIGH

READINGS IN VOLTS PER METER

42.1

LOCATION L

GROUND

READINGS IN VOLTS PER METER

9.7

10' HIGH

READINGS IN VOLTS PER METER

24.2

20' HIGH

READINGS IN VOLTS PER METER

33.2

30' HIGH

READINGS IN VOLTS PER METER

43.6

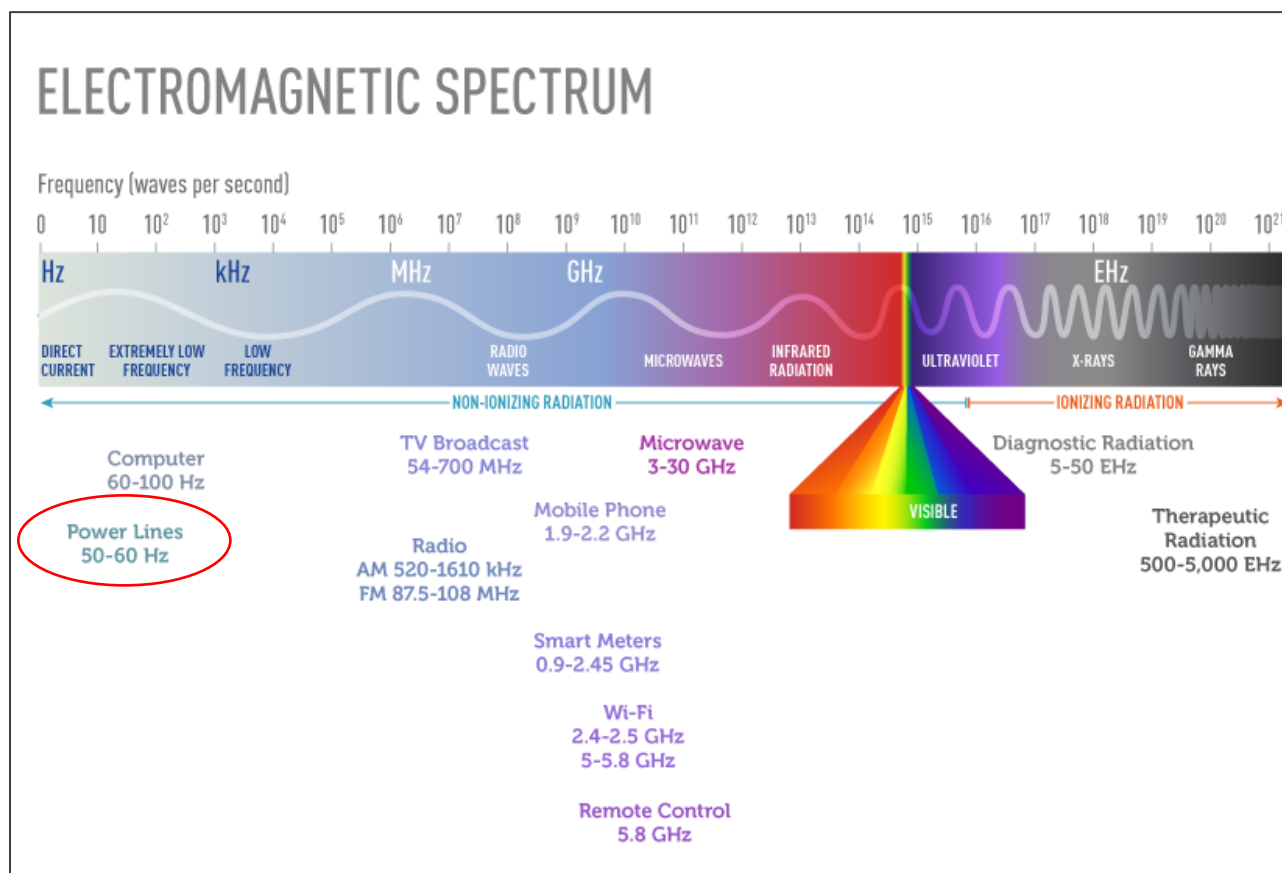
Electromagnetic Fields Report and Additional Information in relation to Homestake Affordable Housing Site

1875 Homestake Rd.
Park City, UT 84060

Prepared on March 1, 2023

What are EMFs?

Electromagnetic fields (“EMFs”) are a combination of invisible electric and magnetic fields of force that are omnipresent in the environment. They are generated by natural phenomena like the Earth’s magnetic field but also by human activities, mainly through the use of electricity.¹ EMFs generated from power lines are non-ionizing and classified as extremely low frequency EMFs (“ELF-EMFs”). The U.S. National Institute of Environmental Health Science categorizes ELF-EMFs as “low-level radiation which is generally perceived as harmless to humans.”²



Source: National Cancer Institute³

Health Consequences of EMF Exposure

The health consequences of EMF exposure have been debated and studied for several decades. The conclusions of leading authorities and regulators in relation to the presence and exposure to ELF-EMFs are summarized in this report and attached. The authorities consistently conclude that current evidence does not confirm any health consequences from exposure to low level electromagnetic fields, such as the ones produced at the Rocky Mountain Power substation adjacent to the Homestake lot. In evaluating the health consequences of EMF exposure at the Homestake site, three primary steps were taken:

¹ [European Union Directorate General Health and Consumer Protection](#)

² [US National Institute of Environmental Health Sciences](#)

³ [US National Cancer Institute](#)

- 1) Expert third-party readings of electromagnetic field readings;
- 2) Expert third-party readings of electromagnetic fields at other sites in Park City; and
- 3) An independent expert evaluated all the data and concluded that the readings were well below levels that could be considered to possibly present a health consequence.

Site Analysis

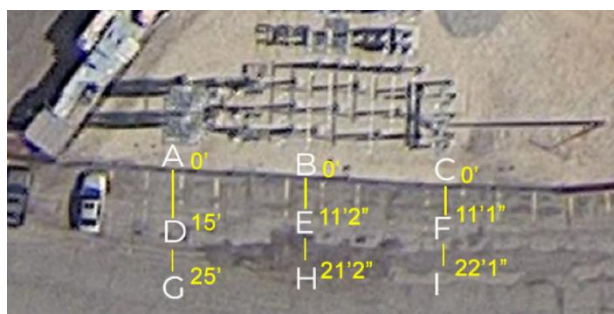
The recommended limits for exposure of the general public to 60 Hz electric and magnetic fields are as follows:

	<u>Electric field (V/m)</u>	<u>Magnetic field (mG)</u>
IEEE*	5,000 V/m	9,040 mG
ICNIRP**	5,000 V/m	2,000 mG

* Institute of Electrical and Electronic Engineers (IEEE). [IEEE Standard C95.1-2019](#).

** International Commission on Non-Ionizing Radiation Protection (ICNIRP). [2020 Guidelines](#).

The Developer hired Utah EMF to visit the site and perform a study of the EMF levels. The survey was performed with the Gigahertz Solutions - NFA1000 EMF meter. Readings were taken at various distances from the sub-station and at various heights. Below are the results of the readings on two separate dates. The point D, E, and F reflect the northwest wall of approved building footprint.



Electric Field Readings Table (V/m)

Location	Range	Median / Mean	Average as Percentage of Acceptable Level (Median / Mean)
D	16 - 348	100 / 130	2.0% / 2.6%
E	120 - 1,045	354 / 449	7.1% / 9.0%
F	114 - 418	263 / 258	5.3% / 5.1%

Magnetic Field Readings (mG)

Location	Range	Median / Mean	Average as Percentage of Acceptable Level (Median / Mean)
D	0.45 - 0.56	0.52 / 0.5	0.0% / 0.0%
E	0.56 - 3.82	1.73 / 2.0	0.1% / 0.1%
F	0.95 - 3.82	2.21 / 2.3	0.1% / 0.1%

The readings taken at the Homestake site are consistent with what is expected of ELF-EMFs, and are also well below any level identified by the IEEE ICES to present any potential health concerns. On average, the electric field readings are 91-98% and magnetic fields are 99.9% below the acceptable levels of exposure for 60 Hz ELF-EMFs per the IEEE ICES and ICNIRP guidelines. More detail on these readings can be found in Exhibits C-2 through C-6.

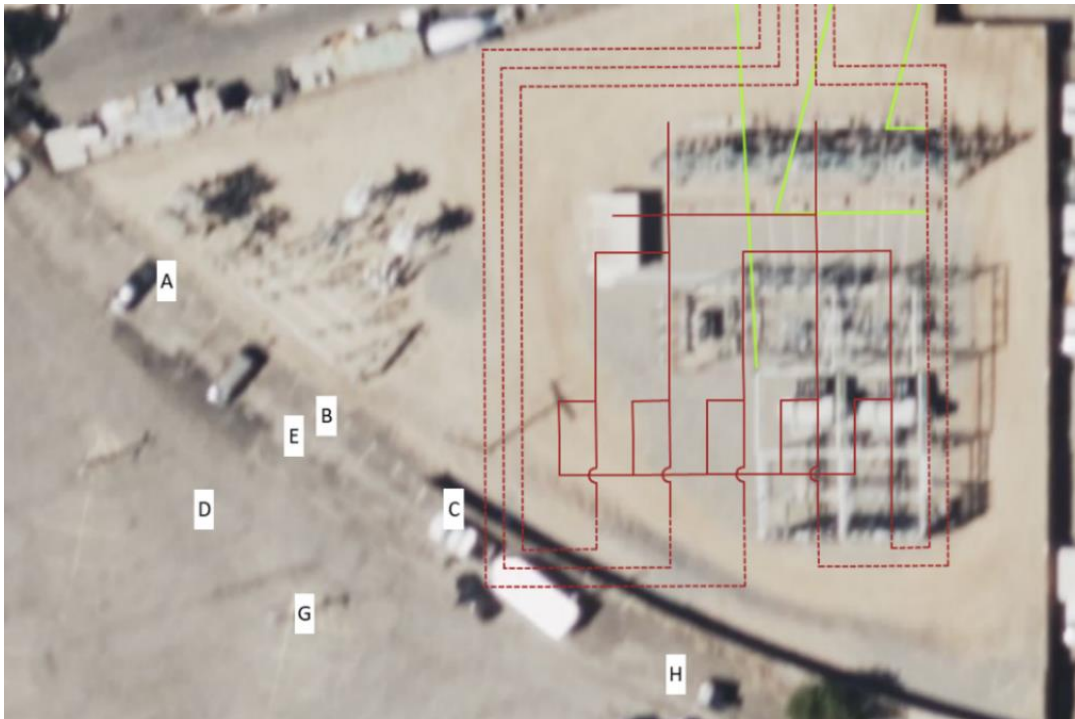
In addition, Utah EMF took readings at various locations in Park City to compare against levels at the Homestake site. The readings (provided below) are in some of the locations (Main Street).

Downtown Park City Electric and Magnetic Field Readings

Location	Electric, V/m (highest readings)	Magnetic, mG (highest readings)
Main St Near the TMI Hotel	1.3	1.9
Intersection of Main & Heber	0.6	19.9
Town Lift Plaza	1.4	0.7
9 th St & Park Ave	141.4	11.4
Lower Main	145.3	10.1
Bonanza Dr. Near Gallery	80.1	10.6

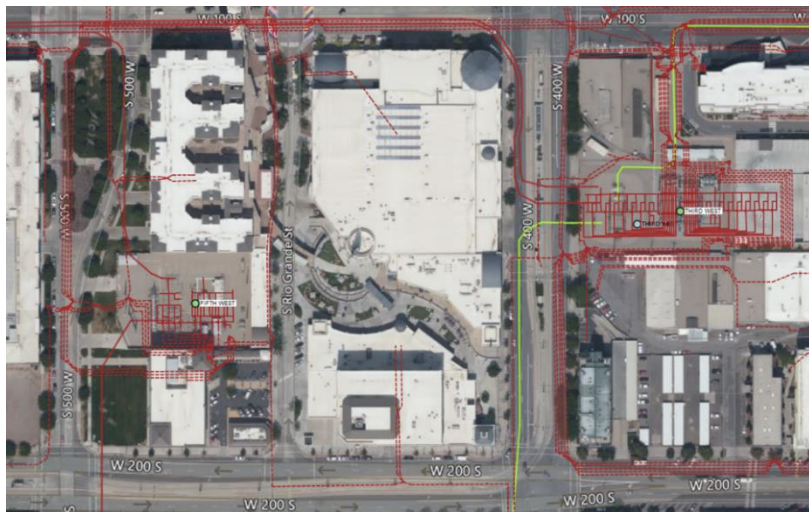
The readings taken around Park City are examples that show comparable electric field readings at Homestake, and many locations showed higher magnetic readings than those found at Homestake. More detail on these readings can be found in Exhibits C-7 & C-8.

At the request of the Developer and the City, Rocky Mountain Power also came out and took readings around the Homestake site. These readings are below.



Location	mG	Description	Time
A-Fence	4.9	mG magnitude at chest height of 5'11" person.	1:44 PM
A-10'	3.5	^	
A-15'	2.7	^	
B-Fence	15.6	mG magnitude at point closest between the fence line and the energized capacitor components	1:50 PM
B-10'	4.8	^	
B-15'	3.4	^	
C-F	3.8	mG magnitude near the overhead 46kV structure	1:55 PM
C-10'	2.6	^	
C-15'	2.1	^	2:00 PM
D-120V Line	0.7	Value of mG beneath the 120v supply for lights. Would be reduced from emission during the night.	
E-7mG	7	82" from the fence will meet a 7 mG magnitude	
E-3mG	3	183" from the fence will produce a 3mG magnitude	
G-Cam	0.5	mG beneath the camera.	
H-118"	2.2	2:15 PM at head hight	2:15 PM

Consistent with the EMF Utah measurements, all the readings were well within levels considered to not pose any adverse health concerns according to the IEEE ICES Standards.



The Homestake readings were comparable to a similar sub-station in downtown Salt Lake City at the 5th West Sub-station. The two sub-stations share similar transmission, distribution, and circuit values, and generate similar EMFs. The 5th West substation shares property boundaries with an apartment complex, office space, and entertainment areas.

All of the detailed Utah EMF readings can be found attached to this report.

EMF Expert Analysis

The Developer has reached out to subject matter expert Richard Tell of Richard Tell Associates, Inc. Mr. Tell is a Life Fellow of the Institute of Electrical and Electronics Engineers (IEEE) with over 55 years of experience working on radiofrequency hazards. Mr. Tell served as Chief of the Electromagnetics Branch

for the U.S. Environmental Protection Agency where he helped develop the agency's standards for determining safe public exposure standards for radiofrequency fields. Mr. Tell also served as an elected member of the National Council on Radiation Protection and Measurements (NCRP). A more detailed resume of Mr. Tell's background can be found [here](#).

Mr. Tell provided an analysis of the EMF readings at Homestake. The review found that the electric and magnetic field readings are far below what is widely considered as harmful levels. Further, Mr. Tell expects that the EMF readings will be "much weaker inside the structure than what they would be in the same spot in space absent the structure."

The full communication from Mr. Tell can be found attached in Exhibit C-9.

Design Considerations

The Developer 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 with an expected height of 8-12 feet with a mural that could include painted scenes ranging from mountains and forests, to abstract art, to an interpretive industrial look, to a historical train.



Additionally, Developer is exploring build materials, wall thickness, insulation, paint, and other alternatives to improve the building envelope.

Opinions of Leading Authorities and Regulators Related to ELF-EMFs Exposure

World Health Organization (WHO):

"In the area of biological effects and medical applications of non-ionizing radiation approximately 25,000 articles have been published over the past 30 years... Based on a recent in-depth review of the scientific literature, the WHO concluded that current evidence does not confirm the existence of any health consequences from exposure to low level electromagnetic fields."⁴

⁴ [World Health Organization](#)

US National Cancer Institute:

“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. ... No consistent evidence for an association between any source of non-ionizing EMF and cancer has been found.”⁵

US Food & Drug Administration:

“Scientific consensus shows that non-ionizing radiation is not a carcinogen and, at or below the radio frequency exposure limits set by the FCC, non-ionizing radiation has not been shown to cause any harm to people.”⁶

US Environmental Protection Agency:

“In the United States, there are no federal standards limiting electromagnetic fields from power lines and other similar sources.”⁷

Utah Department of Environmental Quality Waste Management & Radiation Control:

“DWMRC has the responsibility and authority to control all sources of radiation, including non-ionizing sources. The Utah Radiation Control Board may adopt rules to control and protect the public from these sources if they constitute a significant health hazard. Currently, the Board has not written rules to limit exposure to the various types of non-ionizing radiation... Based on the Division’s review, the Board concluded that existing scientific evidence is not sufficient to warrant legislation or regulation at this time.”⁸

Rocky Mountain Power:

“Extensive research on EMF exposure and safety has been conducted by international and national scientists. The results from this research have been evaluated by reputable international and national scientific and public health organizations and agencies. The company relies on the evaluations from these organizations and agencies when assessing potential risks. All of our proposed transmission facilities follow the rules, regulations and standards for electromagnetic field exposure to provide safe and reliable electric service.”⁹

Further, the Institute of Electrical and Electronic Engineers (“IEEE”) International Committee on Electromagnetic Safety (“ICES”) is a leading scientific body on the study of EMFs. In their Standard for Safety Levels With Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, published in December 2019, they found:

“Examination of the literature on exposure to electromagnetic energy revealed no reproducible low-level (nonthermal) adverse health effects. Moreover, the scientific consensus is that there are no accepted theoretical mechanisms that would explain the existence of low-level adverse health effects.”

“The literature review also evaluated the possibility of adverse health effects associated with chronic low-level exposure. For exposures to electric, magnetic, and electromagnetic fields at frequencies between 0 Hz and 300 GHz, the following two conclusions were reached:

a) The weight-of-evidence provides no credible indication of adverse effects caused by

⁵ [US National Cancer Institute](#)

⁶ [US Food & Drug Administration](#)

⁷ [US Environmental Protection Agency](#)

⁸ [Utah Department of Environmental Quality Waste and Radiation Management](#)

⁹ [Rocky Mountain Power](#)

chronic exposures below levels specified in IEEE Std C95.1TM-2019.

b) No biophysical mechanisms have been scientifically validated that would link chronic exposures below levels specified in IEEE Std C95.1TM-2019 to adverse health effects.

Based on the collective findings of recent reviews, the weight of the evidence continues to indicate that chronic exposure at levels specified in this standard is unlikely to cause adverse health effects.”

The full IEEE ICES synopsis is included at the end of this report in Exhibit C-1.

Exhibits

- C-1 Synopsis of IEEE Std C95.1TM-2019 “IEEE Standard for Safety Levels With Respect to Human Exposure to Electric, Magnetic, and Electromagnetic Fields, 0 Hz to 300 GHz”
- C-2 Homestake Electric Field Study, 23 August 2022
- C-3 Homestake Magnetic Field Study, 23 August 2022
- C-4 Homestake Electric Field Study, 11 November 2022
- C-5 Homestake Magnetic Field Study, 11 November 2022
- C-6 Homestake Electric Field Study, 13 December 2022
- C-7 Downtown Park City Electric Field Study, 24 February 2023
- C-8 Downtown Park City Electric Field Study, 24 February 2023
- C-9 Email Communication with Mr. Ric Tell re: Homestake EMF Readings

-----Original Message-----

From: Petersen, Stephen (PacifiCorp) <Stephen.Petersen@pacificorp.com>

To: paladinparkcity@aol.com <paladinparkcity@aol.com>; Badger, Andrew (PacifiCorp)

<Andrew.Badger@pacificorp.com>

Sent: Tue, Mar 28, 2023 4:41 pm

Subject: Park City EMFs - 3/28/2023 - PQ Investigation

Rory,

I spoke with the area planner and the director of engineering about the park city substation.

Currently there are no plans to upgrade the substation to 138kV. The substation was studied to be upgraded to 138kV in the past. The project was not moved to the next stage due to the required footprint of the 138kV yard. If the substation were to be upgraded the capacitor bank along the fence would be removed or deenergized as the upgrade would remove their need. The distance between energized components and the residents would likely increase as 138kV construction requires larger clearances for safety. As the upgrade was only studied as a possibility there are no blueprints that we could provide for possible clearances. If there is a need for representative to attend a meeting let me or Andy know and we can have the correct engineer there to explain the situation.

Thanks,

Stephen Petersen | Power Quality Engineer II

O: 801-220-4336

-----Original Message-----

From: Badger, Andrew (PacifiCorp) <Andrew.Badger@pacificorp.com>

To: paladinparkcity@aol.com <paladinparkcity@aol.com>

Sent: Wed, Apr 5, 2023 7:51 am

Subject: RE: [INTERNET] Re: EMF Consulting

Hi Rory.

After reviewing the minutes from the previous planning commission minutes reference was made that Rocky Mountain Power plans to triple the voltage at the Park City Substation. I'm not entirely sure what this is based on or the source of the information however, Rocky Mountain Power is rebuilding several existing transmission lines to mitigate against wildfires. This rebuild process does upgrade the conductor to 138kV however the line will continue to be operated at 46kV.

Rocky Mountain Power will not be attending the meeting however we will continue to assist with information requests and address questions as needed.

Best,

Andy Badger

Regional Business Manager

o: 801-756-1251 | m: 385-242-5535



Begin forwarded message:

From: John Kenworthy <john.kenworthy@parkcity.org>

Date: November 5, 2022 at 10:10:53 AM MDT

To: Rebecca Ward <rebecca.ward@parkcity.org>

Cc: Bill Johnson <bill.johnson@parkcity.org>, Christin VanDine <christin.VanDine@parkcity.org>, Henry Sigg <henry.sigg@parkcity.org>, John Frontero <john.frontero@parkcity.org>, Laura Suesser <laura.suesser@parkcity.org>, Sarah Hall <sarah.hall@parkcity.org>, Gretchen Milliken <gretchen.milliken@parkcity.org>, Mark Harrington <mark@parkcity.org>, Spencer Cawley <spencer.cawley@parkcity.org>

Subject: Re: Homestake EMF Diagram Updated

Hi All,

So that the record is clear, I also have a hard time understanding why the EMF study has not had more testing and data recorded alongside each recording's specific date and time. Has this testing and documentation satisfied the code... I really don't know. Has it satisfied a single expert? As stated on the record - I think not. And now that these reports are coming together I want it clear that it is my opinion that this is to be a policy decision made by our city council.

We should also acknowledge that the current surrounding/abutting land uses are not as vulnerable as an apartment building will be. Personally, I doubt this surrounding land use was granted by accident.

I am not even sure who is the lead on EMF testing, documentation and analysis. I have and continue to agree with Bill that we need a reliable base line. Obviously if an independent city consultant on this project cannot sign off on the health and safety of this site or define what it would take to get someone to do, then we have to be transparent that safety concerns are “unknown”. In this scenario, I would suggest at a minimum, that legal should be preparing documentation that tenants will be required to sign off on prior to occupancy. Again, something that city council signs off on.

Painfully, the health and safety conclusion we all desire may only be achieved by moving the proposed apartment building away from its current proximity to these power lines. We have all been told repeatedly that electromagnetic fields like those from power lines decrease dramatically as you move or live farther away from them.

So, my remaining questions are still quite simple. How far away from “these abutting power lines” are we comfortable with for both current and future EMF levels? And who is willing to sign off on the distance that the applicant is requesting when the experts are not willing to do so?

Commissioner Johnson your extended efforts do not go unappreciated.

Thanks,

JK

Sent from my iPad

On Nov 4, 2022, at 9:48 AM, Rebecca Ward
<rebecca.ward@parkcity.org> wrote:

Commissioners,

Attached is the updated EMP diagram incorporating the requested corrections. Please let us know if there are additional edits requested.

Much appreciated,
Rebecca

<EMF POINT LOCATION DIAGRAM.pdf>

Planning Commission Staff Report



Subject: 2426 Iron Canyon Drive
Application: PL-23-05566
Author: Jack Niedermeyer
Date: April 27, 2023
Type of Item: Plat Amendment

Recommendation

(I) Review the proposed 2426 Iron Canyon Drive Plat Amendment; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on April 27, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the Draft Ordinance (Exhibit A).

Description

Applicant: Kristen and Patrick Flaharty
Location: 2426 Iron Canyon Drive
Zoning District: Single Family (SF); Sensitive Land Overlay (SLO)
Adjacent Land Uses: Single Family Residences
Reason for Review: City Council reviews and takes final action on Plat Amendments¹

LMC Land Management Code
SF Single Family
SLO Sensitive Land Overlay

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Background

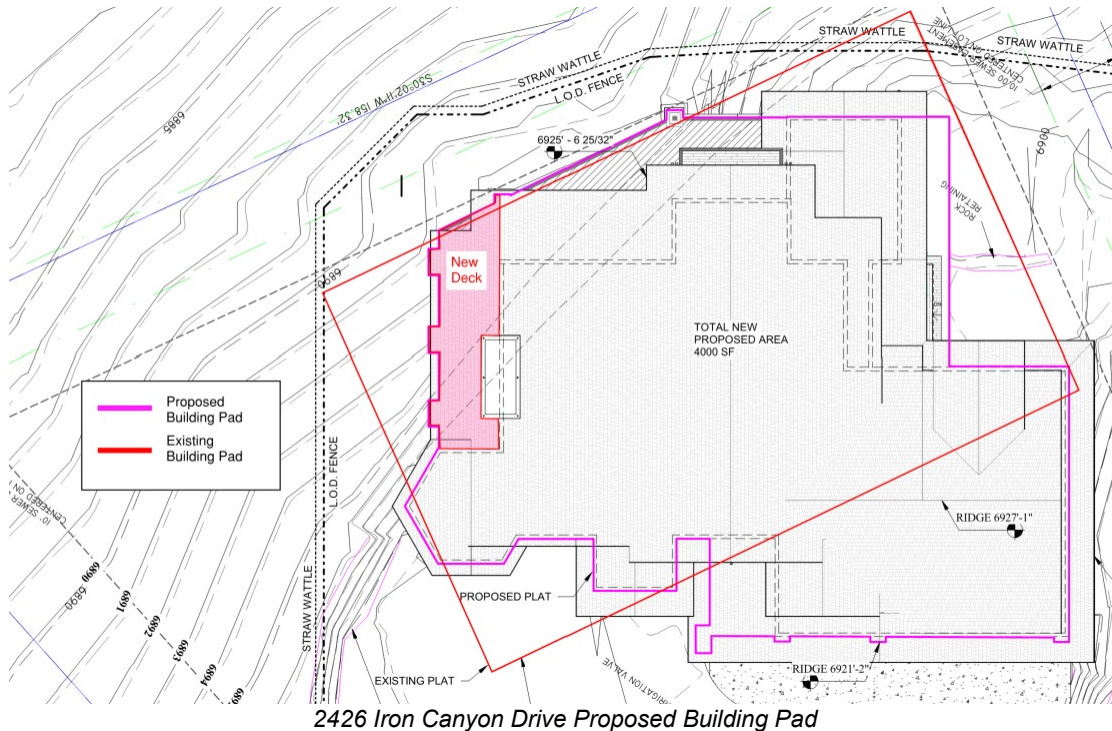
2426 Iron Canyon Drive is Lot 8 of the Iron Canyon Subdivision. The Applicant proposes to redraw the existing 4,000-square-foot Building Pad for 2426 Iron Canyon Drive, which is recorded on the Iron Canyon Subdivision Plat (see Exhibit B). The City issued a building permit in 1989, and according to the Summit County Assessor Website, the Single-Family Dwelling (SFD) was constructed in 1990. The SFD does not fall within the boundaries of the platted Building Pad and the building permit approval does not show record of a Building Pad on the plans (Exhibit D).

The proposed Building Pad represents the Building Footprint of the existing SFD and will leave room for an area on the northeast of the SFD that is the proposed location for a future deck addition. Per the Applicant, the deck addition and all proposed and existing footings are included in the total area of the 4,000-square-foot proposed Building Pad.

¹ LMC § [15-1-8](#)

Condition of Approval 9:

“The final Building Pad shown on the Plat shall not exceed 4,000 square feet, including footings for decks and roof forms”



There are a number of Lots within the Iron Canyon Subdivision that have completed similar Building Pad adjustments, all maintaining 4,000-square-foot Building Pads:

- Lot 29 – Approved on November 10, 2005 ([Ordinance No. 05-70](#))
- Lot 11 – Approved on June 1, 2006 ([Ordinance No. 06-34](#))
- Lot 4 – Approved on September 14, 2006 ([Ordinance No. 06-66](#))
- Lot 5 – Approved on September 28, 2006 ([Ordinance No. 06-68](#))
- Lot 43 – Approved on April 27, 2017 ([Ordinance No. 2017-18](#))
- Lot 42 – Approved on October 12, 2017 ([Ordinance No. 2017-55](#))
- Lot 33 – Approved on September 1, 2022 ([Ordinance No. 2022-34](#))
- Lot 45 – On March 22, 2023, the Planning Commission unanimously forwarded positive recommendation to the City Council for the approval of the 2460 Iron Mountain Drive Plat Amendment ([Staff Report](#); [Minutes](#)). The City Council is scheduled to consider the Plat Amendment on April 27, 2023.

Analysis

(I) The proposed Plat Amendment complies with the Single Family (SF) Zoning District requirements outlined in LMC Chapter 15-2.11.

2426 Iron Canyon Drive is in the SF Zoning District. LMC § [15-2.11-2\(A\)\(1\)](#) lists SFDs as an Allowed Use in the SF Zoning District. The Lot is 0.39 acres with the front Lot line measuring 40', rear Lot line measuring 158.32', and side Lot lines measuring 124.84' and 140.39'.

The table below outlines the LMC § [15-2.11-3](#) *Lot and Site Requirements* for a Single-Family Dwelling in the SF Zoning District:

Requirement	Analysis of Proposal
Front Setback – 25' for a front facing garage	Complies – 30' at nearest point (from the structure to the closest portion of the front property line)
Rear Setback – 15'	Complies – 16' (from closest portion)
Side Setbacks – 12'	Complies – 16' and 44' (from closest portion)

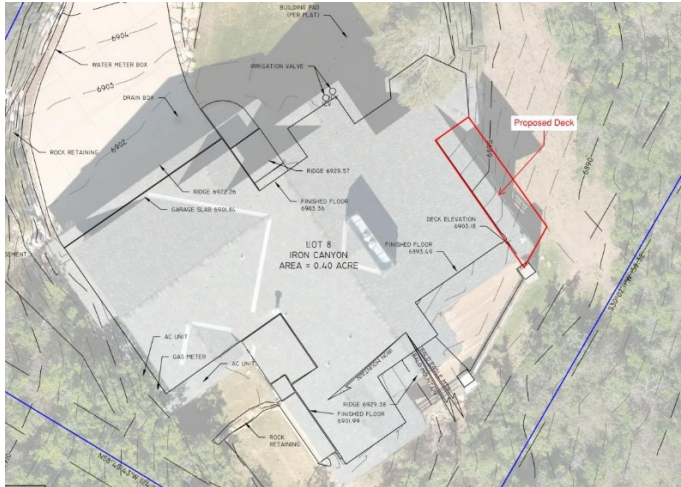
The table below outlines the LMC § [15-2.11-4](#) *Building Height Requirements* for a Single-Family Dwelling in the SF Zoning District:

Requirement	Analysis of Proposal
LMC § 15-2.11-4 states, “No Structure shall be erected to a height greater than twenty-eight feet (28') from Existing Grade.” LMC § 15-2.211-4(A)(1) states “A gable, hip, Barrel, or similar pitched roof may extend up to five feet (5') above the Zone Height, if the roof pitch is 4:12 or greater.”	The existing structure is 34'-10" high with a roof pitch of 5:12 and therefore considered existing non-compliant as it exceeds Building Height Requirements by 1'-10". Conditions of Approval 7 and 8: 7. “No expansion of the Existing Non-Conforming roof form, measured at 34'-10" from existing grade, is permitted.” 8. “Any new construction shall comply with Land Management Code Section 15-9-5 Moving, Enlarging, or Altering Non-Conforming Uses.”²

(II) The proposed Plat Amendment complies with the Sensitive Land Overlay (SLO) requirements outlined in LMC Chapter 15-2.21.

² LMC [15-9-5](#)

LMC § [15-2.21-3](#) requires, “[a]ny Applicant for Development [to] produce a Sensitive Lands Analysis performed by a Qualified Professional(s) that identifies and delineates all the following features and conditions” (see Exhibit C for more details):

Requirement	Analysis of Proposal
Slope/Topographic Map	Complies: The slope on the Lot varies greatly, however, the proposed Building Pad will not allow for Development on Very Steep or Steep Slopes. See Condition of Approval 6.
Ridge Line Areas	Complies: The existing structure does not impact a Ridge Line Area.
Vegetative Cover	Complies: The 0.78-acre Lot is significantly comprised of a dense mix of Aspen, Oak, Choke Cherry, and Maple trees. The proposal does not impact the existing vegetation.  <i>2426 Iron Canyon Drive Existing Survey & Proposed Deck Expansion</i>
Designated Entry Corridors and Vantage Points	Complies: The site is slightly visible from the McPolin Barn, a designated Vantage Point, but mostly screened by the natural landscape and neighboring structures.

	 <i>View of 2426 Iron Canyon Drive from McPolin Barn</i>
Wetlands	Complies: The site is not near Wetlands.
Stream Corridors, Canals, And Irrigation Ditches	Complies: There are no Stream Corridors, Canals, or Irrigation Ditches within or near the property.
Wildlife Habitat Areas	Complies: The proposal is not allowing for Building Footprint expansion that would impact existing wildlife habitats.

(III) There is Good Cause for the Plat Amendment, and no public street, Right-of-Way, or easement is vacated or amended.

The proposed Plat Amendment relocates a Building Pad to reflect existing and limited future conditions of the Site. The Planning Commission and City Council review the Plat Amendment according to LMC [§ 15-7.1-3\(B\)](#) and approval requires a finding of Good Cause, and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.³

The Land Management Code defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and Park City and furthering the health, safety, and welfare of the Park City Community.”

There is Good Cause for this Plat Amendment because it reduces the non-conformity of the existing non-complying Structure by moving the location of the Building Pad to encompass the existing SFD, while leaving room for limited future deck expansion. The proposal is also consistent with the pattern of development in the neighborhood,

³ LMC [15-7.1-6\(C\)](#)

wherein several other Lots have recorded changes in Building Pad location. Staff finds Good Cause as the proposed modification to the Building Pad allows for an increase to the Building Footprint that will not disturb more area than previously allowed, and the change is consistent with the Iron Canyon Subdivision.

2426 Iron Canyon Drive is accessed by Iron Canyon Drive, a public Right-of-Way, and the proposed Plat Amendment will not impact the Right-of-Way.

(V) The Development Review Committee reviewed the proposed Plat Amendment on March 21, 2023.⁴

The Development Review Committee reviewed the proposal and confirmed the Plat Amendment conforms with their development standards.

Department Review

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

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 29, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 29, 2023. The *Park Record* published notice on March 29, 2023.⁵

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may forward a positive recommendation for 2426 Iron Canyon Drive - Plat Amendment for City Council's consideration on April 27, 2023;
- The Planning Commission may forward a negative recommendation for 2426 Iron Canyon Drive - Plat Amendment for City Council's consideration on April 27, 2023;
- The Planning Commission may request additional information and continue the discussion to a date certain.

⁴ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

⁵ LMC [§ 15-1-21](#)

Exhibits

Exhibit A: Draft Ordinance 2023-XX

Attachment 1 - Proposed Plat

Exhibit B: Iron Canyon Subdivision Plat

Exhibit C: Sensitive Land Overlay Materials

Exhibit D: 2426 Iron Canyon Drive Approved 1989 Plans

Ordinance No. 2023-XX

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 8 – BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2426 IRON CANYON DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2426 Iron Canyon Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 8 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on March 29, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on March 29, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 29, 2023, staff mailed courtesy notice to property owners within 300 feet, posted notice to the Utah Public Notice Website and City Website, and posted notice to the property for the Planning Commission and City Council public hearings; and

WHEREAS, on April 12, 2023, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a _____ recommendation for City Council's consideration on April 27, 2023; and

WHEREAS, on April 27, 2023, the City Council reviewed the 2426 Iron Canyon Drive Plat Amendment and held a public hearing; and

WHEREAS the 2426 Iron Canyon Plat Amendment is consistent with the Park City Land Management Code Chapter 15-2.11, Chapter 15-2.21, and Section 15-7.1-6.

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

SECTION 1. APPROVAL. The Iron Canyon Subdivision Lot 8 – Building Pad Adjustment Plat Amendment at 2426 Iron Canyon Drive, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 2426 Iron Canyon Drive
2. The Lot is within the Single-Family Zoning District.
3. The subject property is Lot 8 of the Iron Canyon Subdivision, approved by the City Council in 1989.
4. The Lot contains 0.39 acres.
5. The Plat Amendment proposes to adjust the Building Pad area shown on the Iron

Canyon Subdivision Plat.

6. The proposed Building Pad is proposed to be 4,000 square feet, including footings.
7. The City Council has approved the following adjusted Building Pads for Lots of the Iron Canyon Subdivision: Lots 4, 5, 11, 29, 33, 42, and 43.
8. The proposed Plat Amendment is consistent with the pattern of development in the neighborhood.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because it brings a non-complying structure into compliance by moving the location of the Building Pad to encompass the existing Single-Family Dwelling.
2. The Plat Amendment is consistent with the Land Management Code, including Chapter 15-2.11 and § 15-7.1-6 Final Subdivision Plat.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Any new construction shall comply with Land Management Code Chapter 15-2.11 regarding Setbacks, Building Height, Building Envelope, Building Pad, etc.
4. All other Conditions of Approval and platted requirements for the Iron Canyon Subdivision continue to apply and shall be noted on the plat.
5. The Applicant shall show the bearings and distances of the final proposed Building Pad on the recorded Plat.
6. Any expansion of the Building Footprint shall be fully encompassed within the amended Building Pad, including footings.
7. No further expansion of the Existing Non-Conforming roof form, measured at 34'-10" from existing grade, is permitted.
8. Any new construction shall comply with Land Management Code Section 15-9-5 Moving, Enlarging, or Altering Non-Conforming Uses.
9. The final Building Pad shown on the Plat shall not exceed 4,000 square feet, including footings for decks and roof forms.

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

PASSED AND ADOPTED this 27th Day of April 2023.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Attachment 1 – Plat

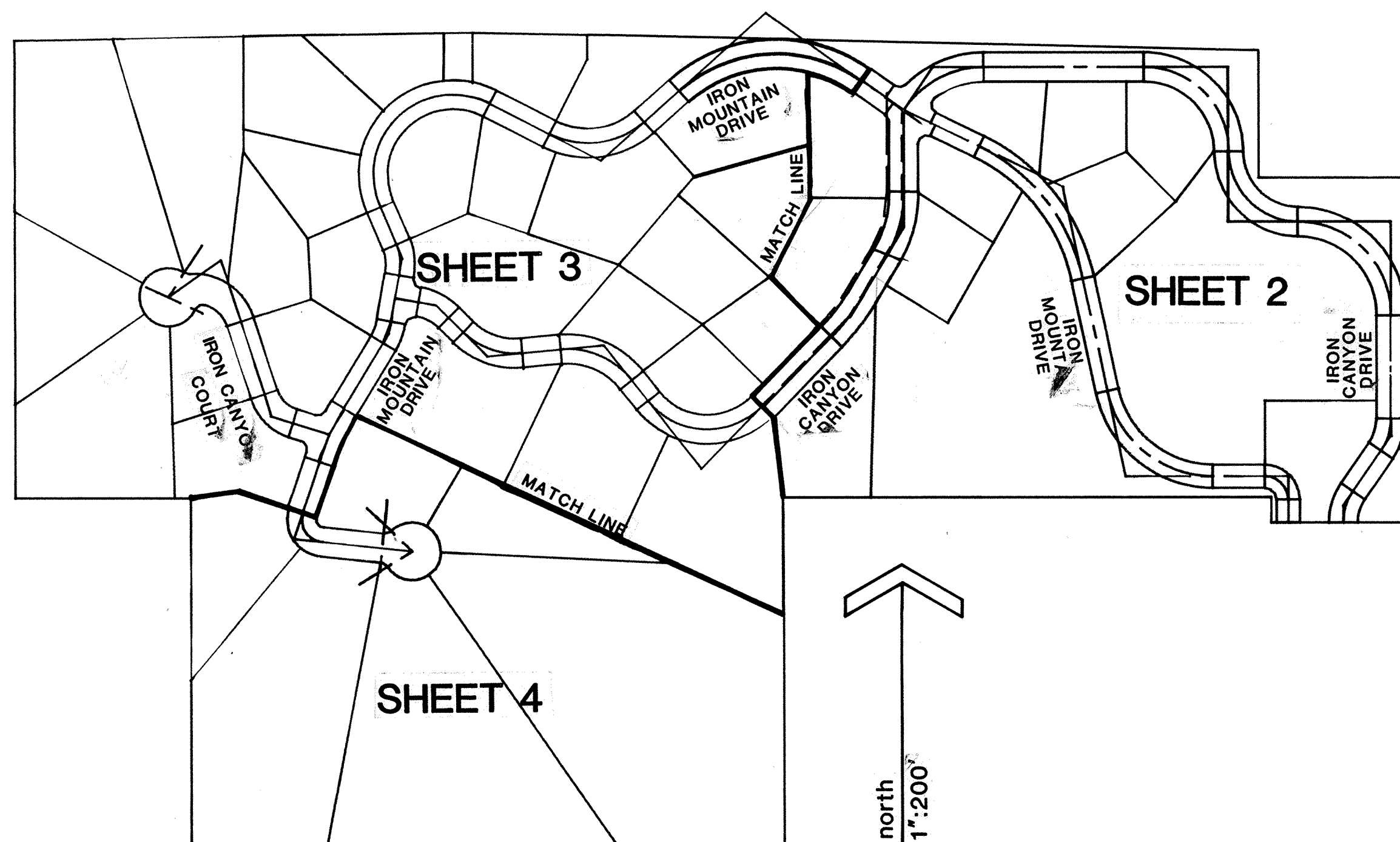


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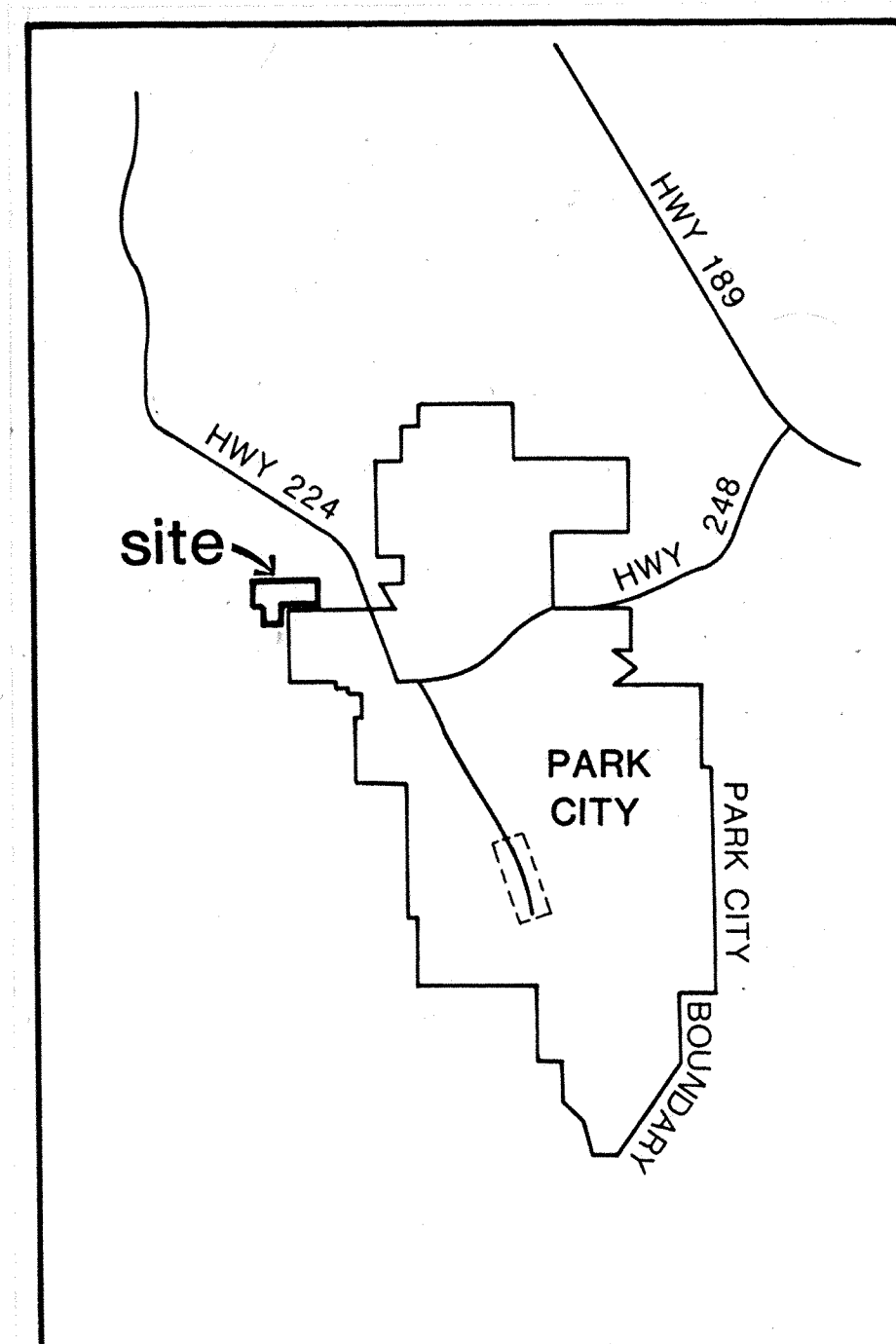
2426 IRON CANYON REMODEL

RAWN BY:Author
PROJECT #:2022-16
5/2023 4:16:14 PM
SCALE: 1" = 10'-0"

A5.2



INDEX MAP



VICINITY MAP

IRON CANYON

PREPARED FOR

THE BOYER COMPANY
675 EAST 500 SOUTH
SALT LAKE CITY, UTAH

PREPARED BY

ECKHOFF, WATSON & PREATOR
1798 SOUTH WEST TEMPLE
SALT LAKE CITY, UTAH

SURVEYOR'S CERTIFICATE

I, KENNETH W. WATSON, A REGISTERED PROFESSIONAL ENGINEER AND/OR LAND SURVEYOR, HOLD CERTIFICATE NO. 5190, AS PRESCRIBED BY THE STATE OF UTAH, AND DO HEREBY CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HERewith, AND HAVE SUB-DIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TO BE HERE-AFTER KNOWN AS IRON CANYON, AND THAT THE SAME HAS BEEN SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

SIGNED ON THIS 29 DAY OF Sept., 1983



NOTE

1. LOTS 12, 14, 15, 27, 33, 34, 40, 42 AND 43 MAY TAKE ADVANTAGE OF SETBACK VARIANCE ALLOWED AS PER SECTION 4-5.5.3 OF THE LAND MANAGEMENT CODE.
2. PARK CITY WILL NOT ACCEPT STREETS FOR DEDICATION UNTIL 24 OF THE 45 LOTS HAVE BEEN OCCUPIED.
3. ALL EXTERIOR BUILDING MATERIALS SHALL BE CLASS 1-RATED FLAME-SPREAD MATERIALS IN ACCORDANCE WITH UBC 4202. ALL RESIDENCES SHALL BE FIRE SPRINKLED IN ACCORDANCE WITH UBC 38-1-82.

LEGAL DESCRIPTION

IRON CANYON LEGAL DESCRIPTION

A parcel of land located in the S.W. 1/4 of Section 5 and the N.W. 1/4 of Section 8, T2S, R4E, Salt Lake Base and Meridian being further described as follows:

Beginning at a point on the south line of the S.W. 1/4 of said Section 5, said point being South 89°21'00" West 246.55 feet from the South 1/4 corner of said Section 5 to the prolongation of an existing wood rail fence running northerly; thence along the prolongation of said fence South 0°04'12" West 11.37 feet to the northerly line of the Quitclaim deed exhibit "B" as stated in book M 58 page 60 of recorded document in the Summit County recorder's office; thence West 244.02 feet; thence North 44.00 feet to the Northeast corner parcel of land described in Book F page 389 as recorded in the Summit County recorder's office; thence West 840.00 feet to the N.W. corner of Thayne Canyon subdivision No. 3 as shown on said subdivision plat; thence South 600.00 feet; thence West 1020.00 feet; thence North 543.50 feet to the South line of said Section 5; thence South 89°21'00" West 278.64 feet to the S.W. corner of said Section 5; thence North 0°12'32" West along said section line 842.84 feet, to a point on the boundary line agreement as stated in book M 230 page 626 and recorded in the Summit County recorder's office; thence North 88°50'23" East 376.77 feet; thence North 89°19'58" East 395.03 feet; thence South 88°50'22" East 1350.28 feet to a point that is defined in the boundary line agreement recorded in book M 230 page 626 in the Summit County recorder's office, the South 1/4 corner of said Section 5 as referenced in said boundary line agreement is located West 2639.77 feet from the S.E. corner of said Section 5; thence South 222.96 feet to the prolongation of an existing fence running easterly; thence along said fence and the prolongation of said fence North 89°34'50" East 264.75 feet to the prolongation of an existing rail fence running southerly; thence along said prolongation and said fence line South 0°04'12" West 579.66 feet to the point of beginning. Containing 56.21 acres more or less.

Basis of bearings being the south line of Section 4, T2S, R4E, Salt Lake Base and Meridian which has a bearing of South 89°49'21" West.

OWNER'S DEDICATION

KNOW ALL BY THESE PRESENT THAT WE THE UNDERSIGNED OWNERS OF THE DESCRIBED TRACT OF LAND BELOW, HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS AND STREETS TO HEREAFTER BE KNOWN AS IRON CANYON, DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE, AND DO WARRANT, DEFEND, AND SAVE THE CITY HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE DEDICATED STREETS WHICH WILL INTERFERE WITH THE CITY'S USE, OPERATION, AND MAINTENANCE OF THE STREETS AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS 13th DAY OF October, 1983

SIGNED H. Boyer, Owner, General Public, H. Boyer Company SIGNED _____

SIGNED _____ SIGNED _____

SIGNED _____ SIGNED _____

ACKNOWLEDGEMENT

STATE OF UTAH }
COUNTY OF Salt Lake } : s.s.

ON THE 13th DAY OF October A.D. 1983, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF Salt Lake, IN THE STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNER'S DEDICATION, one IN NUMBER, WHO DULY ACKNOWLEDGED TO ME THAT they SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

DeAnna D. Balli
NOTARY PUBLIC
RESIDING AT Salt Lake City
MY COMMISSION EXPIRES: 4-28-85

CITY COUNCIL APPROVAL

PRESENTED TO PARK CITY
CITY COUNCIL THIS 27th DAY OF OCTOBER
A.D. 1983, John C. Price, Mayor
ATTEST William R. Gathman, Recorder

CITY ENGINEER

APPROVED AND ACCEPTED BY THE PARK
CITY CITY ENGINEERING DEPARTMENT ON
THIS 20th DAY OF OCTOBER A.D. 1983.
Eric W. DeHaan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE 22nd
CITY PLANNING COMMISSION ON THIS 27th DAY
OF October A.D. 1983.

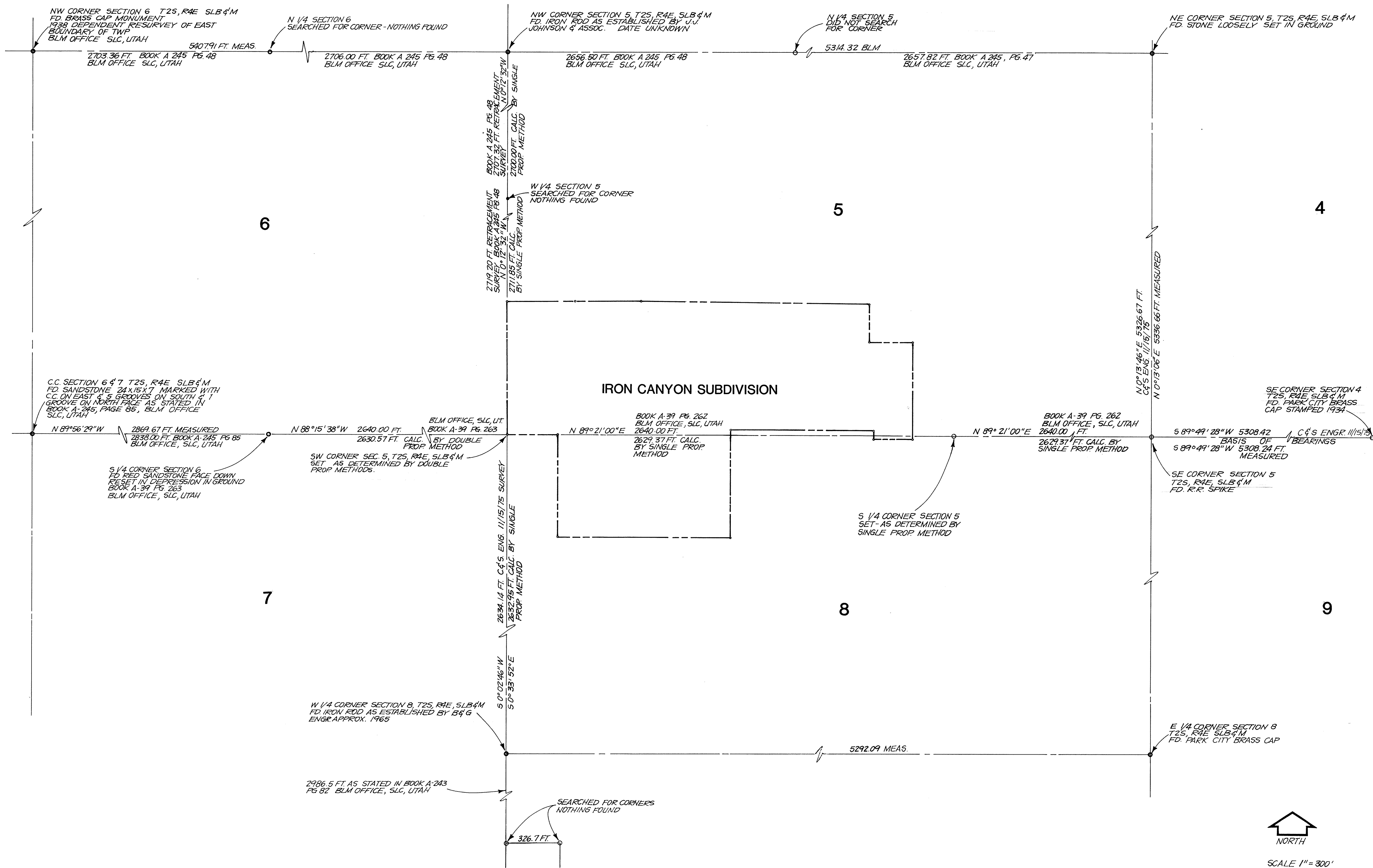
APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 27
DAY OF October A.D. 1983.
Thomas E. Doyle
CITY ATTORNEY

RECORDED

No. 212520 Date: 10-28-83
STATE OF Utah AT: 4:09
COUNTY OF Summit Fee: 89.00
RECORDED AND FILED AT THE REQUEST OF
Western States Title Co. Alan Springs
COUNTY RECORDER

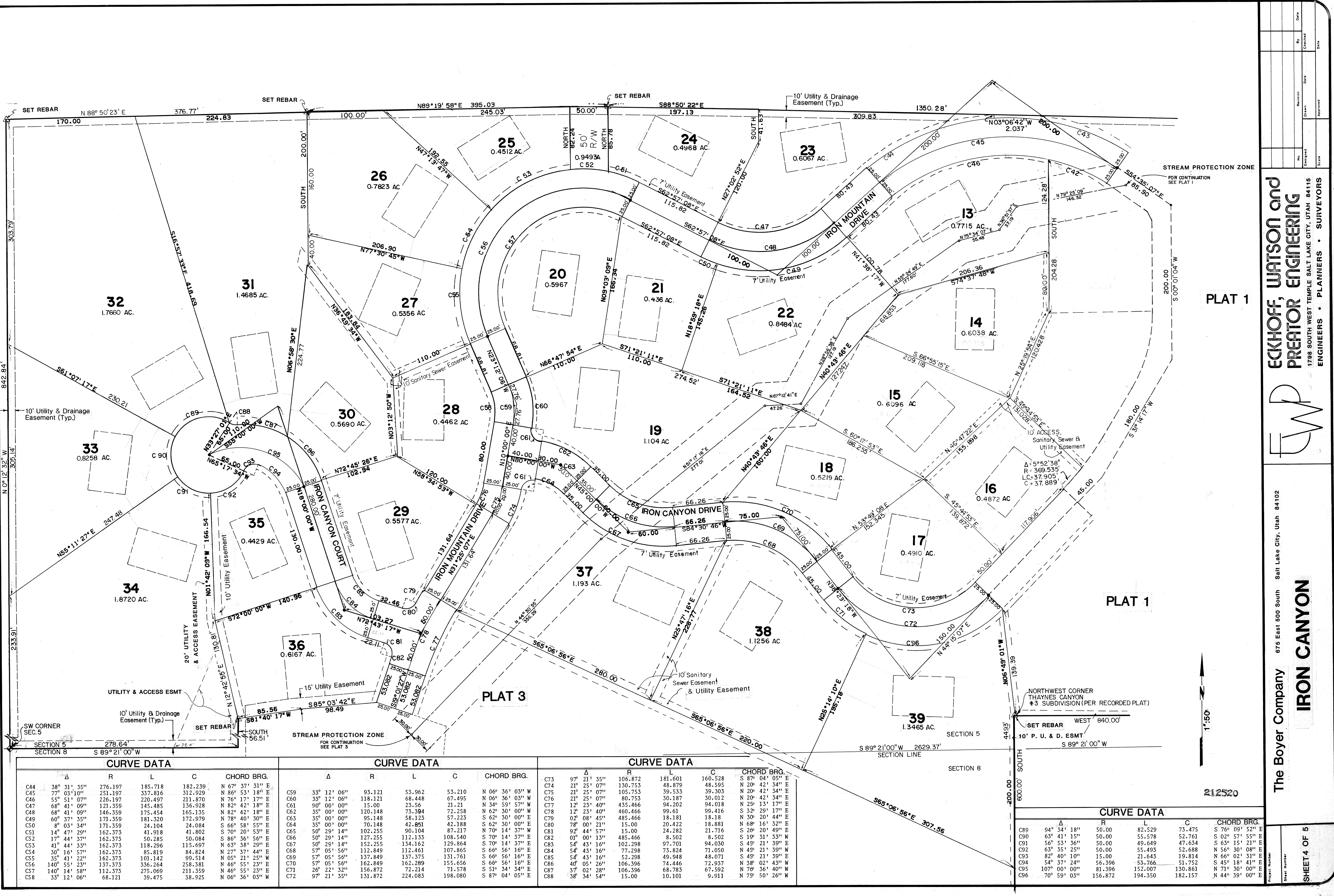
EWP ECKHOFF, WATSON and
PREATOR ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS



The Boyer Company		675 East 500 South Salt Lake City, Utah 84102	
IRON CANYON		SECTION CONTROL	
SHEET 2 OF 5		DATE 9/15/83	
PROJECT NUMBER		BY DATE	
SHEET NUMBER		CHECKED DATE	
DESIGNED		APPROVED	
SCALE		DATE	

ECKHOFF, WATSON and PREATOR ENGINEERING
ENGINEERS • PLANNERS • SURVEYORS

EWP



CURVE DATA					CURVE DATA					CURVE DATA					SECTION 8				
Δ	R	L	C	CHORD BRG.	Δ	R	L	C	CHORD BRG.	Δ	R	L	C	CHORD BRG.					
C44	38° 31' 35"	276.197	185.718	182.239	N 67° 37' 31" E	C59	33° 12' 06"	93.121	53.962	53.210	N 06° 36' 03" W	C73	97° 21' 35"	106.872	181.601	160.528	S 87° 04' 05" E	212520	
C45	77° 03' 10"	251.197	337.816	312.929	N 86° 53' 18" E	C60	33° 12' 06"	118.121	68.448	67.495	N 06° 36' 03" W	C74	21° 25' 07"	130.753	48.879	48.595	N 20° 42' 34" E		
C46	55° 51' 07"	226.197	220.497	211.870	N 76° 17' 17" E	C61	90° 00' 00"	15.00	23.56	21.21	N 34° 59' 57" W	C75	21° 25' 07"	105.753	39.533	39.303	N 20° 42' 34" E		
C47	68° 41' 09"	121.359	145.485	136.928	N 82° 42' 18" E	C62	35° 00' 00"	120.148	73.394	72.258	N 62° 30' 00" W	C76	21° 25' 07"	80.753	30.187	30.012	N 20° 42' 34" E		
C48	68° 41' 09"	146.359	175.454	165.135	N 82° 42' 18" E	C63	35° 00' 00"	95.148	58.123	57.223	S 62° 30' 00" E	C77	12° 23' 40"	435.466	94.202	94.018	N 25° 13' 17" E		
C49	60° 37' 35"	171.359	181.320	172.979	N 78° 40' 30" E	C64	35° 00' 00"	70.148	42.851	42.188	S 62° 30' 00" E	C78	12° 23' 40"	460.466	99.61	99.416	S 32° 29' 17" E		
C50	8° 03' 34"	171.359	24.104	24.084	S 66° 58' 55" E	C65	50° 29' 14"	102.255	90.104	87.217	N 70° 14' 37" W	C79	02° 08' 45"	485.466	18.181	18.18	N 30° 20' 44" E		
C51	14° 47' 29"	162.373	41.918	41.802	S 70° 20' 53" E	C66	50° 29' 14"	127.255	112.133	108.540	S 70° 14' 37" E	C80	78° 00' 21"	15.00	20.422	18.881	N 68° 16' 32" E		
C52	17° 44' 37"	162.373	50.285	50.084	S 86° 36' 56" E	C67	50° 29' 14"	152.255	134.162	129.864	S 70° 14' 37" E	C81	92° 44' 57"	15.00	24.282	21.716	S 26° 20' 49" E		
C53	41° 44' 33"	162.373	118.296	115.697	N 63° 38' 29" E	C68	57° 05' 56"	112.849	112.461	107.865	S 66° 56' 16" E	C82	01° 00' 13"	485.466	8.502	8.502	S 19° 31' 33" W		
C54	30° 16' 57"	162.373	85.819	84.824	N 27° 37' 44" E	C69	57° 05' 56"	137.849	137.375	131.761	S 66° 56' 16" E	C83	54° 43' 16"	102.298	97.701	94.030	S 45° 21' 39" W		
C55	35° 41' 22"	162.373	101.142	99.514	N 05° 21' 25" W	C70	57° 05' 56"	162.849	162.289	155.656	S 66° 56' 16" E	C84	54° 43' 16"	77.298	73.824	71.050	N 45° 21' 39" W		
C56	140° 55' 23"	137.373	336.264	258.381	N 46° 55' 23" E	C71	26° 22' 32"	156.872	72.214	71.578	S 51° 34' 34" E	C85	54° 43' 16"	52.298	49.948	48.071	S 45° 21' 39" E		
C57	140° 14' 58"	112.373	275.069	211.359	N 46° 55' 23" E	C72	97° 21' 35"	131.872	224.083	198.080	S 87° 04' 05" E	C86	40° 05' 26"	106.396	74.446	72.937	N 38° 02' 43" W		
C58	33° 12' 06"	68.121	39.475	38.925	N 06° 36' 03" W							C87	37° 02' 28"	106.396	68.783	67.592	N 76° 36' 40" W		
												C88	38° 34' 54"	15.00	10.101	9.911	N 75° 50' 26" W		

SECTION 8

212520

565°06'56"E 307.56

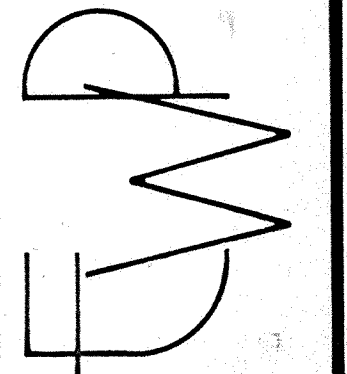
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C89	94° 34' 18"	50.00	82.529	73.475	S 76° 09' 52" E
C90	63° 41' 15"	50.00	55.578	52.761	S 02° 57' 55" E
C91	56° 53' 36"	50.00	49.649	47.634	S 63° 15' 21" E
C92	63° 35' 25"	50.00	55.493	52.688	N 56° 30' 08" E
C93	82° 40' 10"	15.00	21.643	19.814	N 66° 02' 31" E
C94	54° 37' 24"	56.396	53.766	51.752	S 45° 18' 41" E
C95	107° 00' 00"	81.396	152.007	130.861	N 71° 30' 00" E
C96	70° 59' 03"	156.872	194.350	182.157	N 44° 39' 00" E

Project Number

Sheet Number

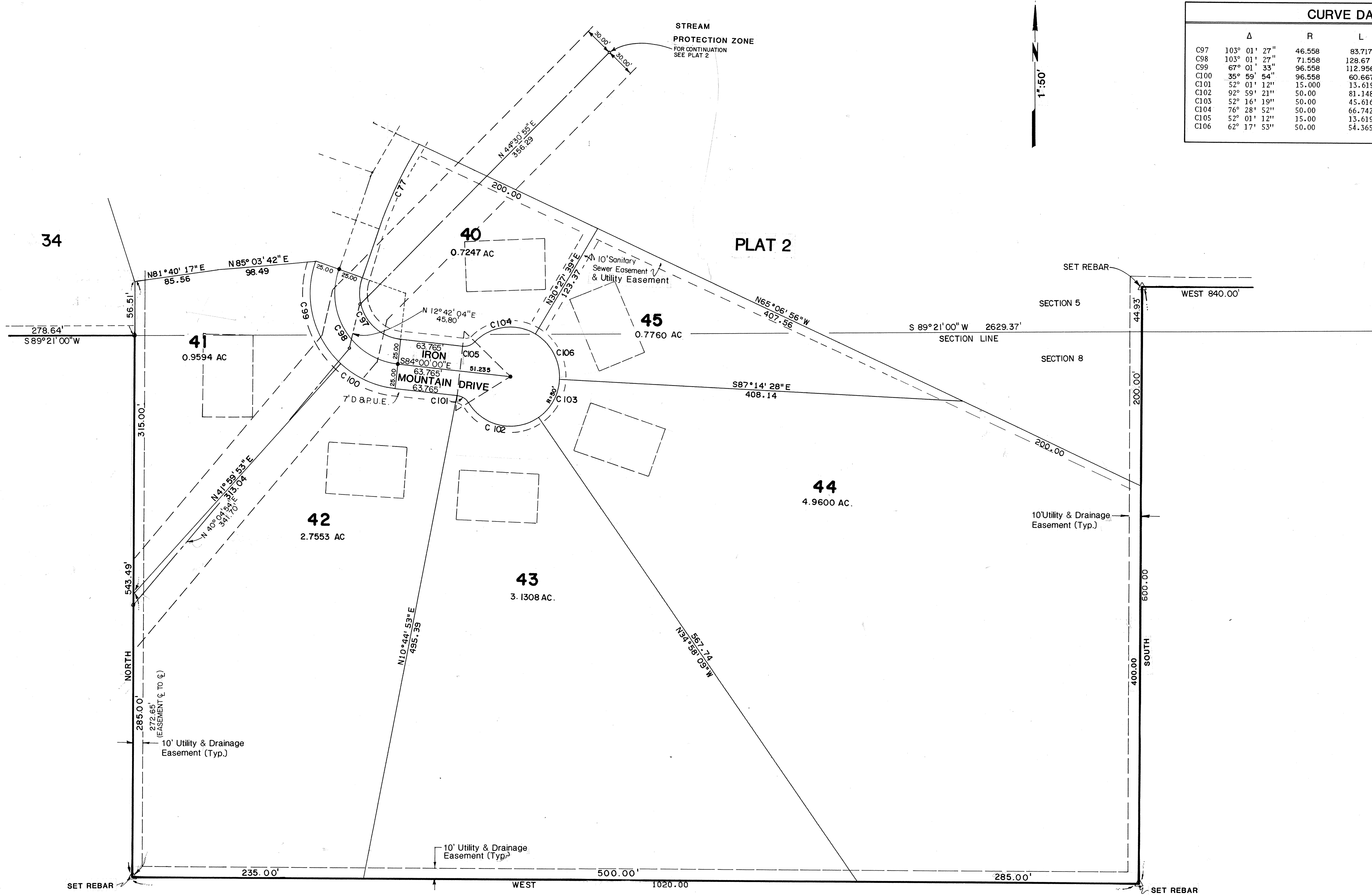
SHEET 4 OF 5

ECKHOFF, WATSON and
PREATOR ENGINEERING
1798 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115
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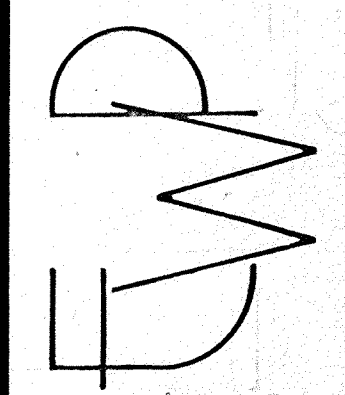
The Boyer Company 675 East 500 South Salt Lake City, Utah 84102
IRON CANYON

Project Number
Sheet Number
SHEET 4 OF 5



CURVE DATA					
	Δ	R	L	C	CHORD BRG.
C97	103° 01' 27"	46.558	83.717	72.886	S 32° 29' 17" E
C98	103° 01' 27"	71.558	128.67	112.023	S 32° 29' 17" E
C99	67° 01' 33"	96.558	112.956	106.625	S 14° 29' 20" E
C100	35° 59' 54"	96.558	60.667	59.674	S 66° 00' 03" E
C101	52° 01' 12"	15.000	13.619	13.156	S 57° 59' 24" E
C102	92° 59' 21"	50.00	81.148	72.531	S 78° 28' 28" E
C103	52° 16' 19"	50.00	45.616	44.050	N 28° 53' 42" E
C104	76° 28' 52"	50.00	66.742	61.896	S 82° 13' 13" W
C105	52° 01' 12"	15.00	13.619	13.156	S 57° 59' 24" E
C106	62° 17' 53"	50.00	54.365	51.727	N 28° 23' 24" W

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1798 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115
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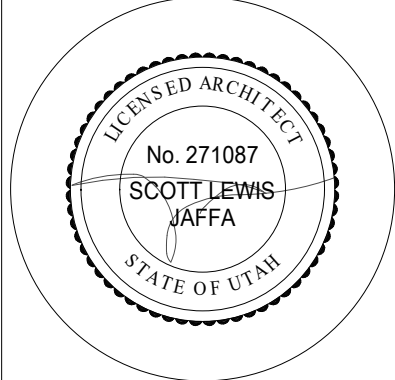
The Boyer Company 675 East 500 South Salt Lake City, Utah 84102
IRON CANYON

Iron Canyon



JAFFAGROUP.COM
4490 N. FORESTDALE DR.
SUITE #202
PARK CITY, UT 84060
(435) 615-6873

 JAFFA GROUP

[illegible]

2426 IRON CANYON REMODEL
DEVELOPMENT:TAVACI

[illegible]

DRAWN BY:Author
PROJECT #:2022-16
2/23/2023 3:03:37 PM
SCALE:

Vegetation

A3.5

[pictures](#)
[shots](#)
[Screen Shot](#)
[Screen Shot](#)

2022-11...07.38 PM
 2022-11...03.11 AM

Approximate location of Lot 8





Re: [External] 2426 Iron Canyon Drive landscaping

 Scott Jaffa <scott@jaffagroup.com>
To  Jack Niedermeier

 You replied to this message on 3/1/2023 11:01 AM.
If there are problems with how this message is displayed, click here to view it in a web browser.



Jack,

After reviewing the photos that Enrique sent you of the property, my count of the trees are 5 Aspen and 4 Fir trees. The rest of the trees shown are scrub oak.

Thank you,

Scott

Scott Jaffa, A.I.A, C.G.P

Jaffa Group Design/Build

Jaffa Group Architects

Cell: 435-962-0141

Office: 435-615-6873

Fax: 435-615-6917

www.jaffagroup.com

scott@jaffagroup.com



 Reply

 Reply All

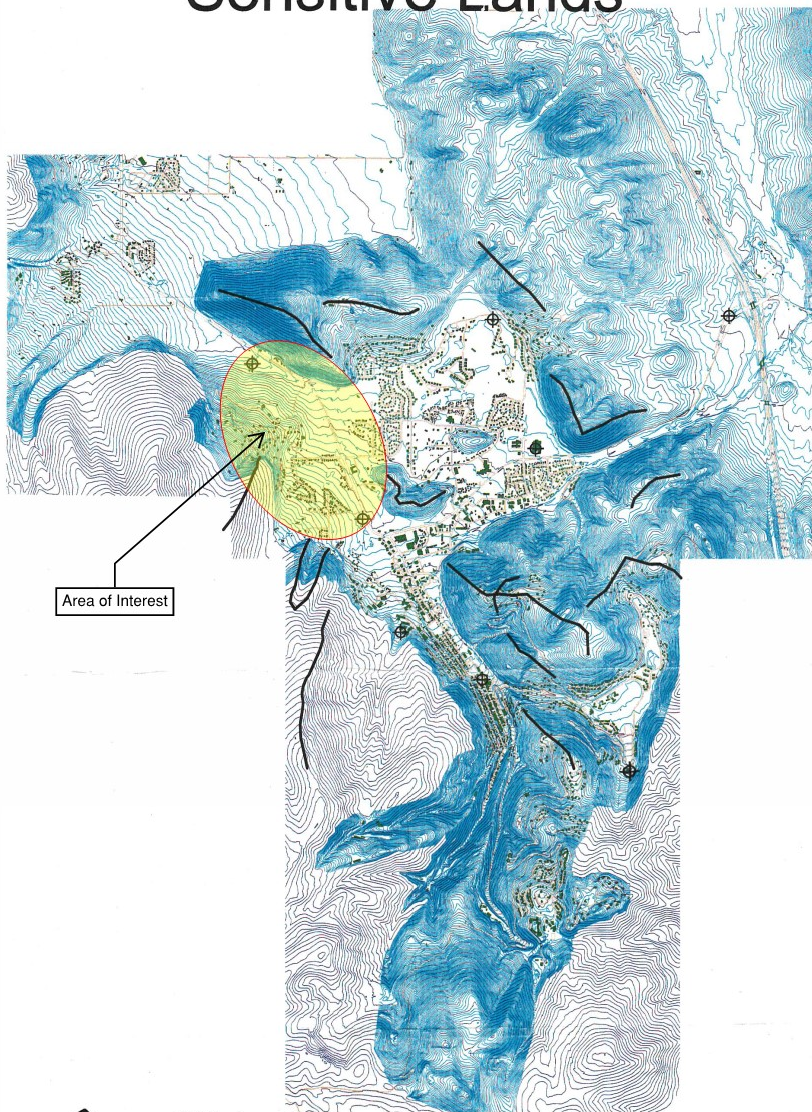
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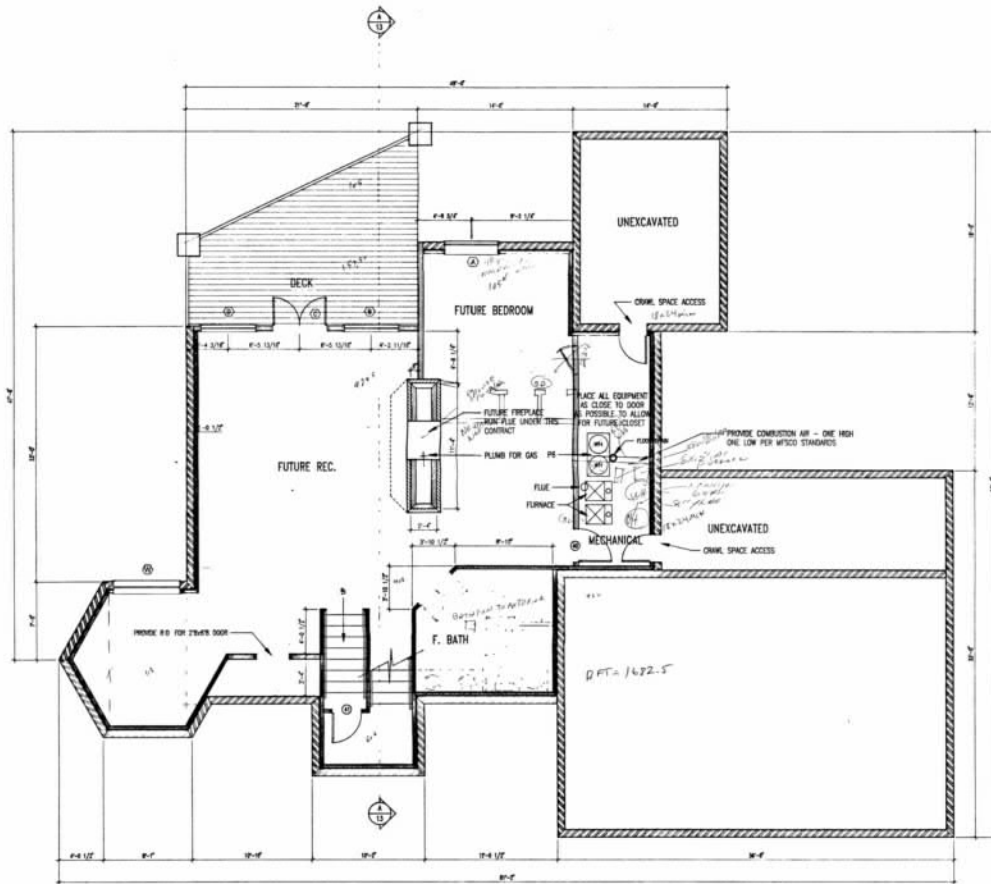


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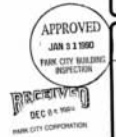
Sensitive Lands



Ridgelines
Vantage Points



LOWER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



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(801) 848-0071

LOWER FLOOR PLAN

LOIS & TRACY CHEATHAM

APPROVED
JAN 31 1990
PARK CITY BUILDING
DEPARTMENT

SHEET NO
3



APPROVED
JAN 31 1990
PARK CITY BUILDING
INSPECTION

SHEET NO 4		UPPER FLOOR PLAN	LOIS & TRACY CHEATHAM
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BDA
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DOOR SCHEDULE				
MARK	SIZE	THICKNESS	HOW	REMARKS
(1)	3'-0"8'-0"	1-3/4"	1	ENTRY DOOR-2 SIDELIGHTS-TRANSOM
(2)	3'-0"8'-0"	-	-	OH INSULATED PANEL DOOR W/OPENER & REMOTE
(3)	3'-0"8'-0"	-	-	OH INSULATED PANEL DOOR W/OPENER & REMOTE
(4)	3'-0"8'-0"	-	-	OH INSULATED PANEL DOOR W/OPENER & REMOTE
(5)	3'-0"6'-8"	1-3/4"	9	FLUSH MASONITE DOOR (PAIR)
(6)	2'-10 5/8"8'-8"	1-3/8"	4	4 PANEL HARDBOARD
(7)	2'-8 5/8"8'-8"	1-3/4"	2	4 PANEL 20 MIN F.C. AIRTIGHT DOOR, SELF-CLOSING HINGES
(8)	2'-4 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(9)	3'-0"6'-8"	1-3/8"	4	4 PANEL HARDBOARD
(10)	2'-4 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(11)	4'-0"6'-8"	1-3/8"	6	4 PANEL HARDBOARD (PAIR)
(12)	4'-8 5/8"8'-8"	1-3/8"	6	4 PANEL HARDBOARD (PAIR)
(13)				
(14)	5'-0"6'-8"	1-3/8"	8	4 PANEL HARDBOARD (PAIR)
(15)	4'-0"6'-8"	1-3/8"	8	4 PANEL HARDBOARD (PAIR)
(16)	2'-4 5/8"8'-8"	1-3/8"	7	4 PANEL HARDBOARD (POCKET)
(17)	3'-0"6'-8"	1-3/8"	7	4 PANEL HARDBOARD (POCKET)
(18)	2'-6 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(19)	4'-0"6'-8"			CASED OPENING
(20)	2'-10 5/8"8'-8"	1-3/8"	4	4 PANEL HARDBOARD
(21)	2'-6 5/8"8'-8"	1-3/8"	4	4 PANEL HARDBOARD
(22)	2'-8 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(23)	2'-4 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(24)	2'-6 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(25)	3'-0"6'-8"	1-3/8"	3	4 PANEL HARDBOARD (PAIR)
(26)	2'-6 5/8"8'-8"	1-3/8"	3	4 PANEL HARDBOARD
(27)	3'-0"6'-8"	1-3/8"	3	4 PANEL HARDBOARD (PAIR)
(28)	2'-6 5/8"8'-8"	1-3/8"	4	4 PANEL HARDBOARD
(29)	4'-0"6'-8"	1-3/8"	6	4 PANEL HARDBOARD (PAIR)
(30)	3'-0"6'-8"	1-3/8"	4	FLUSH PANEL
(31)	3'-0"6'-8"	1-3/8"	4	FLUSH PANEL
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HARDWARE SCHEDULE	
GROUP	DESCRIPTION
1	SCHLAGE MACHINERY BRASS W/ FLUSH BOLTS ON INACTIVE LEAF
2	SCHLAGE 4530 ORBIT 813 FINISH
3	SCHLAGE 4-455 ORBIT 813 FINISH (PRIORITY)
4	SCHLAGE 4-105 ORBIT 813 FINISH (PRIORITY)
5	BRASS 8-1/2" FOLD KNOBS TO MATCH ORBIT
6	HOLLER CATCHES, 813 FINISH & DUMPS TRIM
7	BRASS POCKET DOOR HARDWARE W/ LOCKING MECHANISM
8	HOLLER CATCHES 813 FINISH, DUMPS TRIM WITH FLUSH BOLTS

WINDOWS SCHEDULED ARE POZZI
ACCEPTABLE SUBSTITUTES:
PELLA OR WEATHERSHIELD
CONTRACTOR TO STATE WHICH WINDOW MFR. USED ON PROPOSAL

TYPICAL INTERIOR FINISH
1. DOOR JAMBS FINGER JOINT PINE
2. CASINGS 3-1/4" OAK
3. BASE 5-1/4" OAK
4. ALL CLOSET SHELVING PINE PAINTED
5. ALL STAIR TREADS PARTICLE BOARD

APPLIANCE SCHEDULE	
MARK	DESCRIPTION
A-1	REFRIGERATOR
A-2	WALL OVEN WITH MICRO-WAVE OVEN
A-3	SURFACE UNIT
A-4	DISHWASHER
A-5	DISPOSAL
A-6	WASHER
A-7	DRYER
A-8	TRASH COMPACTOR
* APPLIANCE ALLOWANCE \$1800.00	
PLUMBING SCHEDULE	
MARK	DESCRIPTION
P-1	TOILET WHITE OVAL (MIDDLE GRADE)
P-2	WASH SINK WHITE PORCELAIN SET IN
P-3	WHITE CAST IRON TUB W/ SHOWER
P-4	SHOWER
P-5	LETTER TUB ACCESS
P-6	PAN 50 GAL QUICK RECOVERY WATER HEATERS IN SERIES / PIPES FOR FUTURE SOFT WATER
P-7	NON FREEZE HOSE BIBB
P-8	KITCHEN SINK 2 BOWL WHITE PORCELAIN SINK W/ DRAIN
P-9	UTILITY SINK
P-10	COPPER AIR LINE FROM COMPRESSOR IN BASEMENT TO SHOP & GARAGE 1/2" BORN PIPE THREADS ON ENDS
INCLUDE INSTALLATION OF OWNER SUPPLIED WATER SOFTENER PROVIDE MOEN FIXTURES THROUGHOUT (MIDDLE GRADE)	
ELECTRICAL SCHEDULE	
MARK	DESCRIPTION
T-1	THOMAS OUTDOOR WALL BRACKET 100W CLEAR
T-2	PORCELAIN SOCKET 100 WATT
T-3	LUMINOUS LB 440, 4 TUBE W/SP, 4-1/2" W/ TUBES
T-4	HALO HT-1, HALO 418 RECESSED (TIE BALL (THRO))
T-5	HALO HT-1, HALO 418 OPEN TRIM (150 PARS)
T-6	LAST BATH BATH LENGTH AS REQUIRED 5-40 BULBS
T-7	OWNER FURNISHED CONTRACTOR INSTALLED
T-8	PROGRESS P-2029 - 2 BOW IF
T-9	WALL SWITCHE BY OWNER
T-10	4" 4" SLANLINE FLUORESCENT INCORPORATE IN VALANCE
T-11	DOUBLE 150 WATT SPOT MOUNTED ON CEILING
T-12	DOWNDUST FAN NATONE BRZ, DUCT TO EXTERIOR
T-13	TELEPHONE OUTLET RUN TO CENTRAL SPLITTER AREA
T-14	PHOTO ELECTRIC CELL
T-15	JUNCTION BOX
T-16	SMOKE DETECTOR
T-17	TELEPHONE OUTLET

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DBGA

SCHEDULES
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SHEET NO
5

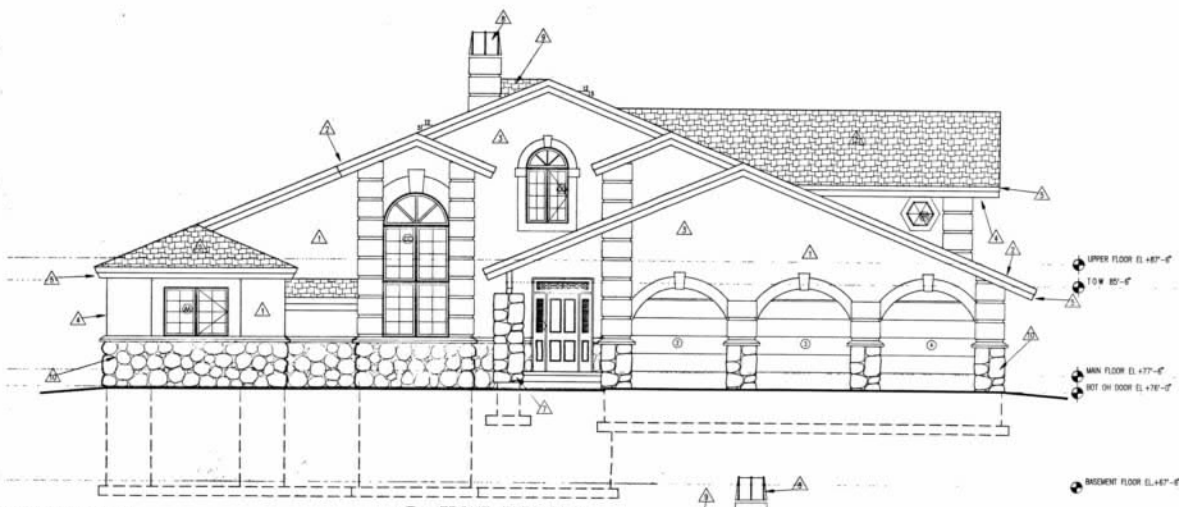
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ELEVATIONS
LOIS & TRACY CHEATHAM

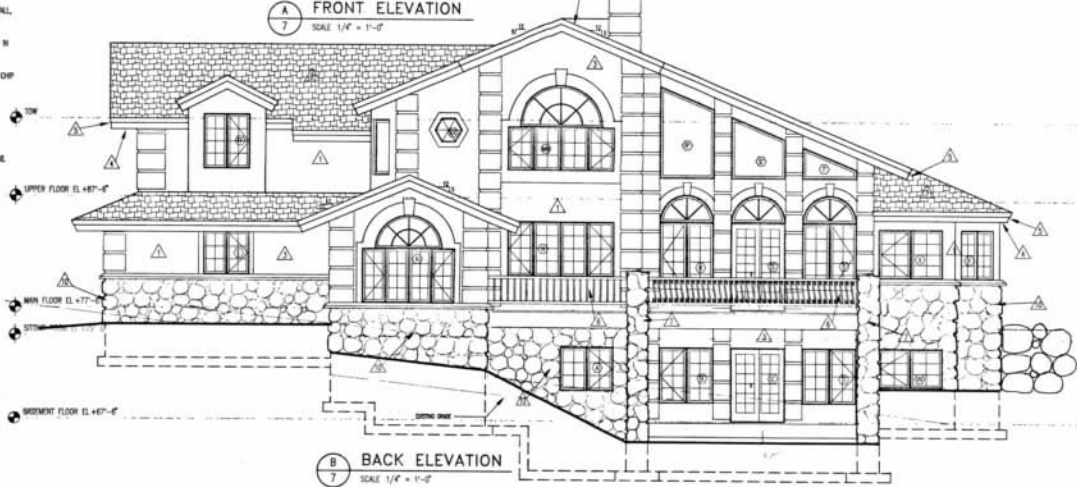


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JAN 3 1 2000
PARK CITY CORPORATION
SHEET NO
7



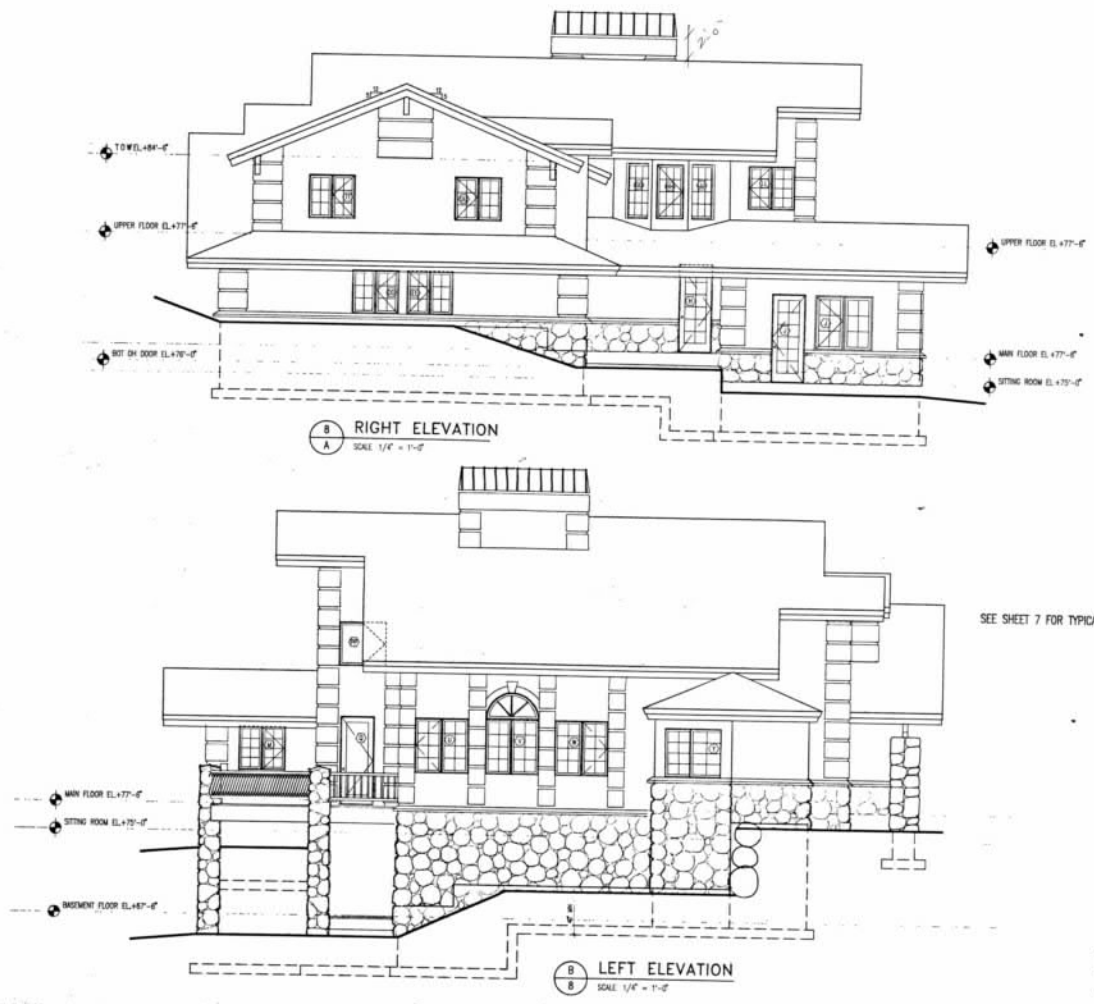
FRONT ELEVATION
SCALE 1/4" = 1'-0"

- ▲ ACROSTIC STUCCO ON POLYURETHANE FOAM GYPSUM, 8-MILL, OR STD IN DETAIL AS SHOWN ON ELEVATIONS
- ▲ ROOF ARCHITECTURAL, NO ASPHALT SHINGLES, 1/8" DRY IN USE BELTFRAME 4" UP MAIN SURFACE
- ▲ TYPICAL EXTERIOR WALL 2x6 STUDS @ 16" O.C. 1/2" CHIP BOARD SHEATHING STAPLED WITH 18 GA. STAPLES, 4" CORNLS, 6" FIELDS, ACROSTIC STUCCO AS SHOWN, INSULATION R-19, 4 MIL VAPORBARRIER @ 1/2" OUT SID
- ▲ EXTRUDED ALUMINUM SOFFIT
- ▲ TYPICAL EYECAP - 1x4 CEDAR, 1x4 CAP PRESS WITH 1/4" PINE BACK UP. COVER WITH ALUMINUM SET DETAIL
- ▲ RAILING 2x4 TOP & BOTTOM RAILING W/ FORMED 1-1/4" VERTICAL STRIPS
- ▲ TYPICAL COLUMN 2'-0" SQUARE STONE W/STAINLESS STEEL STRUCTURAL COLUMN
- ▲ 30 GA METAL CHIMNEY CAP
- ▲ CRACKST BEHIND CHIMNEY
- ▲ SPLIT GRANITE STONE VENEER USE 4x4x1/4" BASE, WHILE WITH 3/4" CRACK MACHERS AT 24" O.C. WIDE ACROSS & 16" TC WIDE



BACK ELEVATION
SCALE 1/4" = 1'-0"

11854



SEE SHEET 7 FOR TYPICAL NOTES

DEC 01 1984
PARK CITY CORPORATION

THE BRIDGE GROUP ARCHITECTS
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(801) 849-0071

BCA

ELEVATIONS

LOIS & TRACY CHEATHAM

SHEET NO. 8
APPROVED
JAN 11 1985

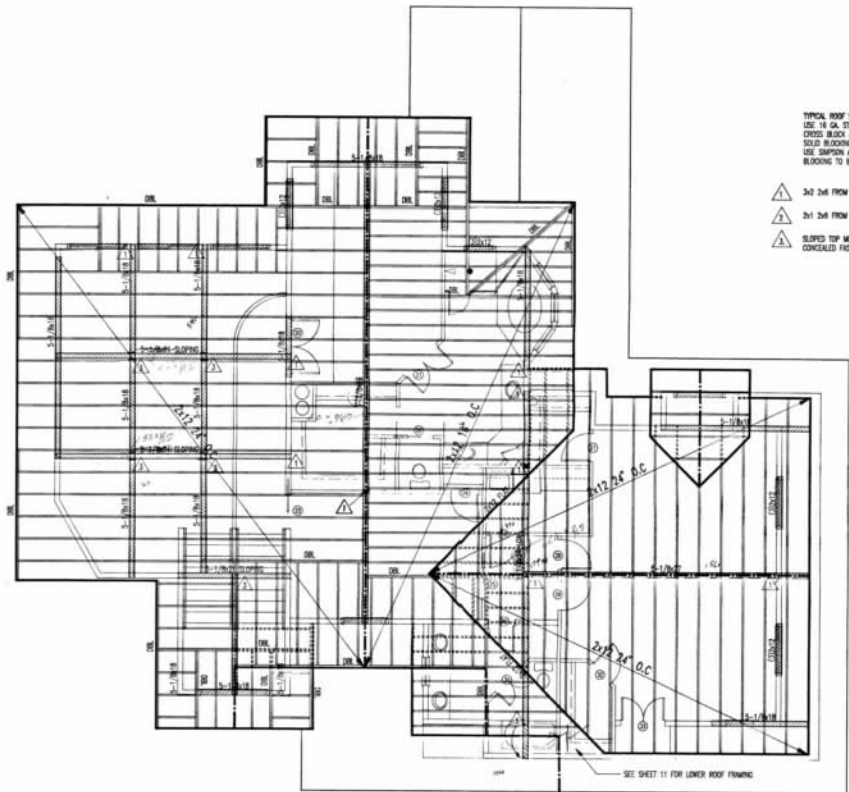
- 417



RECEIVED
DEC 8 1964
FARM CITY CORPORATION

MAIN LEVEL FLOOR FRAMING
LOIS & TRACY CHEATHAM

SHEET NO
10
PROVED
JAN 31 1980

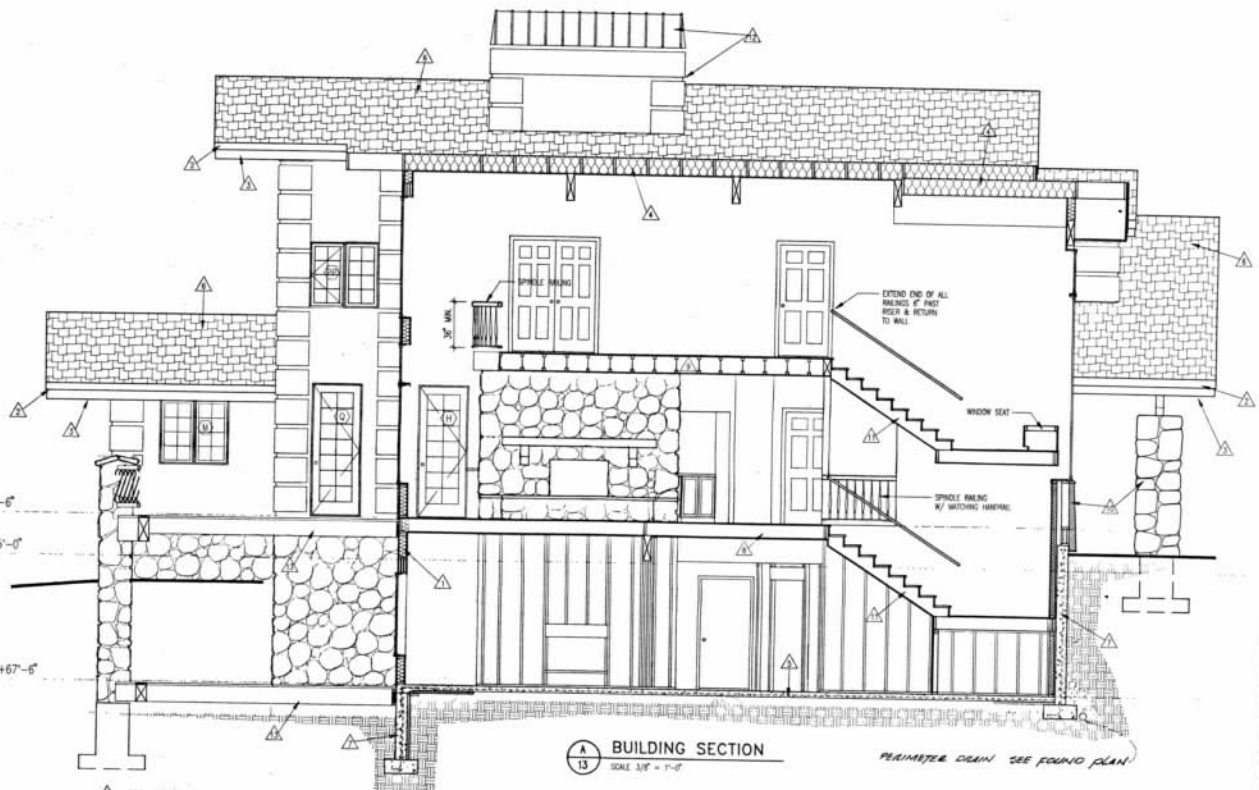


A
 12
 UPPER ROOF FRAMING PLAN
 SCALE: 1/4" = 1'-0"

THE BRIDGE GROUP ARCHITECTS
 P.O. BOX 400, PARK CITY, UT
 (801) 948-0071

UPPER ROOF FRAMING PLAN
 LOIS & TRACY CHEATHAM

SHEET NO.
 12
 PREPARED
 JAN 31 1990
 PARK CITY BUILDING
 INSPECTION



MAIN FLOOR EL.+77'-6"

SITTING ROOM EL.+75'-0"

BASEMENT FLOOR EL.+67'-6"

BUILDING SECTION

SCALE 1/8" = 1'-0"

PERIMETER DRAIN SEE FOUND PLAN

TYPICAL EXTERIOR WALL 2 x 8 STUDS @ 16" O.C. BATT INSULATION R-19 7/8" MIN. SPACING 13 LB FILL DRIVE OR R-WALL STUCCO EXTERIOR ON INSIDE USE 4 MIL. VULCANIZING AND 1/2" GIP SO

TYPICAL FACIA 2 x 12 ROUGH FACIA 1 x 8 PINE WITH 1 x 4 PINE BACK-UP 1 x 8 PINE CAP TRIM GLAD WITH 20 GAUGE ALUMINUM FACIA

ALUMINUM SOFFIT

ROOF CONSTRUCTION 2 x 12 SET FRAMING PLANS FOR SPACING INSULATION R-38 4 MIL. VULCANIZING 1/2" GIP INS. 5/8" COB PLUMBED CROSS BLOCKS STAPLED WITH 18 GAUGE 4" O.C. EDGES OF OLD FIELD SOLID BLOCK ALL BEARING USE ALUM. ANCHORS FROM BLOCK TO FOOTING ON BEAM @ 48" O.C.

TYPICAL CONCRETE SLAB 4" THICK WITH #4 @ 24" O.C. EACH WAY ON 4" GRAVEL BASE

TYPICAL ROOF CONCERNING 15# FEET DRY IN USE BETWEEN 4"-6" UP WARM SURFACE, SOFFIT CLASS "X" ARCHITECTURAL, NO ASPHALT SHINGLES

TYPICAL FOUNDATION WALL 4" THICK REINFORCED WITH #4 @ 16" O.C. VERTICAL #4 @ 16" O.C. HORIZONTAL USE 5/8" x 16" ANCHOR BOLTS @ 24" O.C. USE INSULATION R-11 ON INSIDE OF WALL

MAIN FLOOR CONSTRUCTION 2x10 @ 16" O.C. WITH 3/4" COB PLUMBED GUSSED & SCREWED WITH 1-5/8" CHIMNEYS @ 24" O.C. & 16" O.C. IN THE FIELD

UPPER FLOOR CONSTRUCTION 11-7/8" TJS @ 16" O.C. WITH 5/8" COB PLUMBED GUSSED & SCREWED WITH 1-5/8" CHIMNEYS @ 24" O.C. & 16" O.C. IN THE FIELD WITH 3/8" UNDERLAMENT

DECK SHIMME STONE BENEATH USE 3/4" x 1/4" BASE ANGLE WITH 3/4" CHIM. ANCHORS AT 24" O.C. WIRE WITH 8" X 16" ANGLE

CEILING STRUTTED 1/2" TRUSS 8" X 8" BUSHES PARK CITY APPROVED HANGING 3/4" AT 24" O.C. WITH 2" CROWN BOND UNDER STAIRS

CHIMNEY CAP & CHIMNEY 30 GAUGE - PAINT USE CHIMNEY CAP WITH CRACKS BEHIND CHIMNEY

TYPICAL DECK FRAMING FIRE TREATED 5/8" x 16" G.L. FIRE TREATED 2x12 @ 16" O.C. USE SHIMMER LIPSTICK HANDSOME FIRE TREATED 2x4 PLUMBED DECKING USE 2x4 PLATED SHIMMER PER CROSSING

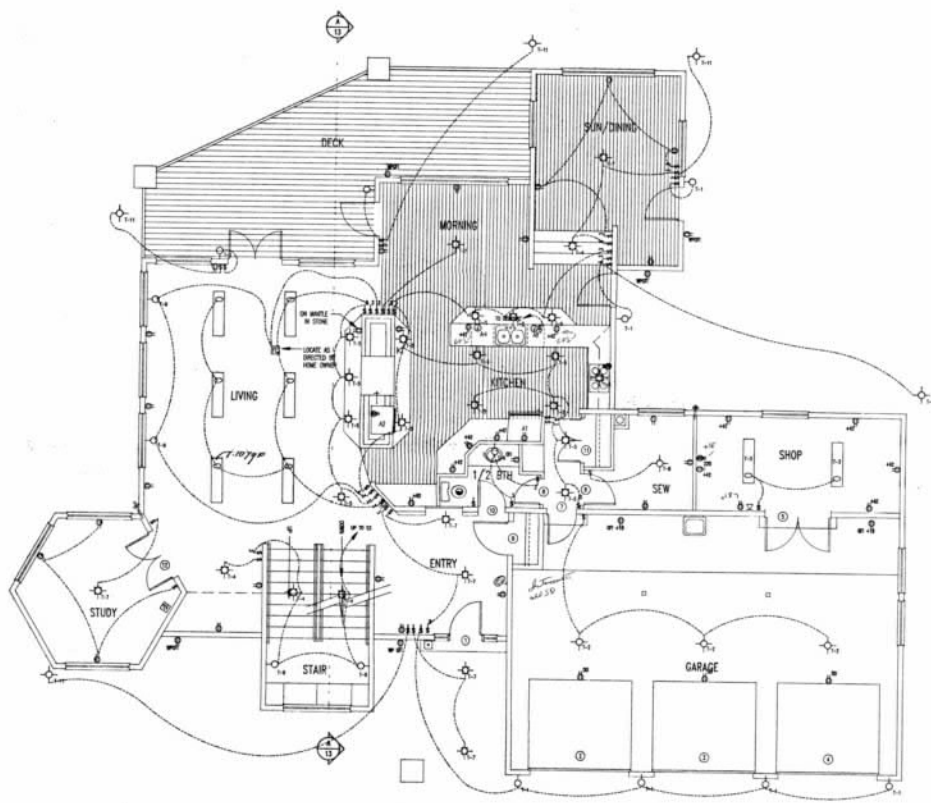
DEC 6 x 1991
PARK CITY CORPORATION

THE BRIDGE GROUP ARCHITECTS
P.O. BOX 400, PARK CITY, UT
(801) 648-0071

BGA

BUILDING SECTION
LOIS & TRACY CHEATHAM

SHEET NO.
APPROVED
JAN 11 1992
PARK CITY BUILDING



A
E1 **MAIN FLOOR ELECTRICAL PLAN**
SCALE 1/4" = 1'-0"

- ELECTRICAL NOTES**
1. ELECTRICAL PANEL TO COMPLY WITH NEC-110-18
 2. LIGHTS IN CLOSETS TO MEET NEC-410-8
 3. ALL BATH, GARAGE & OUTSIDE LIGHT & OUTLETS TO BE GFI PROTECTED

APPROVED
DEC 0 8 1990
PARK CITY CORPORATION

THE BRIDGE GROUP ARCHITECTS
P.O. BOX 400, PARK CITY, UT
(801) 844-0071

MAIN FLOOR ELECTRICAL PLAN

3

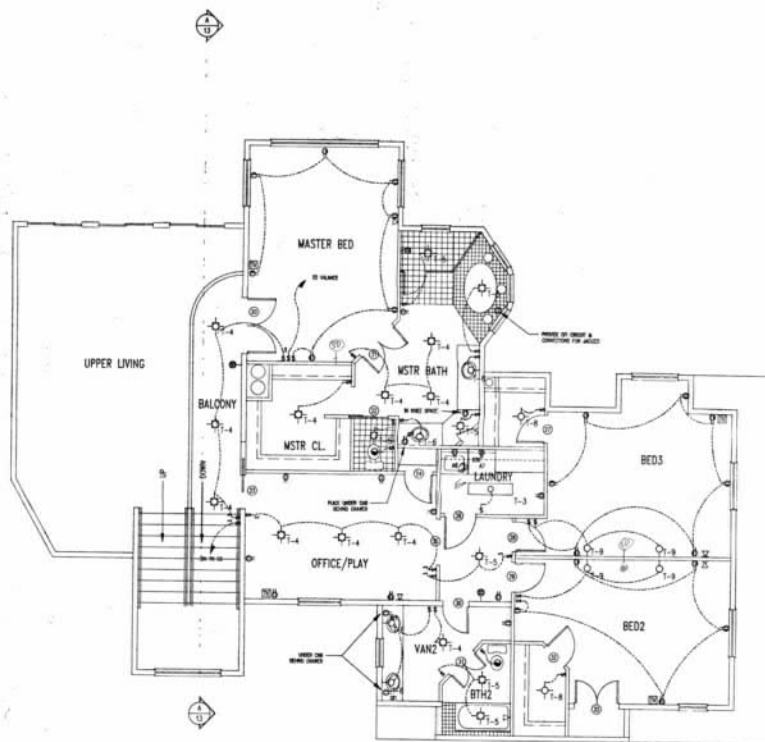
LOIS & TRACY CHEATHAM

3

APPROVED
JAN 0 1 1991
PARK CITY CORPORATION

3

SHEET NO
E1



A UPPER LEVEL ELECTRICAL PLAN
E3 SCALE: 1/8" = 1'-0"

DESIGNED BY
 DEC 6 - 1990
 PARK CITY CORPORATION

SHEET NO.
E3
 APPROVED
 JAN 9 1 1990
 PARK CITY BUILDING

THE BRIDGE GROUP ARCHITECTS
 P.O. BOX 400, PARK CITY, UT
 (801) 649-0071



UPPER LEVEL ELECTRICAL PLAN
 LOIS & TRACY CHEATHAM

Planning Commission Staff Report



Subject: 593 Park Avenue
Application: PL-23-05539
Author: Olivia Cvetko
Date: April 12, 2023
Type of Item: Plat Amendment

Recommendation

(I) Review the requested 593 Park Avenue Plat Amendment; (II) hold a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on May 11, 2023, based on the Draft Ordinance 2023-XX (Exhibit A).

Description

Applicant: Brian and Randi Swartz (Owner); Marshall King (Representative)
Location: 593 Park Avenue
Zoning District: Historic Residential (HR-1)
Adjacent Land Uses: Residential Condominiums and Single-Family Dwellings (SFD)
Reason for Review: Planning Commission reviews and forwards a recommendation to City Council for Plat Amendments¹

HDDR Historic District Design Review
HPB Historic Preservation Board
HR-1 Historic Residential
SFD Single-Family Dwelling

Terms that are capitalized as proper nouns throughout this staff report are defined in LMC § [15-15-1](#).

Summary

593 Park Avenue is a vacant Parcel containing two Lots within the Historic Residential (HR-1) Zoning District. The Site consists of Lots 22 and 23 of Block 5 in the Amended Park City Survey. Both Lots are standard 25-foot by 75-foot (Exhibit B: 593 Park Avenue Survey). The Applicant proposes to remove the existing Lot line to create one Lot and construct a Single-Family Dwelling (SFD). The proposed Lot would be 50 feet by 75 feet for a total of 3,750 square feet.

Background

On October 1, 2009, City Council approved a Plat Amendment, Ordinance No.09-37, to combine Lots 22 and 23 into one Lot (the same proposal as the current application) (Exhibit C: Ordinance No.09-37). The plat was never recorded but was approved with

¹ LMC [§ 15-7.1-2\(B\)](#)

the following noteworthy Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State Law, the Land Management Code, and the Conditions of Approval, prior to the recordation of the Plat.
2. The Applicant will record the Plat Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the Plat will be void.
3. A 10' (ten-foot) snow storage easement shall be dedicated to Park City across the Property's Frontage.
4. Modified 13-D sprinklers shall be required.

On January 4, 2010, a previous owner submitted a Historic District Design Review (HDDR) Application, PL-09-00869 and a Building Permit, BD-10-15149, for a new SFD at 593 Park Avenue. On November 11, 2010 staff issued a Notice of Planning Department Action stating that the HDDR and Building Permit should be expired per the applicant's request (Exhibit D: Notice of Planning Department Action).

Analysis

(I) The proposal complies with LMC § 15-2.2 Historic Residential (HR-1) District

LMC § [15-2.2-1](#) States that the purpose of the HR-1 Zoning District is to:

- preserve present land Uses and character of the Historic residential Areas of Park City;
- encourage the preservation of Historic Buildings and/or Structures;
- encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
- encourage single family Development on combinations of 25' x 75' Historic Lots;
- define Development parameters that are consistent with the General Plan policies for the Historic core; and
- establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

LMC § 15-2.2-3 Lot and Site Requirements	
Requirement	Analysis of Proposal
Minimum Lot Size: 1,875 square feet (sf)	Complies. The proposed new Lot will be 3,750 sf.
Minimum Lot Width: 25 feet (ft)	Complies. The proposed new Lot will be 50 ft wide.

Compatibility with Surrounding Neighborhood and Nearby Lots

Staff has studied the compatibility of the Lot combination with the surrounding Lots regarding the existing streetscape and concept of decreased permitted Building

Footprint due to the larger Lot.

The combination of Lots 22 and 23 at 593 Park Ave would create one Lot totaling 3,750 square feet. Adjacent SFD Lots to the south include 581 Park Ave at 3,050 square feet, 575 Park Avenue at 2,615 square feet, and 569 Park Ave at 3,920 square feet. To the north of this property is the Motherlode Condos I and II, totaling 15 Units. The development to the east, across Park Ave, consists of 2,180-square-foot Lots or larger and another Condominium.

Below is a screenshot of Summit County's Parcel Viewer displaying nearby lots in relation to 593 Park Ave and a photo of the existing streetscape taken from Google Street View:



In addition to the consistency with surrounding Lot sizes, combining Lots 22 and 23 at 593 Park Avenue will reduce the overall Density and required Parking Spaces by reducing the allowed number of Dwellings. The Proposed Lot will be allowed one Primary Dwelling with the potential to obtain an Internal Accessory Dwelling Unit or Accessory Apartment with the required additional permits. The applicant intends to build a SFD on the Property.

The Building Footprint formula in LMC § 15-2.2-3 allows a maximum Building Footprint of 1,519 square feet for the proposed Lot. If left two Lots, the allowed Building Footprint for two SFDs would be 1,688 square feet.² The proposed Plat Amendment would decrease the overall allowed Maximum Building Footprint by 169 square feet. In addition to a reduction in allowed Building Footprint, the Plat Amendment would decrease required Off-Street Parking Spaces and Driveways. The Proposed Lot will be required to provide two (2) Off-Street Parking Spaces for a SFD.

In addition to requirements in LMC § [15-5 Architectural Review](#) and LMC § [15-13-8 Design Guidelines For New Residential Infill Construction In Historic Districts](#), a new SFD on this property would be subject to the following regulations:

LMC § 15-2.2-1 Historic Residential District	
Regulation	Requirement
Maximum Building Footprint: Max = $(3,750/2) \times 0.9^{[3,750/1875]}$	1,519 sf Maximum
Front Setback	10 ft Minimum
Rear Setback	10 ft Minimum
Side Setbacks	5 ft Minimum
Building Height	27 ft Maximum 35 ft Interior Maximum
Parking (LMC § 15-3-6 Parking Ratio Requirements For Specific Land Use Categories)	2 Parking Spaces for a SFD 4 Parking Spaces for a Duplex Dwelling

Steep Slope

593 Park Avenue slopes up to the rear Lot Line towards the west, the most intense slope on this Lot at any point is roughly 20%. This Lot will not require a Steep Slope Conditional Use Permit for new development.

Historic District

593 Park Avenue is in a Historic – 1 Zoning District and Development on this Site will require Historic District Design Review approval (See Condition of Approval 4).

² LMC [15-2.2-3\(E\)](#) Maximum Building Footprint = $([Lot\ Area]/2) \times 0.9^{[Lot\ Area]/1875}$

(II) Staff finds Good Cause for the proposed Plat Amendment

Plat amendments are reviewed according to LMC [§ 15-7.1-3\(B\)](#), and approval requires a finding of Good Cause and a finding that no Public Street Right-of-Way, or easement is vacated or amended.

LMC [§ 15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case-by-case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City Community.”

LMC [§ 15-2.2-1](#) states that the purposes of the HR-1 Zoning District include encouraging single family Development on combinations of 25' x 75' Historic Lots.

This Plat amendment would support the purpose of the HR-1 Zoning District by allowing development that would be consistent in scale, character, and use with the surrounding neighborhood and create consistency in the streetscape. Additionally, the new SFD would be held to Historic District Design Review criteria outlined in LMC [§ 15-13-8](#).

As outlined in the Analysis Section of this Staff Report, the proposed Plat Amendment would decrease the overall maximum Building Footprint and required Off-Street Parking Spaces, offering a less-intense development. Additionally, Development on this lot would provide a smooth transition in use from the existing Condominiums to adjacent Historic Properties.

The Plat Amendment does not vacate or amend any portion of the platted ROW and no easements are vacated or amended.

(III) The Development Review Committee reviewed the Plat Amendment on March 7, 2023³

The Development Review Committee confirmed the proposal conforms with their review standards and does not require additional Conditions of Approval.

Department Review

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

³ 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).

Notice

Staff published notice on the City's website and the Utah Public Notice website, mailed courtesy notice to property owners within 300 feet, and posted notice to the property on March 28, 2023. The Park Record published notice on March 29.⁴

Public Input

Staff did not receive any public input at the time this report was published.

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for the 593 Park Avenue Plat Amendment as conditioned or amended;
- The Planning Commission may forward a negative recommendation to the City Council for the 593 Park Avenue Plat Amendment and direct Staff to make Findings for this decision; or
- The Planning Commission may request additional information and continue the discussion to a date Certain.

Exhibits

Exhibit A: Draft Ordinance 2023-XX

Exhibit B: 593 Park Avenue Survey

Exhibit C: Ordinance No.09-37

Exhibit D: Notice of Planning Department Action

⁴ LMC [§ 15-1-21](#).

Ordinance No. 2023-XX

AN ORDINANCE APPROVING THE 593 PARK AVENUE PLAT AMENDMENT, LOCATED AT 593 PARK AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 593 Park Avenue petitioned the City Council for approval of the 593 Park Avenue Plat Amendment; and

WHEREAS, on March 28, 2023, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on March 28, 2023, courtesy notice was mailed to property owners within 300 feet of 593 Park Avenue; and

WHEREAS, on April 12, 2023, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on April 12, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration on May 11, 2023; and

WHEREAS, on May 11, 2023, the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the plat is consistent with the Park City Land Management code including § 15-7.1-3(B), § 15-12-15(B)(9), and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The 593 Park Avenue Plat Amendment, located at 593 Park Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 593 Park Avenue.
2. The property is listed with Summit County as Lots 22 and 23 of Block 5 of the Amended Park City Survey.
3. The property is in the Historic Residential (HR-1) Zoning District.
4. The Applicant seeks to remove an existing Lot Line to create one Lot.
5. The property is currently Vacant.
6. Ordinance No 09-37, An Ordinance approving a Plat Amendment Combining Lots 22 and 23 was Adopted in 2009 but never recorded. The Plat Amendment has since expired.
7. The current minimum Lot Size in the HR-1 District is 1,875 square feet.
8. The Proposed Lot is 3,750 square feet.
9. The current minimum Lot Width in the HR-1 District is 25 feet.
10. The Proposed Lot is 50 feet wide.
11. No remnant Parcels are created with this Plat Amendment.

12. The Proposed Lot Size is consistent with adjacent Lots.
13. The findings in the Analysis section of the Staff Report are incorporated herein.

Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.2, *Historic Residential (HR-1) Zoning District*, and LMC § 15-7.1-6, *Final Subdivision Plat*.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The Planning Department, City Attorney, and City Engineer will review and approve the final form and content of the Plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The Applicant shall record the plat at the County within one (1) year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. Any new development on 593 Park Avenue, must comply with the Land Management Code.
4. Any new development on 593 Park Avenue must undergo the Historic District Design Review Process.
5. The Plat shall note that this Lot is subject to Ordinance 2023-xx.

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

PASSED AND ADOPTED this 11th day of May, 2023.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

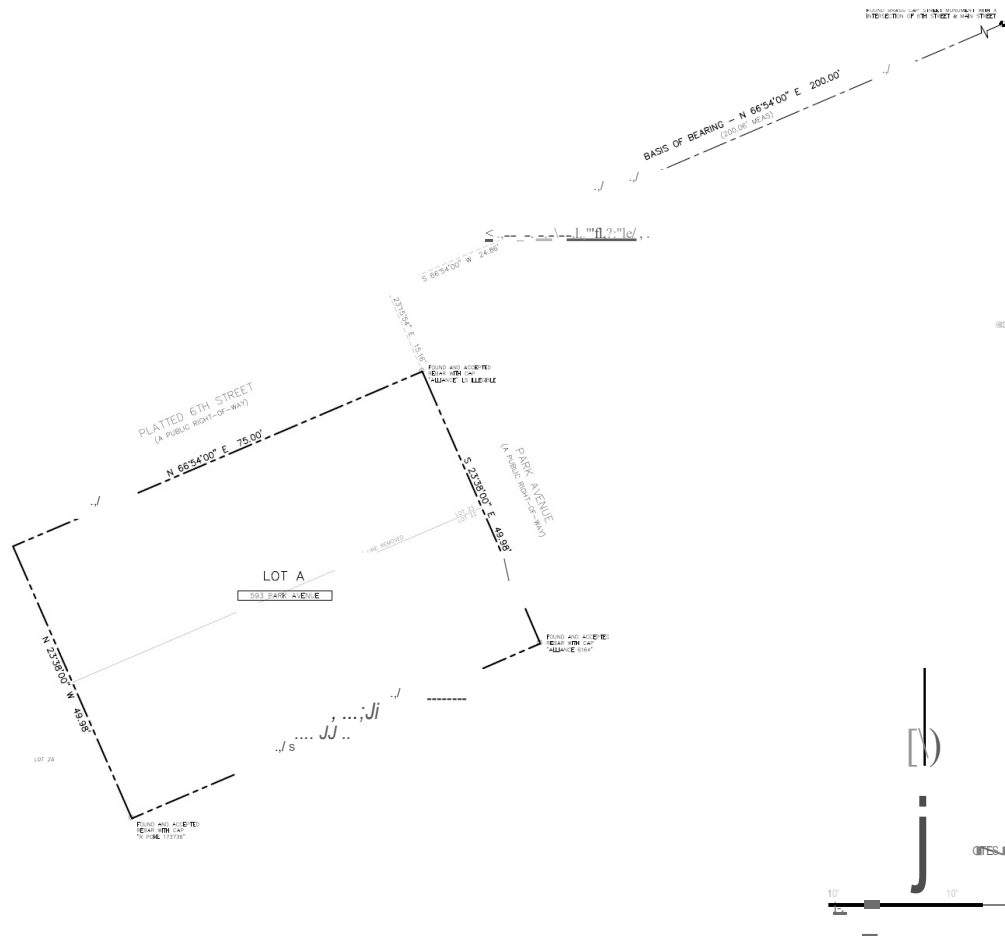
ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney

Attachment 1 – Proposed Plat

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In witness whereof, the undersigned set
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STATE OF _____

On this _____ day of _____, 2023, Brian Schwartz personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed 593 PARK AVENUE PLAT AMENDMENT.

By: _____
Notary Public

Re. 111 q. 11

Corr. r, sig. for No. _____

ST AE OF _____

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 executed 593 PAK<> ENUEFLATA>ENWENT

By: _____
Notary Public

Reid 10 in _____

M e .

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2023-_____
2. See survey S-10168 in the Summit County Recorder's office.

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

SHEET 1 OF 1

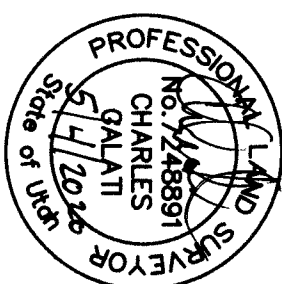
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT RECLAMATION DISTRICT STENOGRAPHS ON THIS DAY OF _____, 2023 BY: <u>ENGINEERING DEPARTMENT</u>	PLTY)RING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THE DAY OF _____, 2023 BY: <u>CHAIR</u>	ENGINEER'S CERTIFICATE I AND THIS FELLOW ENGINEER IN ACCORDANCE WITH INFORMATION ON DAY OF _____, 2023 BY: <u>PARK CITY ENGINEER</u>	APPROVAL AS TO FORM I PROVED AS TO FORM THIS _____ DAY OF _____, 2023 BY: <u>PARK CITY ATTORNEY</u>	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THE _____ DAY OF _____, 2023 BY: _____ WAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THE _____ DAY OF _____, 2023. BY: <u>PARK CITY RECORDER</u>	PUBLIC SAFETY ANSWERING 101-TH APPL OVAL APPROVED THIS _____ DAY OF _____, 2023. BY: <u>SUMMIT COUNTY DIS COORDINATOR</u>	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ BY: <u>RECORDER</u> THE _____ DATE _____ ENTRY NO. _____
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PARK CITY SURVEY LOTS 22 AND 23, BLOCK 5

LOCATED IN THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 22 & 23, BLOCK 5 PARK CITY AMENDED SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH

SURVEYOR'S CERTIFICATE

I, Charles Goldt, certify that I am a Professional Land Surveyor and that I hold License No. 7248931, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision and control I have caused to be made and recorded the foregoing plat of land and that to the best of my knowledge this plat is a correct representation of said survey.

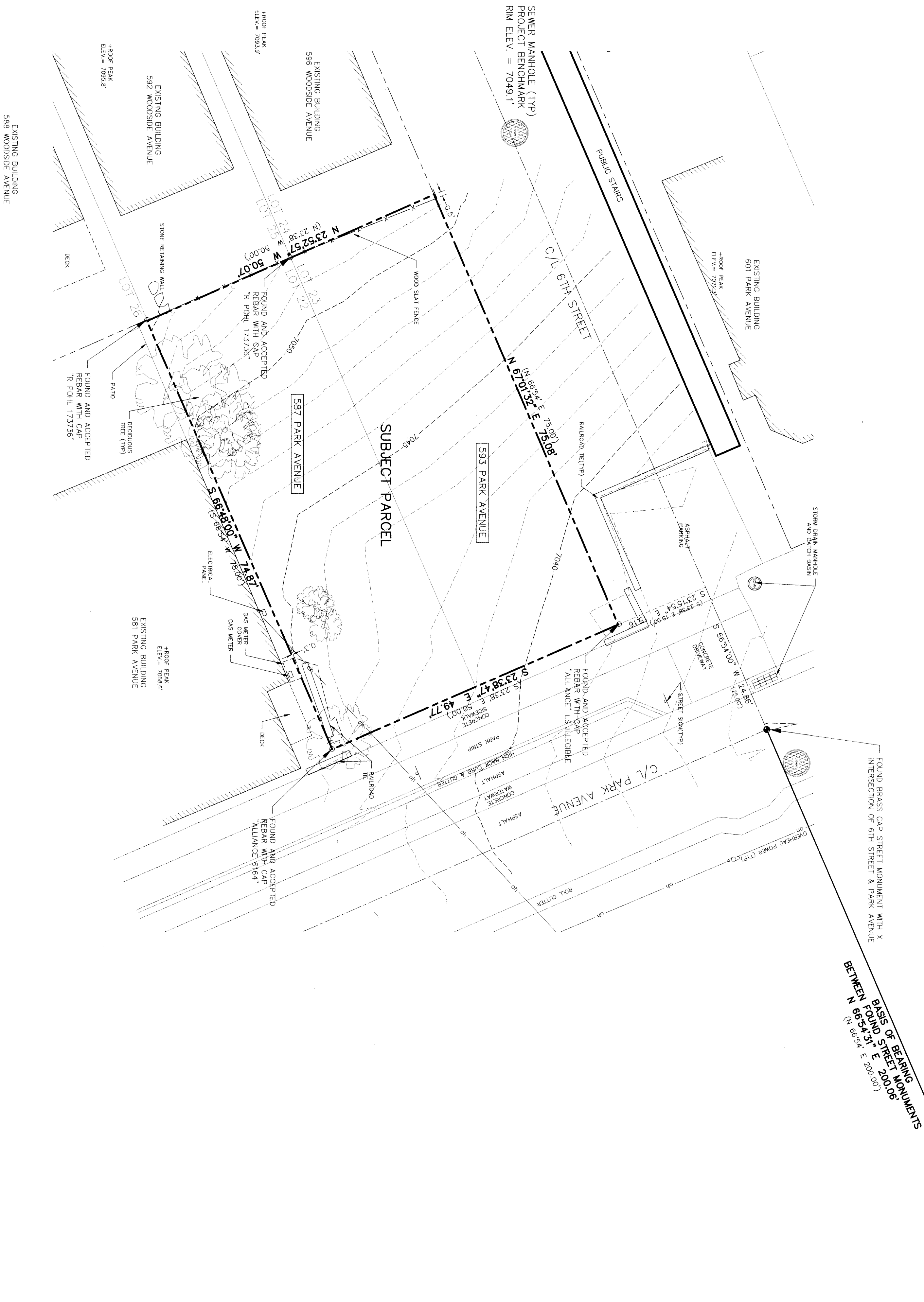


LEGAL DESCRIPTION

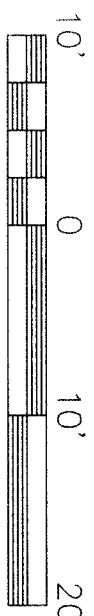
All of Lots 22 and 23, Block 5, AMENDED PLAT OF THE PARK CITY SURVEY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed April 24, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements or setbacks were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor does not warrant the absence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, the Amended Plat of Park City, Park City Monument Control Map, Record's of Survey S2382, S2920 & S4418 (all aforementioned documents on file and of record in the Summit County Recorder's Office), an un-recorded survey performed in 2010 by Russ Campbell and physical evidence found in the field were all considered in determining the boundary as shown on this plat.
6. Site Benchmark: SEWER MANHOLE. Elevation=7049.1' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found as shown.
9. Record bearings and distances, when different than measured are shown in parenthesis ().
10. The northwest property corner monument was not found and appears to have been destroyed when the fence was installed. The corner was calculated by extending a line from the found "R POHL 173336" rebar with cap as noted per survey S2920 and the above mentioned un-recorded survey. The results very closely match recorded data.



- LEGEND**
- Set 5/8" rebar w/cap
 - "ALLIANCE ENGINEERING" (Unless noted otherwise)
 - Found Monument (As-noted)
 - Found Street Monument (As-noted)



FILE NO. S0010168

06/29/2020 12:56:14 PM B: 0002 P: 1835
SUMMIT COUNTY RECORDS
RECEIVED
ALLIANCE ENGINEERING, INC.
221 Main Street, P.O. Box 2664, Park City, Utah 84060-2664

EXISTING CONDITIONS & TOPOGRAPHIC MAP
587 & 593 PARK AVENUE, PARK CITY

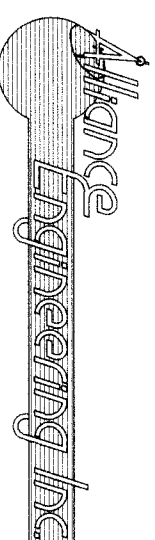
SHEET

1

FOR: CHARLES MOOTY

JOB NO.: 11-4-20

FILE: X:\ParkCitySurvey.dwg \srv\2020\110420-lot 22 + 23 Block 5\lot 22 23 block.dwg



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

(435) 949-9467

STAFF:

CHARLES GALATI
LAND PLANNER
TOM LUND
DUSTIN CARRISH

DATE: 5/4/20

Ordinance No. 09-37

**AN ORDINANCE APPROVING THE 593 PARK AVENUE PLAT AMENDMENT
LOCATED AT 593 PARK AVENUE, PARK CITY, UTAH.**

WHEREAS, the owner of the property located at 593 Park Avenue has petitioned the City Council for approval of the plat amendment; and

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

WHEREAS, proper legal notice was sent to all affected property owners; and

WHEREAS, the Planning Commission held a public hearing on September 9, 2009, to receive input on plat amendment; and

WHEREAS, the Planning Commission, on September 9, 2009, forwarded a positive recommendation to the City Council; and,

WHEREAS, on October 1, 2009, the City Council held a public hearing to receive input on the plat amendment; and

WHEREAS, it is in the best interest of Park City, Utah to approve the 593 Park Avenue Plat Amendment.

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

SECTION 1. APPROVAL. The 593 Park Avenue Plat Amendment as shown in Attachment A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 593 Park Avenue.
2. The zoning is Historic Residential (HR-1).
3. The proposed lot is 3,747.75 square feet in size.
4. The current minimum lot size within the HR-1 District is 1,875 sq. ft.
5. The lot width of the proposed lot is 49.97 feet.
6. The current minimum lot width within the HR-1 District is 25.0 feet.
7. The current use of the property is vacant land.
8. No remnant parcels of land are created with this plat amendment.
9. The proposed lot size is compatible with adjacent and street development.
10. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law:

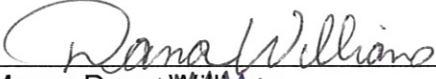
1. There is good cause for this plat amendment.
2. The plat amendment is consistent with the Park City Land Management Code and applicable State law regarding lot combinations.
3. Neither the public nor any person will be materially injured by the proposed plat amendment.
4. Approval of the plat amendment,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

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the plat amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void.
3. A 10' (ten foot) snow storage easement shall be dedicated to Park City across the properties frontage.
4. Modified 13-D sprinklers shall be required.

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

PARK CITY MUNICIPAL CORPORATION



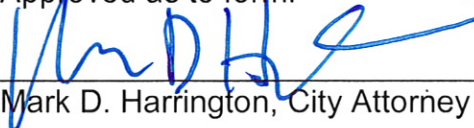
Mayor Dana Williams

Attest:



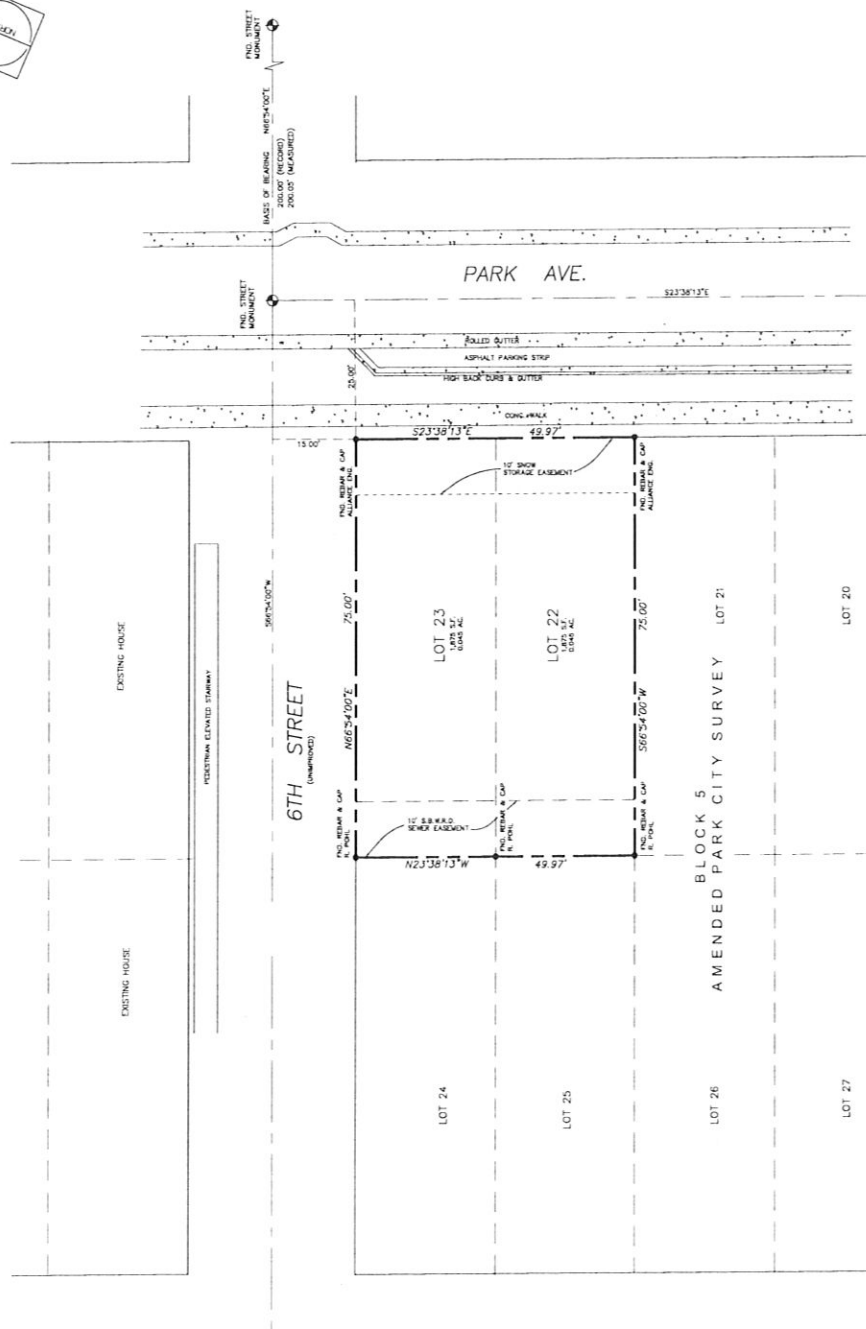
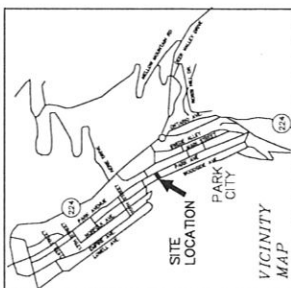
Janet M. Scott, City Recorder

Approved as to form:



Mark D. Harrington, City Attorney





OWNERS' DEDICATION AND CONSENT TO RECORD
Know all men by these presents, that the owner
hereinafter named has granted, sold, aliened, con-
veyed and confirmed, and by these presents does
confirm and confirm, unto the said Grantee, his heirs
and assigns forever, all that certain

Caddy Drive Extension Ltd 30 Amended

Also, the owners hereby dedicate to Summit County, Crystalville Basin Water Reclamation District, Mountain Regional Water Service District, and Park City Fire District, a non-exclusive easement over the route and utility easements shown on this plat for the purposes of providing access for utility installation, maintenance use and eventual replacement, and to provide access for emergency services. Those areas that are intended for public use are hereby dedicated to Summit County.

[illegible]

Continued

CONCLUSION

The treaty was not revised before me this _____ day of _____, 2009 by

100

History Table

LEGAL DISCUSSION

ALL OF LOTS 11 & 12, S. OF THE AMERICAN CITY MARKET, TO THE ORIGINAL PLAT OF SAID PLAT AND A RECORD OF THE OFFICE OF THE CLERK OF THE COUNTY RECORDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 3, BLOCK 5, ANKINED PLAT OF PARK CITY SADD POINT BEING 30'X174'00" WEST 25.00' EAST AND SOUTH 23'00" WEST (DASH) OF 100.00 FEET FROM THE STREET MONUMENT AT THE INTERSECTION OF 8TH STREET AND PARK AVENUE (DASH) OF 80.00 FEARS BEING NORTH 68'54"00" EAST 200.00 FEET FROM SAID STREET MONUMENT TO THE STREET MONUMENT AT 8TH STREET AND MAIN STREET; THENCE SOUTHWEST 23'00"00" OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 22 BEING 30'X174'00" WEST 25.00' EAST AND SOUTH 23'00" WEST (DASH) OF 100.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 23, THENCE NORTH 68'54"00" EAST 75.00'00" TO THE POINT OF BEGINNING.

en 34'00" EST 75.00 FEET TO THE PO

© 2000 Blackwell Science Ltd

I, Russell E. Campbell, do hereby certify that I am a Professional Land Surveyor and that I hold Certificate No. 216833 on grounds owned by the State of Missouri. That a boundary line between the land owned by the State of Missouri and the land owned by the State of Arkansas, and that this part is a general representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law as of the date of survey, July 17, 2009.

[illegible]

Richard L. Coe

LOCATED IN
BLOCK 5, AMENDED PARK CITY SURVEY
SLIMMUT COUNTY, UTAH

LOT 22 AMENDED
BLOCK 5, AMENDED PARK CITY SURVEY
SUMMIT COUNTY, UTAH

BASELINE SURVEYING, Inc 1058 East 2100 South Salt Lake City, UT 84106 (801) 209-2152		CERTIFICATE OF ATTEST I HEREBY DOE DECLARE THAT THE MAP WAS PREPARED BY PLANNING COMMISSION ON _____ DAY OF _____, 2006.		PLANNING COMMISSION APPROVED AND ACCEPTED BY THE PLANNING CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2006.		COUNCIL APPROVAL AND ACCEPTANCE APPROVED AND ACCEPTED BY THE PLANNING CITY COUNCIL ON _____ DAY OF _____, 2006.		CITY ENGINEER I HEREBY CERTIFY THAT I HAVE READ THIS PLAN REVIEWED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH THE PLANNING COMMISSION AND FILED IN THIS OFFICE.		SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARD THIS _____ DAY OF _____, 2006.		APPROVAL AS TO FORM APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2006.		RECORDED ENTRY NO. _____ BOOK _____ PAGE _____ STATE OF _____ COUNTY OF _____ RECORDED AND FILED IN THE OFFICE OF _____	
		PLANNING COMMISSION CHAIRMAN _____		MAYOR _____		DATE _____		S.W.R.D. _____		PLANNING CITY ENGINEER _____		COUNTY RECORDER _____			

November 11, 2010

Mical Bracken
Upwall Design Architects
1025 East Hollywood Avenue
Salt Lake City, UT 84105

NOTICE OF PLANNING DEPARTMENT ACTION

<u>Application #</u>	PL-09-00869
<u>Subject</u>	593 Park Avenue
<u>Description</u>	Historic District Design Review
<u>Action Taken</u>	Plans destroyed and application expired
<u>Date of Action</u>	November 11, 2010

Upon review of a submitted building permit application for a single family dwelling located at 593 Park Avenue (permit number BD-10-15149), it has been indicated by you (Upwall Design Architects), acting as the owner's representative, that the owner is not prepared to continue the project. The instructions received by your firm were to destroy the plans and expire the applications, including this historic district design review (hddr) application. As requested, the plans have been destroyed and the application has been expired. If you would like to move forward with this same request in the future please feel free to re-apply. Please don't hesitate to contact us should you have any questions.

Respectfully,

Francisco Astorga
Planner

cc: File
Charles W. Mooty

Planning Commission Staff Report



Subject: Fractional Use of Dwelling Units
Nightly Rentals in Chatham Crossing &
West Ridge Subdivisions
Application: PL-22-05439
Author: Rebecca Ward, Assistant Planning Director
Date: April 12, 2023
Type of Item: Legislative – Land Management Code Amendments

Recommendation

(I) Review proposed Land Management Code amendments repealing Fractional Use of Dwelling Unit regulations due to state preemption; (II) conduct a public hearing; and (III) consider forwarding a recommendation for City Council's consideration on April 27, 2023, as outlined in draft Ordinance No. 2023-XX (Exhibit A).

On January 11, 2023, the Planning Commission forwarded a positive recommendation for City Council's consideration to prohibit Nightly Rentals in the Chatham Crossing and West Ridge and West Ridge Phase 2 Subdivisions in the Residential Development Zoning District ([Staff Report](#); [Minutes](#), p. 23). The City Council has not yet taken Final Action on the recommended amendments. As a result, the prohibition of Nightly Rentals in these Subdivisions is incorporated in the proposed amendments.

Summary

Fractional Use is when a company offers fractional or co-ownership—where multiple investors each own a portion of a home that is typically but not always managed by a third party—directed at selling fractions of Single-Family Dwellings and other Dwelling Units as vacation properties, including many within Park City's primary resident areas. To regulate this new use to protect primary resident neighborhoods and allow for Fractional Use near the resort bases and in those Zoning Districts where Timeshares and Private Residence Clubs are allowed, on October 27, 2022, the City Council adopted [Ordinance No. 2022-21](#) ([Staff Report](#); [Minutes](#), p. 10).

On this same date the City Council requested staff study and recommend potential updates to the City's Timeshare, Private Residence Club, and Fractional Use regulations in the Residential Development, Residential Development Medium, and General Commercial Zoning Districts.

On January 11, 2023, the Planning Commission conducted a work session on staff's findings and recommended amendments to:

- Allow transient uses in the General Commercial (hotels only), Historic Commercial Business, Historic Recreation Commercial, and Recreation Commercial Zoning Districts
- Allow in the Residential Development Zoning District within Lower Deer Valley

south of the Solamere Subdivision and the Upper Deer Valley neighborhoods ([Staff Report](#); [Minutes](#), p. 30).

On February 22, 2023, the Planning Commission conducted a public hearing on the proposed amendments and unanimously forwarded a positive recommendation for City Council's Consideration ([Staff Report](#), [Minutes](#), p. 23).

However, on March 3, 2023, the Utah Legislature enacted [Senate Bill 271](#) (S.B. 271), preempting municipalities from regulating Fractional Use. On March 23, 2023, Utah Governor Cox signed the bill.

S.B. 271 expressly preserves the ability for homeowner associations to address Fractional Use in their CC&Rs. The City advises homeowner associations to consult with their membership and legal counsel as appropriate.

On March 23, 2023, the City Council was scheduled to review the Planning Commission's recommended amendments. However, due to state preemption, the application was withdrawn ([Staff Report](#); [Audio](#)).

Department Review

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

Notice

Staff posted notice to the Utah Public Notice and City websites on March 23, 2023. The Park Record published notice on March 29, 2023.¹

Public Input

No public input was received prior to the staff report publication.

Alternatives

- The Planning Commission may forward a positive recommendation for City Council's consideration of draft Ordinance No. 2023-XX;
- The Planning Commission may modify draft Ordinance No. 2023-XX and forward a positive recommendation for City Council's consideration;
- The Planning Commission may forward a negative recommendation for City Council's consideration and direct staff to make findings for this recommendation;
- The Planning Commission may request additional information and continue the item to a date certain.

Exhibit

A: Draft Ordinance No. 2023-XX

¹ LMC [§ 15-1-21](#)

Ordinance No. 2023-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTIONS 15-2.5-2 HISTORIC RECREATION COMMERCIAL USES, 15-2.6-2 HISTORIC COMMERCIAL BUSINESS USES, 15-2.13-2 RESIDENTIAL DEVELOPMENT USES, 15-2.14-2 RESIDENTIAL DEVELOPMENT MEDIUM USES, 15-2.16-2 RECREATION COMMERCIAL USES, 15-2.17-2 RECREATION COMMERCIAL OVERLAY USES, 15-2.18-2 GENERAL COMMERCIAL USES, AND 15-15-1 DEFINITIONS, AND REPEALING SECTION 15-4-23 DWELLING UNIT, FRACTIONAL USE

WHEREAS, on October 27, 2022, the City Council adopted Ordinance No. 2022-21 regulating Fractional Use of Dwelling Units, allowing them in those Zoning Districts where Timeshares and Private Residence Clubs are allowed;

WHEREAS, on March 3, 2023, the Utah State Legislature enacted Senate Bill 271 prohibiting municipalities from regulating Fractional Use of Dwelling Units;

WHEREAS, the Chatham Crossing and West Ridge Homeowner Associations petitioned the City to amend the Land Management Code to prohibit Nightly Rentals in their subdivisions;

WHEREAS, on April 12, 2023, the Planning Commission conducted a public hearing on the proposed amendments and forwarded a _____ recommendation to the City Council;

WHEREAS on April 27, 2023, the City Council conducted a public hearing on the proposed amendments to the Land Management Code;

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY TITLE 15 LAND MANAGEMENT CODE.

The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Sections 15-2.5-2 *Historic Recreation Commercial Uses*, 15-2.6-2 *Historic Commercial Business Uses*, 15-2.13-2 *Residential Development Uses*, 15-2.14-2 *Residential Development Medium Uses*, 15-2.16-2 *Recreation Commercial Uses*, 15-2.17-2 *Recreation Commercial Overlay Uses*, 15-2.18-2 *General Commercial Uses*, and 15-15-1 *Definitions* are hereby amended, and Section 15-4-23 *Dwelling Unit, Fractional Use*, is hereby repealed, as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 27th date of April 2023.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

ATTACHMENT 1

15-2.5-2 Uses

Uses in the HRC are limited to the following:

A. **ALLOWED USES.**¹⁰

1. Single Family Dwelling⁵
2. Duplex Dwelling⁵
3. Secondary Living Quarters⁵
4. Lockout Unit^{1,5}
5. Accessory Apartment^{2,5}
6. Nightly Rental⁵
7. Home Occupation⁵
8. Child Care, In-Home Babysitting
9. Child Care, Family³
10. Child Care, Family Group³
11. Child Care Center³
12. Accessory Building and Use
13. Conservation Activity
14. Agriculture
15. Bed and Breakfast Inn^{4,5}
16. Boarding House, hostel⁵
17. Hotel, Minor, fewer than sixteen (16) rooms⁵
18. Office, General⁵
19. Parking Area or Structure, with four (4) or fewer spaces⁵

- 24 20. Food Truck Location¹¹
- 25 B. **CONDITIONAL USES.**^{9, 10}
- 26 1. Triplex Dwelling⁵
- 27 2. Multi-Unit Dwelling⁵
- 28 3. Guest House, on Lots one (1) acre⁵
- 29 4. Group Care Facility⁵
- 30 5. Public and Quasi-Public institution, church, or school
- 31 6. Essential Municipal public utility Use, facility, service, and Structure
- 32 7. Telecommunication Antenna⁶
- 33 8. Satellite dish, greater than thirty-nine inches (39") in diameter⁷
- 34 9. Plant and Nursery stock products and sales
- 35 10. Hotel, Major⁵
- 36 11. Timeshare Projects and Conversions⁵
- 37 12. Private Residence Club Project and Conversion^{4,5}
- 38 13. Office, Intensive⁵
- 39 14. Office and clinic, Medical⁵
- 40 15. Financial institution, without drive-up window⁸
- 41 16. Commercial Retail and Service, Minor⁸
- 42 17. Commercial Retail and Service, Personal Improvement⁸
- 43 18. Neighborhood Convenience Commercial, without gasoline sales
- 44 19. Café or Deli⁸
- 45 20. Restaurant, General⁸
- 46 21. Restaurant and Café, outdoor dining⁴

- 47 22. Outdoor Events and Uses⁴
- 48 23. Bar
- 49 24. Parking Area or Structure, with five (5) or more spaces⁵
- 50 25. Temporary Improvement⁴
- 51 26. Passenger Tramway station and ski base facility
- 52 27. Ski tow, ski lift, ski run, and ski bridge
- 53 28. Recreation Facility, Commercial, Public, and Private¹²
- 54 29. Entertainment Facility, Indoor
- 55 30. Fences greater than six feet (6') in height from Final Grade⁴
- 56 31. Private Residence Club, Off-Site⁵
- 57 32. Private Event Facility⁵

58 ~~33. [Dwelling Unit, Fractional Use¹³]~~

59 C. **PROHIBITED USES**. Unless otherwise allowed herein, any Use not listed above
60 as an Allowed or Conditional Use is a prohibited Use.

61 ¹Nightly rental of Lockout Units requires a Conditional Use permit.

62 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

63 ³See Section 15-4-9, Child Care And Child Care Facilities.

64 ⁴Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4.

65 ⁵Prohibited in HRC Zoned Storefront Property adjacent to Main Street, Heber Avenue and Park Avenue,
66 excluding those HRC Zoned Properties on the west side of Park Avenue and also excluding those HRC
67 Zoned Properties with the following addresses: 702 Main Street, 710 Main Street, 738 Main Street (for the
68 plaza side storefronts), 780 Main Street, 804 Main Street (for the plaza side storefronts), 875 Main Street,
69 890 Main Street, 900 Main Street, and 820 Park Avenue. Hotel rooms shall not be located within
70 Storefront Property; however access, circulation, and lobby areas are permitted within Storefront
71 Property.

⁶See Section 15-4-14, Telecommunication Facilities.

⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas.

⁸If Gross Floor Area is less than 2,000 sq. ft., the Use shall be considered an Allowed Use.

⁹No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah Code 32B-1-202, to obtain a liquor license.

¹⁰Within the HRC Zoning District, no more than seven (7) Conventional Chain Businesses are permitted in Storefront Properties.

¹¹The Planning Director or designee shall upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

~~¹³Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [04-39](#) on 3/18/2004

Amended by Ord. [06-69](#) on 10/19/2006

Amended by Ord. [07-55](#) on 8/30/2007

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [12-37](#) on 12/20/2012

Amended by Ord. [16-02](#) on 1/7/2016

Amended by Ord. [2017-45](#) on 8/17/2017

Amended by Ord. [2018-55](#) on 10/23/2018

Amended by Ord. [2020-36](#) on 7/30/2020

Amended by Ord. [2020-42](#) on 9/17/2020

Amended by Ord. [2021-51](#) on 12/16/2021

98 Amended by Ord. [2022-08](#) on 4/28/2022

99 Amended by Ord. [2022-16](#) on 5/26/2022

100 Amended by Ord. [2022-21](#) on 10/27/2022

101 **15-2.6-2 Uses**

102 Uses in the Historic Commercial Business (HCB) District are limited to the following:

103 A. **ALLOWED USES**.¹¹

- 104 1. Single Family Dwelling¹
- 105 2. Multi-Unit Dwelling¹
- 106 3. Secondary Living Quarters¹
- 107 4. Lockout Unit^{1,2}
- 108 5. Accessory Apartment^{1,3}
- 109 6. Nightly Rental⁴
- 110 7. Home Occupation¹
- 111 8. Child Care, In-Home Babysitting¹
- 112 9. Child Care, Family^{1,5}
- 113 10. Child Care, Family Group^{1,5}
- 114 11. Child Care Center^{1,5}
- 115 12. Accessory Building and Use¹
- 116 13. Conservation Activity
- 117 14. Agriculture
- 118 15. Bed and Breakfast Inn^{1, 6}
- 119 16. Boarding House, hostel¹
- 120 17. Hotel, Minor, fewer than 16 rooms¹

121	18. Office, General ¹
122	19. Office, Moderate Intensive ¹
123	20. Office and clinic, Medical ¹
124	21. Financial institution, without drive-up window
125	22. Commercial Retail and Service, Minor
126	23. Commercial Retail and Service, Personal Improvement
127	24. Commercial Neighborhood Convenience, without gasoline sales
128	25. Restaurant, Cafe or Deli
129	26. Restaurant, General
130	27. Bar
131	28. Parking Lot, Public or Private with four (4) or fewer spaces
132	29. Entertainment Facility, Indoor
133	30. Salt Lake City 2002 Winter Olympic Games Legacy Displays ⁷
134	31. Temporary winter Balcony enclosures
135	32. Food Truck Location ¹²
136	B. <u>CONDITIONAL USES.</u> ^{10, 11}
137	1. Group Care Facility ¹
138	2. Public and Quasi-Public institution, church, or school
139	3. Essential municipal public utility Use, facility, service, and Structure
140	4. Telecommunication Antenna ⁸
141	5. Satellite dish, greater than thirty-nine inches (39") in diameter ⁹
142	6. Plant and Nursery stock products and sales
143	7. Hotel, Major ¹

- 144 8. Timeshare Projects and Conversions¹
- 145 9. Timeshare Sales Office, Off-Site within an enclosed Building¹
- 146 10. Private Residence Club Project and Conversion^{1,6}
- 147 11. Commercial Retail and Service, Major
- 148 12. Office, Intensive¹
- 149 13. Restaurant, outdoor dining⁶
- 150 14. Outdoor Events and Uses⁶
- 151 15. Hospital, Limited Care Facility¹
- 152 16. Parking Area or Structure for five (5) or more cars¹
- 153 17. Temporary Improvement⁶
- 154 18. Passenger Tramway station and ski base facility
- 155 19. Ski tow, ski lift, ski run, and ski bridge
- 156 20. Recreation Facility, Public
- 157 21. Recreation Facility, Private¹³
- 158 22. Recreation Facility, Commercial
- 159 23. Fences greater than six feet (6') in height from Final Grade⁶
- 160 24. Private Residence Club, Off-Site¹
- 161 25. Private Event Facility¹
- 162 ~~26. [Dwelling Unit, Fractional Use¹⁴]~~

163 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

164 is a prohibited Use.

165 ¹Prohibited in HCB Zoned Storefront Property adjacent to Main Street, Heber Avenue, Grant Avenue, and

166 Swede Alley. Hotel rooms shall not be located within Storefront Property; however access, circulation and

167 lobby areas are permitted within Storefront Property.

168 ²Nightly Rental of Lock Units requires a Conditional Use permit.

169 ³Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

170 ⁴Nightly Rental of residential dwellings does not include the Use of dwellings for Commercial Uses.

171 ⁵See Section 15-4-9, Child Care And Child Care Facilities.

172 ⁶Requires an Administrative or Administrative Conditional Use permit.

173 ⁷Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

174 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

175 on the original Property set forth in the services Agreement and/or Master Festival License. Requires an

176 Administrative Permit.

177 ⁸See Section 15-4-14, Telecommunication Facilities.

178 ⁹See Section 15-4-13, Placement Of Satellite Receiving Antennas.

179 ¹⁰No community locations as defined by Utah Code 32B-1-102 (Alcoholic Beverage Control Act) are

180 permitted within 200 feet of Main Street unless a variance is permitted for an outlet, as defined by Utah

181 Code 32B-1-202, to obtain a liquor license.

182 ¹¹Within the HCB Zoning District, no more than seventeen (17) Conventional Chain Businesses are

183 permitted in Storefront Properties.

184 ¹²The Planning Director or designee shall, upon finding a Food Truck Location in compliance with

185 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval

186 letter.

187 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

188 ~~[¹⁴Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

189 HISTORY

190 *Adopted by Ord. [00-51](#) on 9/21/2000*

191 *Amended by Ord. [02-38](#) on 9/12/2002*

192 *Amended by Ord. [04-39](#) on 3/18/2004*

193 *Amended by Ord. [06-69](#) on 10/19/2006*

194 *Amended by Ord. [07-55](#) on 8/30/2007*

195 Amended by Ord. [09-10](#) on 3/5/2009
196 Amended by Ord. [12-37](#) on 12/20/2012
197 Amended by Ord. [16-02](#) on 1/7/2016
198 Amended by Ord. [16-01](#) on 1/7/2016
199 Amended by Ord. [2017-45](#) on 8/17/2017
200 Amended by Ord. [2018-55](#) on 10/23/2018
201 Amended by Ord. [2020-36](#) on 7/30/2020
202 Amended by Ord. [2020-42](#) on 9/17/2020
203 Amended by Ord. [2021-51](#) on 12/16/2021
204 Amended by Ord. [2022-08](#) on 4/28/2022
205 Amended by Ord. [2022-16](#) on 5/26/2022
206 Amended by Ord. [2022-21](#) on 10/27/2022

207 **15-2.13-2 Uses**

208 Uses in the RD District are limited to the following:

209 A. **ALLOWED USES.**

- 210 1. Single-Family Dwelling
- 211 2. Duplex Dwelling
- 212 3. Secondary Living Quarters
- 213 4. Lockout Unit¹
- 214 5. Accessory Apartment²
- 215 6. Nightly Rental³
- 216 7. Home Occupation
- 217 8. Child Care, In-Home Babysitting⁴

- 218 9. Child Care, Family⁴
- 219 10. Child Care, Family Group⁴
- 220 11. Accessory Building and Use
- 221 12. Conservation Activity Agriculture
- 222 13. Parking Area or Structure with four (4) or fewer spaces
- 223 14. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 224 15. Food Truck Location¹⁶
- 225 16. Internal Accessory Dwelling Unit¹⁷
- 226 B. **CONDITIONAL USES.**
- 227 1. Triplex Dwelling⁶
- 228 2. Multi-Unit Dwelling⁶
- 229 3. Guest House
- 230 4. Group Care Facility
- 231 5. Child Care Center⁴
- 232 6. Public and Quasi-Public Institution, Church, and School
- 233 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 234 8. Telecommunication Antenna⁷
- 235 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁸
- 236 10. Raising, grazing of horses
- 237 11. Cemetery
- 238 12. Bed and Breakfast Inn
- 239 13. Hotel, Minor⁶
- 240 14. Hotel, Major⁶

241	15. Private Residence Club Project and Conversion ¹⁰
242	16. Office, General ^{6,9}
243	17. Office, Moderate Intensive ^{6,9}
244	18. Office, Medical ^{6,9}
245	19. Financial Institution without drive-up window ^{6,9}
246	20. Commercial Retail and Service, Minor ^{6,9}
247	21. Commercial Retail and Service, personal improvement ^{6,9}
248	22. Commercial, Resort Support ^{6,9}
249	23. Café or Deli ^{6,9}
250	24. Restaurant, Standard ^{6,9}
251	25. Restaurant, Outdoor Dining ¹⁰
252	26. Outdoor Event ¹⁰
253	27. Bar ^{6,9}
254	28. Hospital, Limited Care Facility ^{6,9}
255	29. Parking Area or Structure with five (5) or more spaces
256	30. Temporary Improvement ¹⁰
257	31. Passenger Tramway Station and Ski Base Facility ¹¹
258	32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge ¹¹
259	33. Recreation Facility, Public
260	34. Recreation Facility, Commercial ⁶
261	35. Recreation Facility, Private ¹⁸
262	36. Entertainment Facility, Indoor ^{6,9}
263	37. Commercial Stables, Riding Academy ¹²

- 264 38. Heliport¹²
- 265 39. Vehicle Control Gate¹³
- 266 40. Fences and walls greater than six feet (6') in height from Final Grade¹⁰
- 267 41. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹⁴
- 268 42. Amenities Club
- 269 43. Club, Private Residence Off-Site¹⁵
- 270 ~~44. [Dwelling Unit, Fractional Use^{3, 19}]~~

271 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use

272 is a prohibited Use.

273 ¹Nightly rental of Lockout Units requires a Conditional Use permit

274 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

275 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses. Nightly Rentals ~~[and Dwelling~~

276 ~~Unit, Fractional Use]~~ are not permitted in the April Mountain, Mellow Mountain Estates Subdivisions,

277 Meadows Estates Subdivision Phases #1A and #1B, Fairway Meadows Subdivision, ~~[and]~~ Hidden Oaks

278 at Deer Valley Phases 2 and 3, Chatham Crossing Subdivision, and West Ridge and West Ridge Phase 2

279 Subdivision.

280 ⁴See Section 15-4-9 Child Care and Child Care Facilities

281 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

282 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

283 on the original Property set forth in the services agreement and/or Master Festival License

284 ⁶Subject to provisions of LMC Chapter 15-6, Master Planned Development

285 ⁷See Section 15-4-14, Telecommunications Facilities

286 ⁸See Section 15-4-13, Placement of Satellite Receiving Antennas

287 ⁹Allowed only as a secondary or support Use to the primary Development or Use and intended as a

288 convenience for residents or occupants of adjacent or adjoining residential Developments.

289 ¹⁰Requires an Administrative Conditional Use permit.

290 ¹¹As part of an approved Ski Area Master Plan. See Section 15-4-18 Passenger Tramways and Ski Base
291 Facilities.

292 ¹²Omitted.

293 ¹³See Section 15-4-19, Review Criteria For Control Vehicle Gates.

294 ¹⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
295 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
296 in an Area other than the original location set forth in the services agreement and/or Master Festival
297 License.

298 ¹⁵Only allowed within a Master Planned Development. Requires an Administrative Conditional Use permit.
299 Is permitted only in approved existing Commercial spaces or developments that have ten (10) or more
300 units with approved Support Commercial space. A Parking Plan shall be submitted to determine site
301 specific parking requirements.

302 ¹⁶The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
303 Municipal Code 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

304 ¹⁷See Section 15-4-7.1, Internal Accessory Dwelling Units.

305 ¹⁸See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

306 ~~¹⁹Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

307 HISTORY

308 *Adopted by Ord. [00-51](#) on 9/21/2000*

309 *Amended by Ord. [02-38](#) on 9/12/2002*

310 *Amended by Ord. [04-08](#) on 3/4/2004*

311 *Amended by Ord. [05-39](#) on 6/30/2005*

312 *Amended by Ord. [06-76](#) on 11/9/2006*

313 *Amended by Ord. [11-05](#) on 1/27/2011*

314 *Amended by Ord. [14-35](#) on 6/26/2014*

315 *Amended by Ord. [2018-23](#) on 5/17/2018*

316 Amended by Ord. [2018-55](#) on 10/23/2018

317 Amended by Ord. [2020-38](#) on 7/30/2020

318 Amended by Ord. [2020-45](#) on 10/1/2020

319 Amended by Ord. [2021-16](#) on 4/15/2021

320 Amended by Ord. [2021-38](#) on 9/23/2021

321 Amended by Ord. [2021-52](#) on 12/16/2021

322 Amended by Ord. [2021-51](#) on 12/16/2021

323 Amended by Ord. [2022-08](#) on 4/28/2022

324 Amended by Ord. [2022-21](#) on 10/27/2022

325 **15-2.14-2 Uses**

326 Uses in the RDM District are limited to the following:

327 A. **ALLOWED USES.**

328 1. Single Family Dwelling

329 2. Duplex Dwelling

330 3. Triplex Dwelling

331 4. Secondary Living Quarters

332 5. Lockout Unit¹

333 6. Accessory Apartment²

334 7. Nightly Rental³

335 8. Home Occupation

336 9. Child Care, In Home Babysitting⁴

337 10. Child Care, Family⁴

338 11. Child Care, Family Group⁴

339	12. Accessory Building and Use
340	13. Conservation Activity
341	14. Agriculture
342	15. Parking Area or Structure with four (4) or fewer spaces
343	16. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays ⁵
344	17. Food Truck Location ¹⁴
345	18. Internal Accessory Dwelling Unit ¹⁵
346	B. <u>CONDITIONAL USES.</u>
347	1. Multi Unit Dwelling ⁶
348	2. Guest House
349	3. Group Care Facility
350	4. Child Care Center
351	5. Public and Quasi Public Institution, Church, and School
352	6. Essential Municipal Public Utility Use, Facility, Service, and Structure
353	7. Telecommunication Antenna ⁷
354	8. Satellite Dish, greater than thirty nine inches (39") in diameter ⁸
355	9. Raising grazing of horses
356	10. Cemetery
357	11. Bed and Breakfast Inn
358	12. Boarding House, Hotel
359	13. Hotel, Minor ⁶
360	14. Hotel, Major ⁶
361	15. Private Residence Club Project and Conversion ¹¹

362	16. Office, General ⁶
363	17. Office, Moderate Intensive ^{6,9}
364	18. Office and Clinic, Medical ^{6,10}
365	19. Financial Institution, without drive up window ^{6,10}
366	20. Commercial Retail and Service, Minor ^{6,10}
367	21. Commercial Retail and Service, personal improvement ^{6,10}
368	22. Commercial, Resort Support ^{6,10}
369	23. Cafe or Deli ^{6,10}
370	24. Restaurant, Standard ^{6,10}
371	25. Restaurant, Outdoor Dining ¹¹
372	26. Outdoor Event ¹¹
373	27. Bar ^{6,10}
374	28. Hospital, Limited Care Facility ^{6,9}
375	29. Parking Area or Structure with five (5) or fewer spaces
376	30. Temporary Improvement ¹¹
377	31. Passenger Tramway Station and Ski Base Facility ¹²
378	32. Ski Tow, Ski Lift, Ski Run, and Ski Bridge ¹²
379	33. Recreation Facility, Public
380	34. Recreation Facility, Commercial ⁶
381	35. Recreation Facility, Private ¹⁶
382	36. Entertainment Facility, Indoor ^{6,9}
383	37. Commercial Stables, Riding Academy ^{6,10}
384	38. Fences greater than six feet (6') in height from Final Grade

39. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays¹³

~~40. [Dwelling Unit, Fractional Use¹⁷]~~

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly Rental of Lockout Units requires a Conditional Use permit.

²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

³Nightly Rentals do not include the Use of Dwellings for Commercial Use.

⁴See Section 15-4-9, Child Care and Child Care Facilities

⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License

⁶Subject to Master Planned Development approval. See Chapter 15-6.

⁷See Section 15-4-14, Telecommunication Facilities.

⁸See Section 15-4-13, Placement of Satellite Receiving Antennas.

⁹General Offices are only permitted with an approved Master Planned Development and may only be approved as the redevelopment of an existing Building or Property. In addition to meeting the necessary criteria in the Chapter 15-6 Master Planned Developments, the Planning Commission must find that: a) the redevelopment of an existing Building or Property to a General Office use will substantially advance the objectives of Economic Element of the General Plan or other more specific neighborhood plans; b) it has minimized/eliminated any potential detrimental impact on the resort and/or resort-residential character of the RDM District and the Frontage Protection Zone through careful planning and conditions of approval; c) it will not result in an intensification of use incompatible with neighboring developments; and d) it will not result in substantial increase in the existing trip generations for services and deliveries.

¹⁰Allowed only as a secondary or support Use to the primary Development or Use and intended as a convenience for residents or occupants of adjacent or adjoining residential Development.

¹¹Requires an administrative Conditional Use permit.

¹²As part of an approved Ski Area Master Plan. See Section 15-4-18, Passenger Tramways and Ski Base

412 Facilities

413 ¹³Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City
414 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed
415 in an Area other than the original location set forth in the services agreement and/or Master Festival
416 License.

417 ¹⁴The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
418 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
419 letter.

420 ¹⁵See Section 15-4-7.1, Internal Accessory Dwelling Units.

421 ¹⁶See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

422 ~~[¹⁷Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

423 HISTORY

424 *Adopted by Ord. [00-51](#) on 9/21/2000*

425 *Amended by Ord. [02-24](#) on 6/27/2002*

426 *Amended by Ord. [02-38](#) on 9/12/2002*

427 *Amended by Ord. [04-39](#) on 3/18/2004*

428 *Amended by Ord. [06-76](#) on 11/9/2006*

429 *Amended by Ord. [2018-55](#) on 10/23/2018*

430 *Amended by Ord. [2020-45](#) on 10/1/2020*

431 *Amended by Ord. [2021-38](#) on 9/23/2021*

432 *Amended by Ord. [2021-51](#) on 12/16/2021*

433 *Amended by Ord. [2022-08](#) on 4/28/2022*

434 *Amended by Ord. [2022-21](#) on 10/27/2022*

435 **15-2.16-2 Uses**

436 Uses in the RC District are limited to the following:

437 A. **ALLOWED USES.**

- 438 1. Single Family Dwelling
- 439 2. Duplex Dwelling
- 440 3. Triplex Dwelling
- 441 4. Secondary Living Quarters
- 442 5. Lockout Unit¹
- 443 6. Accessory Apartment²
- 444 7. Nightly Rental³
- 445 8. Home Occupation
- 446 9. Child Care, In-Home Babysitting⁴
- 447 10. Child Care, Family⁴
- 448 11. Child Care, Family Group⁴
- 449 12. Child Care Center⁴
- 450 13. Accessory Building and Use
- 451 14. Conservation Activity
- 452 15. Agriculture
- 453 16. Bed and Breakfast Inn
- 454 17. Boarding House, Hostel
- 455 18. Hotel, Minor
- 456 19. Parking Area or Structure with four (4) or fewer spaces
- 457 20. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁵
- 458 21. Food Truck Location¹²

459 B. **CONDITIONAL USES.**

- 460 1. Multi-Unit Dwelling
- 461 2. Group Care Facility
- 462 3. Public and Quasi-Public institution, church, and school
- 463 4. Essential municipal and public utility Use, facility, service, and Structure
- 464 5. Telecommunications Antenna⁶
- 465 6. Satellite dish Antenna, greater than thirty-nine inches (39") in diameter⁷
- 466 7. Raising, grazing of horses
- 467 8. Cemetery
- 468 9. Hotel, Major
- 469 10. Timeshare Project and Conversion
- 470 11. Timeshare Sales Office
- 471 12. Private Residence Club Project and Conversion⁹
- 472 13. Office, General⁸
- 473 14. Office, Moderate⁸
- 474 15. Office and clinic, Medical⁸
- 475 16. Financial institution without drive-up window⁸
- 476 17. Minor Retail and Service Commercial⁸
- 477 18. Retail and Service Commercial, Personal Improvement⁸
- 478 19. Transportation Service⁸
- 479 20. Neighborhood Market, without gasoline sales⁸
- 480 21. Café or Deli⁸
- 481 22. Restaurant, General⁸
- 482 23. Restaurant, outdoor dining^{8,9}

- 483 24. Bar⁸
- 484 25. Hospital, Limited Care Facility⁸
- 485 26. Parking Area or Structure with five (5) or more spaces
- 486 27. Temporary Improvement⁹
- 487 28. Passenger Tramway station and ski base facility¹⁰
- 488 29. Ski tow rope, ski lift, ski run, and ski bridge¹⁰
- 489 30. Outdoor Events and Uses⁹
- 490 31. Recreation Facility, Public and Private^{8, 13}
- 491 32. Recreation Facility, Commercial⁸
- 492 33. Entertainment Facility, Indoor⁸
- 493 34. Commercial Riding Stable(s), riding academy⁸
- 494 35. Heliport⁸
- 495 36. Amenities Club
- 496 37. Club, Private Residence Off-Site¹¹
- 497 ~~38. [Dwelling Unit, Fractional Use¹⁴]~~
- 498 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
- 499 is a prohibited Use.

500 ¹Nightly Rental of Lockout Units requires a Conditional Use permit

501 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments

502 ³Nightly Rentals do not include the Use of dwellings for Commercial Uses

503 ⁴See Section 15-4-9, Child Care And Child Care Facilities

504 ⁵Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City

505 Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed

506 on the original Property set forth in the services agreement and/or Master Festival License. Requires an

507 Administrative Permit.

508 ⁶See Section 15-4-14, Telecommunication Facilities

509 ⁷See Section 15-4-13, Placement Of Satellite Receiving Antennas

510 ⁸As support Use to primary Development or Use, subject to provisions of LMC Chapter 15-6, Master

511 Planned Developments

512 ⁹Requires an Administrative or Administrative Conditional Use permit, see Chapter 15-4

513 ¹⁰As part of an approved Ski Area Master Plan

514 ¹¹Requires an Administrative Conditional Use permit. Is permitted only in approved existing Commercial

515 spaces or Developments that have ten (10) or more units with approved Support Commercial space. A

516 Parking Plan shall be submitted to determine site specific parking requirements.

517 ¹²The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

518 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval

519 letter.

520 ¹³See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

521 [~~¹⁴Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~]

522 HISTORY

523 *Adopted by Ord. [00-51](#) on 9/21/2000*

524 *Amended by Ord. [02-38](#) on 9/12/2002*

525 *Amended by Ord. [04-39](#) on 3/18/2004*

526 *Amended by Ord. [06-76](#) on 11/9/2006*

527 *Amended by Ord. [09-10](#) on 3/5/2009*

528 *Amended by Ord. [11-05](#) on 1/27/2011*

529 *Amended by Ord. [15-35](#) on 10/12/2015*

530 *Amended by Ord. [2018-23](#) on 5/17/2018*

531 *Amended by Ord. [2018-55](#) on 10/23/2018*

532 *Amended by Ord. [2020-36](#) on 7/30/2020*

533 *Amended by Ord. [2020-45](#) on 10/1/2020*

534 Amended by Ord. [2021-51](#) on 12/16/2021

535 Amended by Ord. [2022-08](#) on 4/28/2022

536 Amended by Ord. [2022-21](#) on 10/27/2022

537 **15-2.17-2 Uses**

538 Uses in the RCO District are limited to the following:

539 A. **ALLOWED USES.**

540 1. Secondary Living Quarters

541 2. Lockout Unit¹

542 3. Accessory Apartment²

543 4. Nightly Rental

544 5. Home Occupation

545 6. Child Care, In-Home Babysitting³

546 7. Child Care, Family³

547 8. Child Care, Family Group³

548 9. Accessory Building and Use

549 10. Conservation Activity

550 11. Agriculture

551 12. Parking Area or Structure with four (4) or fewer spaces

552 13. Recreation Facility, Private¹²

553 14. Allowed Uses in the Underlying Zoning District

554 15. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays⁴

555 16. Food Truck Location¹¹

556 B. **CONDITIONAL USES.**

557	1. Multi-Unit Dwelling ⁵
558	2. Group Care Facility ⁵
559	3. Child Care Center ^{3,5}
560	4. Public and Quasi-Public Institution, Church and School ⁵
561	5. Essential Municipal Public Utility Use, Facility, Service, and Structure ⁵
562	6. Telecommunication Antenna ⁶
563	7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁷
564	8. Plant and Nursery stock products and sales ⁵
565	9. Bed and Breakfast Inn ⁵
566	10. Boarding House, Hostel ⁵
567	11. Hotel, Minor ⁵
568	12. Hotel, Major ⁵
569	13. Private Residence Club Project and Conversion ⁹
570	14. Timeshare Sales Office, off-site ⁵
571	15. Office, General ⁵
572	16. Office, Moderate Intensive ⁵
573	17. Office, Intensive ⁵
574	18. Office and Clinic, Medical ⁵
575	19. Financial Institution, with and without drive-up window ^{5,8}
576	20. Retail and Service Commercial, Minor ⁵
577	21. Retail and Service Commercial, personal improvement ⁵
578	22. Retail and Service Commercial, Major ⁵
579	23. Transportation Service ⁵

580	24. Retail Drive-Up Window ⁸
581	25. Neighborhood Convenience Commercial ⁵
582	26. Commercial, Resort Support ⁵
583	27. Gasoline Service Station ⁵
584	28. Cafe, Deli ⁵
585	29. Restaurant, General ⁵
586	30. Restaurant, Outdoor Dining ⁹
587	31. Outdoor Event ⁹
588	32. Restaurant, Drive-up window ⁸
589	33. Bar ⁵
590	34. Hospital, Limited Care Facility ⁵
591	35. Hospital, General ⁵
592	36. Parking Area or Garage with five (5) or more spaces ⁸
593	37. Temporary Improvement ⁹
594	38. Passenger Tramway Station and Ski Base Facility ⁵
595	39. Ski tow rope, ski lift, ski run, and ski bridge ⁵
596	40. Recreation Facility, Public ⁵
597	41. Recreation Facility, Commercial ⁵
598	42. Entertainment, Indoor ⁵
599	43. Heliport ⁵
600	44. Salt Lake City 2002 Winter Olympic Games Olympic Legacy Displays ¹⁰
601	45. [Dwelling Unit, Fractional Use¹³]

C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use is a prohibited Use.

¹Nightly Rental of Lockout Units requires a Conditional Use permit.

²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

³See Section 15-4-9, Child Care and Child Care Facilities.

⁴Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed on the original Property set forth in the services agreement and/or Master Festival License.

⁵Subject to Master Planned Development approval. See Chapter 15-6.

⁶See Section 15-4-14, Telecommunication Facilities.

⁷See Section 15-4-13, Placement of Satellite Receiving Antennas.

⁸See Section 15-2.18-5 criteria for drive-up windows.

⁹Requires an administrative Conditional Use permit.

¹⁰Olympic Legacy Displays limited to those specific Structures approved under the SLOC/Park City Municipal Corporation Olympic Services Agreement and/or Olympic Master Festival License and placed in an Area other than the original location set forth in the services agreement and/or Master Festival License.

¹¹The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

¹²See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

~~¹³Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.~~

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [02-38](#) on 9/12/2002

Amended by Ord. [04-39](#) on 9/23/2004

Amended by Ord. [06-76](#) on 11/9/2006

629 Amended by Ord. [2018-55](#) on 10/23/2018

630 Amended by Ord. [2020-45](#) on 10/1/2020

631 Amended by Ord. [2021-51](#) on 12/16/2021

632 Amended by Ord. [2022-08](#) on 4/28/2022

633 Amended by Ord. [2022-21](#) on 10/27/2022

634 **15-2.18-2 Uses**

635 Uses in the GC District are limited to the following:

636 A. **ALLOWED USES.**

637 1. Secondary Living Quarters

638 2. Lockout Unit¹

639 3. Accessory Apartment²

640 4. Nightly Rental

641 5. Home Occupation

642 6. Child Care, In-Home Babysitting³

643 7. Child Care, Family³

644 8. Child Care, Family Group³

645 9. Child Care Center³

646 10. Accessory Building and Use

647 11. Conservation Activity

648 12. Agriculture

649 13. Plant and Nursery Stock production and sales

650 14. Bed and Breakfast Inn

651 15. Boarding House, Hostel

- 652 16. Hotel, Minor
- 653 17. Hotel, Major
- 654 18. Office, General
- 655 19. Office, Moderate Intensive
- 656 20. Office, Intensive
- 657 21. Office and Clinic, Medical and Veterinary Clinic
- 658 22. Financial Institution without a drive-up window
- 659 23. Commercial, Resort Support
- 660 24. Retail and Service Commercial, Minor
- 661 25. Retail and Service Commercial, Personal Improvement
- 662 26. Retail and Service Commercial, Major
- 663 27. Cafe or Deli
- 664 28. Restaurant, General
- 665 29. Hospital, Limited Care Facility
- 666 30. Parking Area or Structure with four (4) or fewer spaces
- 667 31. Parking Area or Structure with five (5) or more spaces
- 668 32. Food Truck Location¹⁰

669 B. **CONDITIONAL USES.**

- 670 1. Single Family Dwelling
- 671 2. Duplex Dwelling
- 672 3. Triplex Dwelling
- 673 4. Multi-Unit Dwelling
- 674 5. Group Care Facility

- 675 6. Public and Quasi-Public Institution, Church, and School
- 676 7. Essential Municipal Public Utility Use, Facility, Service, and Structure
- 677 8. Telecommunication Antenna⁴
- 678 9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter⁵
- 679 10. Timeshare Project and Conversion
- 680 11. Timeshare Sales Office, off-site within an enclosed Building
- 681 12. Private Residence Club Project and Conversion⁸
- 682 13. Financial Institution with a Drive-up Window⁶
- 683 14. Retail and Service Commercial with Outdoor Storage
- 684 15. Retail and Service Commercial, Auto Related
- 685 16. Transportation Service
- 686 17. Retail Drive-Up Window⁶
- 687 18. Gasoline Service Station
- 688 19. Restaurant and Cafe, Outdoor Dining⁷
- 689 20. Restaurant, Drive-up Window⁶
- 690 21. Outdoor Event⁷
- 691 22. Bar
- 692 23. Sexually Oriented Businesses⁸
- 693 24. Hospital, General
- 694 25. Light Industrial Manufacturing and Assembly
- 695 26. Temporary Improvement⁷
- 696 27. Passenger Tramway and Ski Base Facility
- 697 28. Ski tow rope, ski lift, ski run, and ski bridge

- 698 29. Commercial Parking Lot or Structure
- 699 30. Recreation Facility, Public
- 700 31. Recreation Facility, Commercial
- 701 32. Recreation Facility, Private⁹
- 702 33. Indoor Entertainment Facility
- 703 34. Heliport
- 704 35. Temporary Sales Trailer in conjunction with an active Building permit for
- 705 the Site.⁸
- 706 36. Fences greater than six feet (6') in height from Final Grade⁷
- 707 37. Household Pet, Boarding⁷
- 708 38. Household Pet, Daycare⁷
- 709 39. Household Pet, Grooming⁷
- 710 ~~40. [Dwelling Unit, Fractional Use¹¹]~~

711 C. **PROHIBITED USES.** Any Use not listed above as an Allowed or Conditional Use

712 is a prohibited Use.

713 ¹Nightly rental of Lockout Units requires Conditional Use permit.

714 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

715 ³See Section 15-4-9, Child Care and Child Care Facilities.

716 ⁴See Section 15-4-14, Telecommunication Facilities.

717 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.

718 ⁶See Section 15-2.18-6 for Drive-Up Window review.

719 ⁷Requires an Administrative Conditional Use permit.

720 ⁸See Section 15-4-16 for additional criteria.

721 ⁹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

722 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with

723 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
724 letter.

725 ~~[¹¹Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.]~~

726 HISTORY

727 *Adopted by Ord. [00-51](#) on 9/21/2000*

728 *Amended by Ord. [04-39](#) on 9/23/2004*

729 *Amended by Ord. [06-76](#) on 11/9/2006*

730 *Amended by Ord. [14-57](#) on 11/20/2014*

731 *Amended by Ord. [2018-55](#) on 10/23/2018*

732 *Amended by Ord. [2020-45](#) on 10/1/2020*

733 *Amended by Ord. [2021-51](#) on 12/16/2021*

734 *Amended by Ord. [2022-08](#) on 4/28/2022*

735 *Amended by Ord. [2022-21](#) on 10/27/2022*

736 ~~[15-4-23 Dwelling Unit, Fractional Use~~

737 ~~Planning staff shall evaluate the Fractional Use Applications, and shall find compliance~~
738 ~~with the following:~~

739 ~~A. The following are prohibited:~~

740 ~~1. Nightly Rentals;~~

741 ~~2. On-Street Parking;~~

742 ~~3. Outdoor display of goods and merchandise;~~

743 ~~4. Signs;~~

744 ~~5. Commercial uses.~~

~~B. The Applicant submits a Management Plan describing the satisfactory level of management and maintenance of the Dwelling Unit, Fractional Use that addresses the following:~~

- ~~1. A designated responsible party that is a property management company, realtor, lawyer, owner, or another individual, who resides within a one-hour drive of the property, or, in the case of a company, has offices in Summit County, Utah. The responsible party must be available by telephone, or otherwise, twenty-four (24) hours per day, and must be able to respond to telephone inquiries within twenty (20) minutes of the receipt of such inquiries. The responsible party is also designated as the agent for receiving all official communications.~~
- ~~2. Snow removal during winter months to a level that allows safe access to the Dwelling Unit over the normal pedestrian access.~~
- ~~3. Snow removal service to off-street parking associated with the property to ensure parking is available for owner use at all times.~~
- ~~4. Summer yard maintenance, including landscaping, weed control, and irrigation to a level that is consistent with the level of landscaping and maintenance on adjoining and nearby properties.~~
- ~~5. Structural maintenance to preserve substantial code compliance.~~
- ~~6. Routine upkeep, including painting and repair to a level that is consistent with the level of maintenance on adjoining or nearby properties.~~

- ~~7. Trash collection which ensures that trash cans are not left at the curb for any period in excess of 24 hours; the property must be kept free from accumulated garbage and refuse.~~
- ~~8. Noise and Occupancy Control—Property management and owners are responsible for regulating the occupancy of the property and noise created by occupants. Violation of the Noise Ordinance in Municipal Code of Park City Chapter 6-3, violation of occupancy loads, failure to use designated off-street parking, illegal conduct, or any other abuse, which violates any law regarding use or occupancy of the property is grounds for revocation.~~
- ~~9. Information on the proposed Fractional Use, including:~~
- ~~1. A description of the method of management of the Fractional Use.~~
 - ~~2. Any restrictions on the use or occupancy of the Dwelling Unit and property.~~
 - ~~3. Any additional documentation the Applicant or City staff deem reasonably necessary to evaluate the Fractional Use.~~
- ~~10. An active Business License for the fractional ownership company.~~

HISTORY

Adopted by Ord. 2022-21 on 10/27/2022]

15-15-1 Definitions

. . .

~~**DWELLING UNIT, FRACTIONAL USE.** Any Dwelling Unit which is owned by a limited liability company, corporation, partnership, or other joint ownership structure in which unrelated persons or entities own, sell, purchase or otherwise for consideration create~~

789 ~~or acquire any divided property interest including co-ownership or fractional or divided~~
790 ~~estates, shares, leaseholds, or memberships which are subject to, or subsequently~~
791 ~~bound by any agreement limiting interest holders' or their designees' right or functional~~
792 ~~ability to occupy or use the property to their respective interests or any other agreement~~
793 ~~which limits interest holders' or their designees' use of the property to fractional~~
794 ~~reservations through stay limitations of any duration. Fractional Use is established by~~
795 ~~any of the following elements : co-ownership or fractional or divided estates, shares,~~
796 ~~leaseholds, or memberships which are openly advertised, marketed, or offered for sale~~
797 ~~and sold individually at separate times; centralized or professional management;~~
798 ~~reservation systems; maximum or minimum day limits on each interest holder's~~
799 ~~occupancy or use of the property; or management fees reflective of interval use or~~
800 ~~ownership, irrespective of whether the agreement may be canceled individually or by~~
801 ~~any party. This definition shall not include non-commercial groups such as families,~~
802 ~~partnerships, associations, or trusts with divided interests or agreements in which the~~
803 ~~real estate is held and transferred within the family, partnership, association, or trust as~~
804 ~~opposed to sold on the free market for commercial purposes.]~~
805

Planning Commission Staff Report



Subject: Accessory Uses in
Master Planned Developments
Application: PL-22-05447
Author: Rebecca Ward, Assistant Planning Director
Date: April 12, 2023
Type of Item: Legislative – Land Management Code Amendments

Recommendation

(I) Review proposed amendments to the Land Management Code regarding Accessory Uses in Master Planned Developments outlined in the Draft Ordinance (Exhibit A); (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on April 27, 2023.

Background

Commercial development 10,000+ square feet and residential development 20,000+ square feet requires a Master Planned Development (MPD) and review by the Planning Commission pursuant to Land Management Code (LMC) [Chapter 15-6](#). LMC [§ 15-6-5\(A\) Master Planned Development Requirements – Density](#) states:

The Planning Commission shall approve the type of Development, number of units, and Density permitted on a given Master Planned Development Site based on a Site Suitability Analysis. The Master Planned Development shall not exceed the maximum Density in the Zoning District, except as otherwise provided in this Section.

LMC [§ 15-6-8 Unit Equivalents](#) establishes a formula for MPD Density: 1,000 square feet of commercial use is one Unit Equivalent and one Single-Family Lot or 2,000 square feet of Multi-Unit Dwelling residential use is one Unit Equivalent.

LMC [§ 15-6-8 Unit Equivalents](#) outlines allowances for Support Commercial Uses and exempts certain Residential and Resort Accessory Uses¹ from counting toward the total Unit Equivalents within an MPD. These Accessory Uses are intended to provide services and support uses for patrons, employees, and residents within the development, and not for the general public.

The Accessory Use exemptions from Unit Equivalents present challenges for some MPD reviews because they may result in increased mass and bulk of proposed projects and pose a potential risk that the Accessory Uses intended for patrons, employees, and residents already on site may eventually be opened to the general public without mitigating impacts like increased traffic and parking, and without contributing to

¹ LMC [§ 15-15-1](#) defines an Accessory Use as a land Use that is customarily incidental and subordinate to the primary Use located on the same Lot.

affordable housing obligations pursuant to the City's [Housing Resolution No. 05-2021](#).

On December 14, 2022 ([Staff Report](#); [Minutes](#), p. 25), and February 8, 2023 ([Staff Report](#); [Minutes](#), p. 21), the Planning Commission conducted work sessions on Accessory Uses in Master Planned Developments. The recommended amendments for (I) Support Commercial Uses, (II) Residential Accessory Uses, and (III) Resort Accessory Uses are outlined below. Additionally, (IV) the *Uses* tables for the Recreation and Open Space, General Commercial, and Light Industrial Zoning Districts are proposed to be updated to link Resort Support Commercial Uses to approved Master Planned Developments.

Analysis

The LMC implements the goals and policies of the General Plan in part to protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the historic character, and the unique mountain town community.² The Planning Commission reviews LMC amendments and forwards a recommendation to City Council for final action.³

Proposed amendments based on Commission input to clarify Accessory Uses within MPDs are outlined below:

(I) Support Commercial Uses

When the MPD process was first established in the 1980s, the LMC allowed Support Commercial Facilities, which were defined as commercial uses oriented toward the internal circulation of the development "for the purpose of serving the needs of the residents or users of that development, and not the general public or persons drawn from off the site of the Master Planned Development." The definition included examples like barber shops, beauty salons, travel agencies, clothing stores, gift shops, convenience stores, art galleries, auto rentals, camera stores, liquor stores, pharmacies, sporting goods stores, day care nurseries, information centers, tennis or golf pro shops or other hotel lobby type uses.

Each Support Commercial Facility was capped to no more than 2,000 gross square feet of floor area and the total Support Commercial Facilities were capped to no more than 10% of the total gross floor area. Signage for Support Commercial Facilities could only be visible from within the development. The 1980s LMC also allowed up to 5% of the total floor area to be dedicated to meeting spaces.

The definition of *Support Commercial Use* has been slightly modified since the 1980s, but still establishes the requirement that the Use serve the needs of residents or users of the development. LMC [§ 15-15-1 Definitions](#) outlines the following:

² LMC [§ 15-1-2](#)

³ LMC [§ 15-12-15\(A\)\(3\)](#)

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

When the City re-wrote the LMC in the early 2000s, the LMC continued to allow within a Residential MPD for a Hotel or Nightly Rental condominium up to 5% of the total floor area for Support Commercial and 5% of the total floor area for meeting spaces. This has not changed. LMC [§ 15-6-8\(C\)](#) *Unit Equivalents* currently establishes the following for residential MPDs:

SUPPORT COMMERCIAL WITHIN RESIDENTIAL MASTER PLANNED DEVELOPMENTS. Within a Hotel or Nightly Rental condominium project, the Floor Area of Support Commercial uses may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents. Any unused support commercial floor area may be utilized for meeting space Uses.

LMC [§ 15-6-8\(D\)](#) *Unit Equivalents* further allows the following:

MEETING SPACE. Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.

The proposed amendments:

- Limit signage to interior spaces
- Limit marketing to existing primary uses on site
- Remove meeting space allowances
- Limit to a Hotel under one ownership and remove allowance from Nightly Rental condominium projects
- Capture affordable housing obligations for employees generated
- Tie the maximum square footage to a cap
- Prohibit Conventional Chain Businesses

(See Exhibit A, redlines 29 – 44)

(II) Residential Accessory Uses

The 2002 LMC update further exempted administrative and banquet offices, as well as Residential Accessory Uses from Unit Equivalents, which included ski lockers, lobbies, registration, concierge, bell stand/luggage storage, maintenance areas, mechanical rooms, laundry facilities, employee facilities, common pools, saunas, and hot tubs not open to the public, telephone areas, public restrooms, administrative offices, hallways and

circulation, elevators and stairways, and back of house uses. There is no square footage or percentage cap on Residential Accessory Uses.

LMC [§ 15-15-1](#) *Definitions* does not define Residential Accessory Uses. However, LMC [§ 15-6-8\(F\)](#) *Unit Equivalents* includes the following description:

RESIDENTIAL ACCESSORY USES. Residential Accessory Uses include typical back of house uses and administration facilities that are for the benefit of the residents of a commercial Residential Use, such as a Hotel or Nightly Rental Condominium project and that are common to the residential project and are not located within any individual Residential unit. Residential Accessory Uses do not require the use of Unit Equivalents and include, but are not limited to, such Uses as:

Ski/Equipment lockers
Lobbies
Registration
Concierge
Bell stand/luggage storage
Maintenance Areas
Mechanical rooms and shafts
Laundry facilities and storage
Employee facilities
Common pools, saunas and hot tubs, and exercise areas not open to the public
Telephone Areas
Guest business centers
Public restrooms
Administrative offices
Hallways and circulation
Elevators and stairways

The proposed amendments:

- Limit Residential Accessory Uses to functional spaces and clearly define these spaces
- Add Child Care Facilities to the list
- Add Enclosed Bicycle Storage that exceeds the requirements of Section 15-3-9

(See Exhibit A, redlines 50 – 76)

(III) Resort Accessory Uses

The 2002 LMC added Resort Accessory Uses, exempting lost and found, mountain patrol, mountain administration, mountain maintenance, emergency medical facilities, public lockers, public restrooms, employee restrooms, ski school/day care facilities, ticket

sales, ski check, circulation, and hallways from Unit Equivalents. There is no square footage or percentage cap on Resort Accessory Uses.

The General Plan and recommended strategies acknowledge the need for flexibility with resort development, while preserving the City's core values. Goal 11 of the General Plan is to support the continued success of the multi-seasonal tourism economy while preserving the community character that adds to the visitor experience. Objective 11A states the vibrancy of Park City's resorts is essential to the success of resort support businesses and the City must provide flexibility to allow the primary resorts to evolve with the tourism industry, increase occupancy rates year round, and create more demand for the resort support industries throughout the City. Objective 11B is to preserve our community core values of Small Town, Natural Setting, Sense of Community, and Historic Character to maintain the unique Park City experience for visitors and residents.⁴

LMC [§ 15-15-1 Definitions](#), while defining *Resort Support Commercial Use* and *Resort Support Commercial*, does not define Resort Accessory Uses. LMC [§ 15-6-8\(G\) Unit Equivalents](#) includes the following:

RESORT ACCESSORY USES. The following Uses are considered accessory for the operation of a resort for winter and summer operations. These Uses are considered typical back of house uses and are incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort do not require the Use of a Unit Equivalent. These Uses include, but are not limited to, such Uses as:

- Information
- Lost and found
- First Aid Mountain patrol
- Administration
- Maintenance and storage facilities
- Emergency medical facilities
- Public lockers
- Public restrooms
- Employee restrooms, employee locker rooms, employee break rooms, and employee dining areas
- Ski school/day care facilities
- Instruction facilities
- Ticket sales
- Equipment/ski check
- Circulation and hallways for these Resort Accessory Uses

⁴ General Plan Volume I, [Sense of Community](#), p. 20 – 22

The proposed amendments:

- Capture affordable housing obligations and parking and traffic impacts
- Remove uses required for business operations like administration
- Remove terms like “instruction facilities” that could be broadly interpreted

(See Exhibit A, redlines 77 – 102)

(IV) Resort Support Commercial

Support Commercial is also defined for the resorts. [§ 15-15-1](#) *Definitions* outlines the following:

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

RESORT SUPPORT COMMERCIAL. Use that is clearly incidental to, and customarily found in connection with, the principal Building or Use, and that is operated and maintained for the benefit and convenience of the Owners, occupants, employees, customers, or visitors to the principal Use or Building.

However, LMC [Chapter 15-6](#) outlining MPD regulations is silent regarding Resort Support Commercial. Resort Support Commercial is established through the Park City Mountain Resort and Deer Valley Development Agreements specific to each project and no proposed amendments to the LMC would impact what is already defined and established specific to each resort.

Resort Support Commercial uses are allowed in the Recreation Open Space,⁵ Residential Development,⁶ Residential Development Medium,⁷ Regional Commercial Overlay,⁸ General Commercial,⁹ and Light Industrial¹⁰ Zoning Districts. All Zoning Districts establish Resort Support Commercial as a Conditional Use, requiring Planning Commission review, and include a footnote stating the Resort Support Commercial must be approved as part of an MPD except for the Recreation Open Space, General Commercial, and Light Industrial Zoning Districts.

The proposed amendments update the *Uses* Section of the Recreation Open Space,

⁵ LMC [§ 15-2.7-2\(C\)\(19\)](#)

⁶ LMC [§ 15-2.13-\(B\)\(22\)](#)

⁷ LMC [§ 15-2.14-2\(B\)\(22\)](#)

⁸ LMC [§ 15-2.17-2\(B\)\(26\)](#)

⁹ LMC [§ 15-2.18-2\(A\)\(23\)](#)

¹⁰ LMC [§ 15-2.19-2\(A\)\(18\)](#)

General Commercial, and Light Industrial Zoning Districts to add a footnote that Resort Support Commercial may only be allowed when part of an MPD approval (see Exhibit A, redlines 109 – 370). The amendments also eliminate the duplicate definition (see Exhibit A, redlines 371 – 376).

Department Review

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

Public Input

Please see Exhibit B.

Alternatives

- The Planning Commission may forward a positive recommendation for City Council's consideration on April 27, 2023
- The Planning Commission may forward a negative recommendation for City Council's consideration on April 27, 2023
- The Planning Commission may continue the discussion to a date certain

Exhibits

Exhibit A: Draft Ordinance

Exhibit B: Public Input

Ordinance No. 2023-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTION 15-6-8 *UNIT EQUIVALENTS* AND SECTION 15-15-1 *DEFINITIONS* REGARDING SUPPORT COMMERCIAL AND RESIDENTIAL AND RESORT ACCESSORY USES FOR MASTER PLANNED DEVELOPMENTS AND SECTIONS 15-2.7-2 *USES FOR THE RECREATION AND OPEN SPACE ZONING DISTRICT*, 15-2.18-2 *USES FOR THE GENERAL COMMERCIAL ZONING DISTRICT*, AND 15-2.19-2 *USES FOR THE LIGHT INDUSTRIAL ZONING DISTRICT* TO CLARIFY RESORT SUPPORT COMMERCIAL IS ALLOWED WHEN APPROVED AS PART OF A MASTER PLANNED DEVELOPMENT

WHEREAS, the Land Management Code implements the goals and policies of the General Plan in part to protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the historic character, and the unique mountain town community;

WHEREAS, the Land Management Code promotes the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City;

WHEREAS, the Land Management Code outlines allowances for Support Commercial Uses and exempts certain Residential and Resort Accessory Uses from counting toward the total Unit Equivalents within a Master Planned Development; these Accessory Uses are intended to provide services and support uses for patrons, employees, and residents within the development, and not for the general public;

WHEREAS, the Accessory Use exemptions from Unit Equivalents presents challenges for Master Planned Development review because they may result in increased mass and bulk of a project and over time, and uses intended for patrons, employees, and residents on site may be opened to the general public without mitigating impacts like increased traffic and parking, and without contributing to affordable housing obligations;

WHEREAS, on December 14, 2022, and February 8, 2023, the Planning Commission conducted work sessions on the proposed amendments;

WHEREAS, on April 12, 2023, the Planning Commission conducted a duly noticed public hearing and forwarded a _____ recommendation on the proposed Land Management Code amendments to the City Council;

WHEREAS, on April 27, 2023, the City Council conducted a duly noticed public hearing on the proposed Land Management Code amendments.

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

SECTION 1. AMEND MUNICIPAL CODE OF PARK CITY TITLE 15 LAND MANAGEMENT CODE. The recitals are incorporated herein as findings of fact. Municipal Code of Park City Title 15 Land Management Code Section 15-6-8 *Unit Equivalents*, Section 15-15-1 *Definitions*, Section 15-2.7-2 *Uses* for the Recreation and Open Space Zoning District; Section 15-2.18-2 *Uses* for the General Commercial Zoning District; and Section 15-2.19-2 *Uses* for the Light Industrial Zoning District are hereby amended as outlined in Attachment 1.

SECTION 2. EFFECTIVE DATE. This Ordinance shall be effective upon publication.

PASSED AND ADOPTED THIS 27th day of April 2023.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, Mayor

Attest:

City Recorder

Approved as to form:

City Attorney's Office

Attachment 1

15-6-8 Unit Equivalents

Density of Development is a factor of both the Use and size of Structures built within a project. In order to allow for, and to encourage, a variety of unit configurations, Density shall be calculated on the basis of Unit Equivalents. Unless otherwise stipulated, one (1) Unit Equivalent equates to one (1) single family Lot, 2,000 square feet of Multi-Family Dwelling floor area, or 1,000 square feet of commercial or office floor area. A duplex Lot equates to two (2) Unit Equivalents, unless otherwise stipulated by the Master Planned Development (MPD). The MPD may stipulate maximum Building Footprint and/or maximum floor area for single family and duplex Lots. Residential Unit Equivalents for Multi-Family Dwellings shall be calculated on the basis of one (1) Unit Equivalent per 2,000 square feet and portions of Unit Equivalents for additional square feet above or below 2,000. For example: 2,460 square feet of a multi-family unit shall count as 1.23 Unit Equivalents.

Affordable Housing units required as part of the MPD approval, and constructed on Site do not count towards the residential Unit Equivalents of the Master Plan. Required ADA units do not count towards the residential Unit Equivalents.

~~[Support Uses and accessory meeting space use Unit Equivalents as outlined in Section 15-6-8(C) and (D) below.]~~

A. **CALCULATING RESIDENTIAL UNIT SQUARE FOOTAGE.** Unit square footage shall be measured from the interior of the exterior unit walls. All bathrooms, halls, closets, storage and utility rooms within a unit will be included in the calculation for square footage. ~~[Exterior hallways, common circulation and hotel use areas, such as lobbies, elevators, storage, and other similar Areas, will not be included.]~~

Common outdoor facilities, such as pools, spas, recreation facilities, ice-skating rinks, decks, porches, etc. do not require the Use of Unit Equivalents.

B. **LOCKOUTS.** For purposes of calculating Unit Equivalents, Lockouts shall be included in the overall square footage of a unit.

C. **SUPPORT COMMERCIAL WITHIN ~~[RESIDENTIAL MASTER PLANNED DEVELOPMENTS HOTELS]~~.** ~~[Within a Hotel or Nightly Rental condominium project, the]~~ The Floor Area of Support Commercial Uses ~~[uses]~~ may not exceed five percent (5%) of the total Floor Area of the approved residential Unit Equivalents or 5,000 square feet in total, whichever is lesser. Conventional Chain Businesses are prohibited as Support Commercial Use. Signage for Support Commercial Uses is limited to interior spaces. Marketing for Support Commercial Uses is limited to primary Uses on Site. ~~[Any unused Support Commercial floor area may be utilized for meeting space Uses.]~~ Support Commercial shall be included in Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended.

D. ~~**[MEETING SPACE.** Within a Hotel or Condominium project, Floor Area of meeting space may not exceed five percent (5%) of the total Floor Area of the approved residential unit equivalents. Any unused meeting space floor area may be utilized for support commercial uses within a Hotel or Nightly Rental Condominium project.]~~

E. **COMMERCIAL UNIT EQUIVALENTS.** Commercial spaces, approved as a part of a Master Planned Development, shall be calculated on the basis of one (1) Unit Equivalent per 1000 square feet of Net Leasable Floor Area, exclusive of

common corridors, for each part of a 1,000 square foot interval. For example:
2,460 square feet of commercial Area shall count as 2.46 Unit Equivalents.

- F. **RESIDENTIAL ACCESSORY USES.** ~~[Residential Accessory Uses include~~
~~typical back-of-house uses and administration facilities that are for the benefit of~~
~~the residents of a commercial Residential Use, such as a Hotel or Nightly Rental~~
~~Condominium project and that are common to the residential project and are not~~
~~located within any individual Residential unit.]~~ Residential Accessory Uses do not
require the use of Unit Equivalents ~~[and include, but are not limited to, such Uses~~
~~as]:~~
- ~~[Ski/Equipment lockers~~
 - ~~Lobbies~~
 - ~~Registration~~
 - ~~Concierge~~
 - ~~Bell stand/luggage storage~~
 - ~~Maintenance Areas]~~
 - Mechanical rooms and shafts limited to electrical, heating, ventilation, plumbing,
and air conditioning equipment and ductwork necessary for the operation of the
Building
 - Laundry facilities and storage
 - Employee facilities
 - ~~[Common pools, saunas and hot tubs, and exercise areas not open to the public~~
 - ~~Telephone Areas~~
 - ~~Guest business centers~~

~~Public restrooms~~

~~Administrative offices]~~

Hallways and circulation

Elevators and stairways

A Child Care Center

Enclosed Bicycle Storage that exceeds the requirements of Section 15-3-9

G. **RESORT ACCESSORY USES.** The following Uses are considered accessory for the operation of a resort for winter and summer operations. These Uses are ~~[considered typical back of house uses and are]~~ incidental to and customarily found in connection with the principal Use or Building and are operated for the convenience of the Owners, occupants, employees, customers, or visitors to the principal resort Use. Accessory Uses associated with an approved summer or winter resort do not require the Use of a Unit Equivalent, but shall be included in the Affordable Housing obligations and calculations subject to Housing Resolution No. 05-2021, as amended, and shall be calculated as part of the parking demand requirements and traffic impact studies. These Uses include[, ~~but are not limited to, such Uses as]~~:

Information

Lost and found

First Aid Mountain patrol

~~[Administration]~~

Maintenance and storage facilities

Emergency medical facilities

94 Public lockers
95 Public restrooms
96 Employee restrooms, employee locker rooms, employee break rooms, and
97 employee dining areas
98 Ski school/day care facilities
99 ~~[Instruction facilities]~~
100 Ticket sales
101 Equipment/ski check
102 Circulation and hallways for these Resort Accessory Uses

103 HISTORY

104 *Adopted by Ord. [02-07](#) on 5/23/2002*
105 *Amended by Ord. [06-22](#) on 4/27/2006*
106 *Amended by Ord. [09-10](#) on 3/5/2009*
107 *Amended by Ord. [10-14](#) on 4/15/2010*
108 *Amended by Ord. [11-05](#) on 1/27/2011*

109 **15-2.7-2 Uses**

110 Uses in the ROS District are limited to the following:

111 A. **ALLOWED USES.**

- 112 1. Conservation Activity
- 113 2. Food Truck Locations⁴

114 B. **ADMINISTRATIVE CONDITIONAL USES**¹.

- 115 1. Trail and Trailhead Improvement
- 116 2. Outdoor Recreation Equipment

- 117 3. Essential Municipal Public Utility Use, Service, or Structure, less than 600
- 118 sq. ft.
- 119 4. Accessory Building, less than 600 sq. ft.
- 120 5. Ski-related Accessory Building, less than 600 sq. ft.
- 121 6. Parking Area or Structure with four (4) or fewer spaces
- 122 7. Outdoor Event, Outdoor Music
- 123 8. Temporary Construction Improvement
- 124 9. Raising, grazing of horses
- 125 10. Raising, grazing of livestock
- 126 11. Anemometer and Anemometer Towers

127 C. **CONDITIONAL USES.**

- 128 1. Agriculture
- 129 2. Recreational Outdoor and Trail Lighting
- 130 3. Recreation Facility, Private⁵
- 131 4. Recreation Facility, Public
- 132 5. Recreation Facility, Commercial
- 133 6. Golf Course
- 134 7. Passenger Tramway Station and Ski Base Facility
- 135 8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
- 136 9. Recreational Sports Field
- 137 10. Skating Rink
- 138 11. Skateboard Park

- 139 12. Public and Quasi-Public Institution, Church, and School, Park, Plaza,
140 Structure for Public Assembly, greater than 600 sq. ft.
- 141 13. Essential Municipal Public Utility Use, Facility, Service, and Structure,
142 greater than 600 sq. ft.
- 143 14. Accessory Building, greater than 600 sq. ft.
- 144 15. Ski-Related Accessory Building, greater than 600 sq. ft.
- 145 16. Child Care Center
- 146 17. Commercial Stable, Riding Academy
- 147 18. Vehicle Control Gates²
- 148 19. Resort Support, Commercial⁶
- 149 20. Cemetery
- 150 21. Parking Area or Structure with five (5) or more spaces
- 151 22. Telecommunications Antenna³
- 152 23. Mines and Mine Exploration
- 153 24. Plant and Nursery stock products and sales
- 154 25. Fences greater than six feet (6') in height from Final Grade.
- 155 26. Small Wind Energy Systems

156 D. **PROHIBITED USES**. Any use not listed above as an Allowed or Conditional Use
157 is a prohibited Use.

158 ¹Subject to an Administrative Conditional Use permit and/or Master Festival license review process.

159 Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time
160 frames and shall be removed at the expiration of the Master Festival permit.

161 ²See Section 15-4-19 for specific review criteria for gates

162 ³Subject to Section 15-4-14, Telecommunications

⁴The Planning Director or designee shall, upon finding a Food Truck Location in compliance with Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval letter.

⁵See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas

⁶ Subject to provisions of Chapter 15-6 and Master Planned Development approval

HISTORY

Adopted by Ord. [00-51](#) on 9/21/2000

Amended by Ord. [04-08](#) on 3/4/2004

Amended by Ord. [09-10](#) on 3/5/2009

Amended by Ord. [2018-55](#) on 10/23/2018

Amended by Ord. [2022-08](#) on 4/28/2022

Amended by Ord. [2022-16](#) on 5/26/2022

15-2.18-2 Uses

Uses in the GC District are limited to the following:

A. **ALLOWED USES.**

1. Secondary Living Quarters
2. Lockout Unit¹
3. Accessory Apartment²
4. Nightly Rental
5. Home Occupation
6. Child Care, In-Home Babysitting³
7. Child Care, Family³
8. Child Care, Family Group³
9. Child Care Center³

187	10. Accessory Building and Use
188	11. Conservation Activity
189	12. Agriculture
190	13. Plant and Nursery Stock production and sales
191	14. Bed and Breakfast Inn
192	15. Boarding House, Hostel
193	16. Hotel, Minor
194	17. Hotel, Major
195	18. Office, General
196	19. Office, Moderate Intensive
197	20. Office, Intensive
198	21. Office and Clinic, Medical and Veterinary Clinic
199	22. Financial Institution without a drive-up window
200	23. [Commercial, Resort Support]
201	24. Retail and Service Commercial, Minor
202	25. Retail and Service Commercial, Personal Improvement
203	26. Retail and Service Commercial, Major
204	27. Cafe or Deli
205	28. Restaurant, General
206	29. Hospital, Limited Care Facility
207	30. Parking Area or Structure with four (4) or fewer spaces
208	31. Parking Area or Structure with five (5) or more spaces
209	32. Food Truck Location ¹⁰

210	B. <u>CONDITIONAL USES.</u>
211	1. Single Family Dwelling
212	2. Duplex Dwelling
213	3. Triplex Dwelling
214	4. Multi-Unit Dwelling
215	5. Group Care Facility
216	6. Public and Quasi-Public Institution, Church, and School
217	7. Essential Municipal Public Utility Use, Facility, Service, and Structure
218	8. Telecommunication Antenna ⁴
219	9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁵
220	10. Timeshare Project and Conversion
221	11. Timeshare Sales Office, off-site within an enclosed Building
222	12. Private Residence Club Project and Conversion ⁸
223	13. Financial Institution with a Drive-up Window ⁶
224	14. Retail and Service Commercial with Outdoor Storage
225	15. Retail and Service Commercial, Auto Related
226	16. Transportation Service
227	17. Retail Drive-Up Window ⁶
228	18. Gasoline Service Station
229	19. Restaurant and Cafe, Outdoor Dining ⁷
230	20. Restaurant, Drive-up Window ⁶
231	21. Outdoor Event ⁷
232	22. Bar

- 233 23. Sexually Oriented Businesses⁸
- 234 24. Hospital, General
- 235 25. Light Industrial Manufacturing and Assembly
- 236 26. Temporary Improvement⁷
- 237 27. Passenger Tramway and Ski Base Facility
- 238 28. Ski tow rope, ski lift, ski run, and ski bridge
- 239 29. Commercial Parking Lot or Structure
- 240 30. Recreation Facility, Public
- 241 31. Recreation Facility, Commercial
- 242 32. Recreation Facility, Private⁹
- 243 33. Indoor Entertainment Facility
- 244 34. Heliport
- 245 35. Temporary Sales Trailer in conjunction with an active Building permit for
- 246 the Site.⁸
- 247 36. Fences greater than six feet (6') in height from Final Grade⁷
- 248 37. Household Pet, Boarding⁷
- 249 38. Household Pet, Daycare⁷
- 250 39. Household Pet, Grooming⁷
- 251 40. Dwelling Unit, Fractional Use¹¹
- 252 **41. Commercial, Resort Support¹²**

253 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use

254 is a prohibited Use.

255 ¹Nightly rental of Lockout Units requires Conditional Use permit.

256 ²Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

257 ³See Section 15-4-9, Child Care and Child Care Facilities.
258 ⁴See Section 15-4-14, Telecommunication Facilities.
259 ⁵See Section 15-4-13, Placement of Satellite Receiving Antennas.
260 ⁶See Section 15-2.18-6 for Drive-Up Window review.
261 ⁷Requires an Administrative Conditional Use permit.
262 ⁸See Section 15-4-16 for additional criteria.
263 ⁹See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.
264 ¹⁰The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
265 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
266 letter.
267 ¹¹Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.
268 ¹² Subject to provisions of Chapter 15-6 and Master Planned Development approval

269 HISTORY

270 *Adopted by Ord. [00-51](#) on 9/21/2000*
271 *Amended by Ord. [04-39](#) on 9/23/2004*
272 *Amended by Ord. [06-76](#) on 11/9/2006*
273 *Amended by Ord. [14-57](#) on 11/20/2014*
274 *Amended by Ord. [2018-55](#) on 10/23/2018*
275 *Amended by Ord. [2020-45](#) on 10/1/2020*
276 *Amended by Ord. [2021-51](#) on 12/16/2021*
277 *Amended by Ord. [2022-08](#) on 4/28/2022*
278 *Amended by Ord. [2022-21](#) on 10/27/2022*

279 **15-2.19-2 Uses**

280 Uses in the LI District are limited to the following:

281 A. **ALLOWED USES.**

- 282 1. Secondary Living Quarters
- 283 2. Accessory Apartment¹
- 284 3. Nightly Rental
- 285 4. Home Occupation
- 286 5. Child Care, In-Home Babysitting²
- 287 6. Child Care, Family²
- 288 7. Child Care, Family Group²
- 289 8. Child Care Center²
- 290 9. Agriculture
- 291 10. Plant and Nursery Stock
- 292 11. Office, General
- 293 12. Office, Moderate Intensive
- 294 13. Office, Intensive
- 295 14. Financial Institution without drive-up window
- 296 15. Retail and Service Commercial, Minor
- 297 16. Retail and Service Commercial, Personal Improvement
- 298 17. Retail and Service Commercial, Major
- 299 18. ~~Commercial, Resort Support~~
- 300 19. Hospital, Limited Care
- 301 20. Parking Area or Structure with four (4) or fewer spaces
- 302 21. Food Truck Location⁸

303 B. **CONDITIONAL USES.**

- 304 1. Multi-Unit Dwelling

305	2. Group Care Facility
306	3. Child Care Center ²
307	4. Public and Quasi-Public Institution, Church, and School
308	5. Essential Municipal Public Utility Use, Facility, Service, and Structure
309	6. Telecommunication Antenna ³
310	7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter ⁴
311	8. Accessory Building and Use
312	9. Raising, grazing of horses
313	10. Bed and Breakfast Inn
314	11. Boarding House, Hostel
315	12. Hotel, Minor
316	13. Private Residence Club Project and Conversion ⁶
317	14. Office and Clinic, Medical and Veterinary Clinic
318	15. Financial Institutions with Drive-Up Window ⁵
319	16. Retail and Service Commercial with Outdoor Storage
320	17. Retail and Service Commercial, Auto-Related
321	18. Transportation Services
322	19. Retail Drive-Up Window ⁵
323	20. Gasoline Service Station
324	21. Café or Deli
325	22. Restaurant, General
326	23. Restaurant, Outdoor Dining
327	24. Restaurant, Drive-Up Window ⁵

- 328 25. Outdoor Event⁶
- 329 26. Bar
- 330 27. Hospital, General
- 331 28. Light Industrial Manufacturing and Assembly Facility
- 332 29. Parking Area or Structure with five (5) or more spaces
- 333 30. Temporary Improvement⁶
- 334 31. Passenger Tramway Station and Ski Base Facility
- 335 32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
- 336 33. Recreation Facility, Public
- 337 34. Recreation Facility, Commercial
- 338 35. Recreation Facility, Private⁷
- 339 36. Entertainment Facility, Indoor
- 340 37. Commercial Stables, Riding Academy
- 341 38. Heliports
- 342 39. Commercial Parking Lot or Structure
- 343 40. Temporary Sales Office, in conjunction with an active Building permit.
- 344 41. Fences and Walls greater than six feet (6') in height from Final Grade⁶
- 345 42. Household Pet, Boarding⁶
- 346 43. Household Pet, Daycare⁶
- 347 44. Household Pet, Grooming⁶
- 348 45. Commercial, Resort Support⁹

349 C. **PROHIBITED USES**. Any Use not listed above as an Allowed or Conditional Use
350 is a prohibited Use.

351 ¹Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.
352 ²See Section 15-4-9, Child Care and Child Care Facilities.
353 ³See Section 15-4-14, Telecommunication Facilities.
354 ⁴See Section 15-4-13, Placement of Satellite Receiving Antennas.
355 ⁵See Section 15-2.19-8, Criteria for Drive-Up Windows.
356 ⁶Subject to an Administrative Conditional Use permit.
357 ⁷See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.
358 ⁸The Planning Director or their designee shall, upon finding a Food Truck Location in compliance with
359 Municipal Code Section 4-5-6, issue the property owner a Food Truck Location administrative approval
360 letter.
361 ⁹ Subject to provisions of Chapter 15-6 and Master Planned Development approval

362 HISTORY

363 *Adopted by Ord. [00-51](#) on 9/21/2000*
364 *Amended by Ord. [04-39](#) on 9/23/2004*
365 *Amended by Ord. [06-76](#) on 11/9/2006*
366 *Amended by Ord. [14-57](#) on 11/20/2014*
367 *Amended by Ord. [2018-55](#) on 10/23/2018*
368 *Amended by Ord. [2020-45](#) on 10/1/2020*
369 *Amended by Ord. [2021-51](#) on 12/16/2021*
370 *Amended by Ord. [2022-08](#) on 4/28/2022*

371 15-15-1 Definitions

372

373 ~~[Commercial Use, Resort Support. A Commercial Use that is clearly incidental to, and~~
374 ~~customarily found in connection with, the principal resort Use, and which is operated~~

375 ~~and maintained for the benefit or convenience of the Owner, occupants, employees,~~
376 ~~customers of, or visitors to, the principal Use.]~~
377

Exhibit B: Public Input

Thursday, December 15, 2022, 10:48 AM

All,

Thank you for such a robust discussion on the potential amendments to the LMC regarding Support Commercial, Residential Accessory and Resort Accessory code. I applaud the level of scrutiny given to each category. The takeaway appears to be a strong desire by this Commission to tighten up the density/square footage allowances and have certain uses counted in the totals and therefore figured into the affordable housing requirement calculation. It will come as no surprise that I couldn't agree more.

Functional use vs Amenity - similar to a needs vs wants review. Hallways, stairs, elevators and related are all needs. Swimming pools, concierges, fitness centers and so on are all wants - certainly not required in order for the project to meet building code.

Revenue generation is another lens for review. If it's part of a line item or its own line item on an Income Statement, it's probably not a need. As pointed out by at least one commissioner, if its revenue generating it may down the road be available to the general public to attain additional revenues. Also, agree 100% with Commissioner Sigg on his assessment of Meeting Space - should always be counted in total density and square footage. As a former youth sports team travel manager for many years, I can assure you almost all hotels (both high and low end) often require money for a team to congregate in a "meeting space" to review game footage, eat dinner together or whatever. This would sometimes be waived if we booked enough rooms which is just another means for revenue generation. In addition, meeting space may also come with requirements such as on-site catering be used which is another revenue generating tool. Ski School is a desirable component of a resort, but is it not a cost of doing business in the ski industry which results in revenue generation? Ski School also increases the number of staff needed which in turn generates parking and traffic mitigation needs. As Assistant Director Ward pointed out, additional staffing requirements is another lens for review of a use. With regards to daycare, while it generates revenue, if it's for employee/staff use, it's help meeting a need and perhaps some allowance should be granted on a case-by-case review basis.

There are clearly some differences between a residential project versus a hotel and it makes identifying what should be considered a Residential Accessory Use murky at best when looking at the lists in the staff report. Perhaps part of the consideration should be "can the space be built into the individual unit"? For instance, laundry facilities can be placed in each individual condominium or apartment of a residential project and that square footage would count as part of each unit. If the developer doesn't put it in each unit and opts to make it a shared laundry facility under Residential Accessory

Exhibit B: Public Input

Uses, why shouldn't that space still count towards total square footage? I understand it prevents them from having to drive to a laundromat, but again, the developer could have put laundry in each individual unit. Currently, the developer could instead make the individual units larger, then build shared laundry facilities and not have to count that square footage. This potentially increases the mass and bulk of a project as Assistant Director Ward pointed out in her staff report. A guest business center, public restrooms, concierge and more are all 'amenities' of a residential project (non-hotel). Commissioner Hall pointed out people will duck into a hotel to use the public restrooms but generally do not duck into a condo or apartment project.

Administrative offices or C-Suites are often quite magnificent. To Chair Suesser's point, perhaps this and similar uses should be counted or at a minimum a cap placed on the total square footage for this category of use.

Reverting back to prior code signage limiting to on-site visibility makes sense, but to a commissioner's point, if it's a Starbucks or something, word will get out without a sign and the public will use it.

Commissioner Frontero requested additional research on Support Commercial Use versus Resort Support Commercial which may serve to simplify the code and review process; it's a good idea.

In the end, none of the adjustments to the code discussed will actually remove the option to build a certain space into a project. It's a change in what gets counted in the total density/square footage and affordable housing requirement calculations.

Thank you all again for your hard work on these amendments; I look forward to the February discussion.

Sincerely,

Deb Rentfrow