PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
March 22, 2023

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold a special meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, March 22, 2023. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

SITE VISIT 4:45PM - CANCELLED

SITE VISIT CANCELLED – The Site Visit Scheduled for 327 McHenry Avenue has been Rescheduled for April 12, 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 February 22, 2023
PC 02.22.2023 Minutes

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

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 April 12, 2023
327 McHenry Avenue CUP Continuation Report

6. WORK SESSION

6.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) (40 mins.)

HOPA Affordable Master Planned Development Staff Report
Exhibit A: Applicant's Written Statement
Exhibit B: Proposed HOPA AMPD Plans
Exhibit C: 1975 Holiday Villages Approval
Exhibit D: 1982 Parkside Approval

7. REGULAR AGENDA

7.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 (15 Mins.)
(A) Public Hearing; (B) Action

Homestake Development Agreement Staff Report
Attachment: Draft Development Agreement and Exhibits

7.B **2460 Iron Mountain Drive - Plat Amendment -** The Applicant Proposes to Relocate the Building Pad Located on the Lot. PL-23-05514 (15 mins.)

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

2460 Iron Mountain Drive Staff Report
Exhibit A: Draft Ordinance No. 2023-XX
Exhibit B: Iron Canyon Subdivision Plat
Exhibit C: Sensitive Land Overlay Materials
Exhibit D: 2460 Iron Mountain Drive 1989 Plans

7.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 (30 mins.)
(A) Public Hearing; (B) Action
1061 Lowell Ave Staff Report
Exhibit A: 1061 Lowell Ave Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: Northstar Subdivision Lot 1 Amended Plat
Exhibit D: Ordinance 2021-42
Exhibit E: Plat Amendment City Council Staff Report
Exhibit F: Plat Amendment City Council Minutes
Exhibit G: Plat Amendment Planning Commission Staff Report
Exhibit H: Plat Amendment Planning Commission Minutes
Exhibit I: 1981 LMC Allowed Uses HR-1 District
Exhibit J: Approved 1983 Building Permit
Exhibit K: Recorded Party Wall Agreement
Exhibit L: Notice of Removal of Protective Covenants

7.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 (30 mins.)
(A) Public Hearing; (B) Action
1063 Lowell Ave Staff Report
Exhibit A: 1063 Lowell Avenue Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: Northstar Subdivision Lot 1 Amended Plat
Exhibit D: Ordinance 2021-42
Exhibit E: Plat Amendment City Council Staff Report
Exhibit F: Plat Amendment City Council Minutes
Exhibit G: Plat Amendment Planning Commission Staff Report
Exhibit H: Plat Amendment Planning Commission Minutes
Exhibit I: 1981 LMC Allowed Uses in the HR-1 District
Exhibit J: Approved 1983 Building Permit
Exhibit K: Recorded Party Wall Agreement
Exhibit L: Notice of Removal of Protective Covenants

7.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 (15 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 4, 2023

2280 Deer Valley Drive Staff Report
Exhibit A: 2280 Deer Valley Drive Plat Amendment Draft Ordinance
Attatchment 1 Black Diamond Draft Plat.pdf
Exhibit B: Original CUP-MPD Application
Exhibit C: Summit County Recorder Entry No 575647
Exhibit D: Twelfth Amended and Restated Deer Valley Resort Large Scale Master Planned Development
Exhibit E: Square Footage Comparisons
Exhibit F: Original Building Permit

7.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 (15 mins.)

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

Bicycle Parking Requirement Land Management Code Amendment Staff Report
Exhibit A: Draft Ordinance 2023-XX

7.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 (20 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on April 27, 2023
Sensitive Land Overlay Amendment Staff Report
Exhibit A: Draft Ordinance No. 2023-XX
Exhibit B: Sensitive Land Overlay Background
Exhibit C: DRAFT Ridgeline Map

7.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 (15 mins.)

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

Accessory Uses in Master Planned Development Amendment Staff Report
Exhibit A: Draft Ordinance No. 2023-XX
Exhibit B: Public Input

8. 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: March 22, 2023
Submitted by: Levi Jensen
Submitting Department: Planning
Item Type: Minutes
Agenda Section: MINUTES APPROVAL

Subject:
Consideration to Approve Planning Commission Meeting Minutes from February 22, 2023

Suggested Action:

Attachments:
PC 02.22.2023 Minutes

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

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

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Alexandra Ananth, Senior City Planner; Jaron Ehlers, City Planner; Olivia Cvetko, City Planner; Spencer Cawley, City Planner; Caitlyn Tubbs, Senior Historic Preservation Planner; Lillian Zollinger, City Planner; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Laura Suesser called the meeting to order at approximately 5:30 p.m. All Commissioners were present. Commissioner Christin Van Dine participated remotely.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from January 25, 2023.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from January 25, 2023. Commissioner Hall seconded the motion.

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

3. PUBLIC COMMUNICATIONS

Bob Theobald referenced an email and letter with enclosures that he sent to each of the Planning Commissioners. He is Commissioner Hall's neighbor and has followed the activities regarding her property. He felt it was necessary to call attention to a couple of violations and believed the Planning Commission had not only the authority but the obligation to look into the violations. He was in possession of two reports submitted to the City Council that he referenced in the material provided to the Commissioners. With regard to the amended re-stated plat received by Commissioner Hall in 2021, Mr. Theobald indicated that it highlighted five issues. These issues involved numbers 13, 17, and 19, which require the submission of a plan that shows that the home does not exceed 9,300 square feet. He did not feel that was submitted with the original application so it was deficient and incomplete.

In addition, Mr. Theobald stated that a Landscaping Plan was not submitted with the original application, so it remained incomplete. He also referenced discussions about landscaping

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contained in his letter. He noted that with regard to the home's maximum square footage of 9,300 square feet, the MLS listing calls it out at 11,500 to 12,500 square feet. In addition, tax records show it at 12,341 square feet and the Government Records Access Management Act ("GRAMA") drawing lists it at 10,997 square feet. In response to an inquiry from Chair Suesser, Mr. Theobald stated that this is for the existing home built in 1999. He clarified that he was not stating that Commissioner Hall built the home but she inherited it and it was been disclosed as part of the plat requirement.

He awaited the proper methodology as opposed to what Chief Building Official, Dave Thacker proposed, which he felt was totally inappropriate. Mr. Theobald referenced the floor plan he received pursuant to his GRAMA request and claimed it showed, after the garage, a net of 10,997 square feet as measured by floor. He noted that some may say this was done by satellite only but indicated that satellites do not pick up the pool or the area to be removed. He suspected that this was the same plan that was submitted, although he acknowledged that he did not know because the Building Department would not allow him to see the plans.

Chair Suesser asked Mr. Theobald what he felt was not included in the square footage. Mr. Theobald explained that everything was included in the 10,997 square feet on the County plan he received pursuant to his GRAMA request. With regard to the reference to an attic, he stated that at one time the General Manager of Park Meadows Golf Course lived in that space, and it was not an attic. He referenced another plan that showed a bedroom, fireplace, French doors, a balcony, and a bathroom. He stressed that despite it being represented as an attic, it is not.

Mr. Theobald stated that the other major issue was that one year ago the Planning Commission began discussions regarding amending Recreation Facilities. At that time, Commissioner Hall did not disclose that she had a permit to build a pool under construction; however, she argued on February 23 and March 23 pools and spas were deleted from the Recreation Facilities definition. He stated that while perhaps they should be deleted, it was not done properly and the Commission did not have the knowledge that Commissioner Hall was advocating removal when five days earlier a Building Inspector informed her that her pool foundation was done according to plans. This was not disclosed. If he were a Commissioner he would expect that as part of any discussion.

Chair Suesser noted that the pool was permitted at that time. Mr. Theobald agreed that the pool was permitted but at that time Commissioner Hall would have had to go through a Conditional Use Permit ("CUP"), which is the primary issue. He did not know why Commissioner Hall filed for an approved use when she should have known it should have been a CUP. He also questioned why the Planning Director did not demand a CUP. He felt that was a question that still needed to be answered.

Mr. Theobald stated that he was informed that wetland delineations are good for a period of five years and activities like tree planting are considered as fill and, therefore, regulated. He referenced the photograph showing trees planted by Commissioner Hall and stated that neighbors have complained about the trees and filed a formal complaint about not only the issues discussed previously but the trees that will block the view of the neighbors. He referenced a photograph that showed the neighbors' current views and stated that they can see the mountains, the wetlands, and the meadows. The tree lines shown in the photograph were the trees that currently screen Commissioner Hall's home. He then referenced a photograph that showed what was being planted and noted that there has been excavation, fill, and a fence

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all done without a Landscaping Permit as required. He stated that a Sensitive Lands Overlay ("SLO") analysis would also be required with a CUP.

Mr. Theobald referred to a photograph showing his current view and what the neighbors will see in a few years. He used to have a view of mountains and the canyons from his yard. The trees were planted in 2005 when he did not know any better and he allowed the owner to plant them. He stressed that the trees going in now should be regulated and reviewed. He stated that the two reports discuss all of the details as well as what he considers the failures of the Planning Department for not interpreting Codes correctly and advocating Codes. He felt that all of this needed to be looked at very carefully. Although he made that suggestion to City Council, he believed this would come under the purview of the Planning Commission.

Mr. Theobald asked Commissioner Hall to comment. Commissioner Hall stated that Commissioners are not allowed to comment or respond to questions during the Public Comment portion of the meeting. Mr. Theobald expressed his understanding that she would reach out at some point but had not yet heard from her.

Chair Suesser reported that she met with Mr. Theobald, the Mayor, and City Attorney Margaret Plane on February 16, 2023, and they discussed the concerns. If the Commission would like, she would update the Planning Commission on how they were addressing these issues.

Commissioner Frontero asked about the options being contemplated. Chair Suesser stated that Staff committed to getting back to her on whether a determination had been made with regard to the square footage of the home. In addition, Staff asked if the trees were planted outside the Limits of Disturbance ("LOD") or in the wetlands. Staff would also advise as to the size of the indoor hot tub and why it was initially described as a pool and then later described as a hot tub. Staff would also determine whether an indoor hot tub would require a CUP. Mr. Theobald commented that this issue could be resolved if Commissioner Hall would voluntarily submit a Conditional Use Permit and go through the process.

Jerry Hall identified himself as a resident of Park Meadows and wished to respond to Mr. Theobald's attacks. He apologized that the Planning Commission, City Council, and Staff have had to spend so much time on this. He noted that they should all be focused on the more important business of the City. Mr. Hall disagreed with many of Mr. Theobald's assertions about the property and stated that they will correct it on the record when appropriate. He did not feel this was not the appropriate forum to do so. He was disappointed that Mr. Theobald chose to levy these accusations when Commissioner Hall cannot respond or defend herself. He requested that they be given the benefit of the doubt until there is a proper forum available.

Mr. Hall stated this is not the first time Mr. Theobald has had an issue with neighbors. Over the last two years, he has brought action against three neighbors on the cul-de-sac, one for a pickleball court, one for a permitted and built sauna, and now the Hall's home. Mr. Hall felt that if Mr. Theobald had issues with three of his neighbors that rose to the level of legal action, the problems were likely not with the neighbors, but with him. He would like to speak more about the issues raised but did not want to create more fodder in this public forum. He felt that Staff had done the job they were expected to in reviewing plans and issuing the permits properly. He commented that there have been half a dozen remodels over the years and this was the one that has received the most scrutiny.

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There were no further public comments. Chair Suesser closed the Public Communications portion of the meeting.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken provided an update on the Request for Proposals ("RFP") for a Consultant to assist with the remaining Land Management Code ("LMC") Amendments prioritized by the Planning Commission for 2023. The RFP was issued on February 15 and will close on March 10. They hoped to be making a selection soon thereafter. She noted that the timeline for completing the LMC Amendments was November 10, 2023.

Director Milliken also highlighted some land use House Bills ("H.B."). She mentioned H.B. 271, which addresses home ownership requirements. It would prohibit a county or municipality from enacting land use regulations on co-owned homes and treating them any differently than residential units. She noted that Assistant Planning Director, Rebecca Ward would discuss this in more detail during her presentation on Fractional Use.

Director Milliken also mentioned H.B. 406, the Land Use Development and Management Act, which is a 70-page land use bill they are following closely. A portion of the bill would allow for subterranean improvements that would not fall under any type of land use regulation. For example, subterranean improvements would not be counted toward square footage or as part of a building footprint. In addition, this bill would also include a provision that any residential units that already have a CUP would not require a new CUP for improvements that could include things like demolishing and rebuilding a new home. The bill would also streamline the subdivision process. She noted that they were keeping a close eye on these bills, and if any of the Commissioners wanted further information, they could schedule a time to go through this legislation in more detail.

Director Milliken mentioned the General Plan Update and reported that Staff was hoping to issue an RFP later in the spring. Staff would like to schedule a Work Session prior to issuing the RFP to get Planning Commission input. She stated the earliest date for the Work Session would be March 8, 2023. In response to an inquiry from Chair Suesser, Director Milliken explained that the Consultant would assist with data collection, community outreach, development of the plan, and other processes for the update.

Commissioner Johnson disclosed that he knows the applicant's representative for Agenda Item 6.B. as well as the owner of the property. While he did not feel it would affect his decision, he stated that he would err on the side of caution and abstain from voting on that matter. Chair Suesser advised Commissioner Johnson that he would have to recuse himself and leave the room during the discussion of that item.

Commissioner Kenworthy stated that his term would be expiring in the next few months and after all his years of service there were a couple of things he wanted to address that were not on the LMC priority list. He mentioned that during the last Planning Commission Meeting and recently in the community, there were conversations about the 12 individuals with J-1 visas from Argentina living on a floor and paying $1,000 per month. Everyone he has spoken to agreed that there needs to be a solution but questioned what it could be. He felt that having more transient zoning within the City is a helpful way to address the issue. Transient zoning would allow for motels, campgrounds, and different kinds of construction that have seasonal businesses. If the City wants to get involved and restrict some winter usage only for seasonal

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housing, it would be a simple, proven way to help out. He reported that he employs people in town, many of whom are J-1 applicants who are provided with transportation to and from their homes. He knows how these people are living and stressed that it is horrific. He recalled what happened at the Colby School four or five years ago where over 100 children were living in the dilapidated structure. The landlords and/or the people who rent the homes are filling them with 30 to 40 people.

Commissioner Kenworthy understood that when these people are caught, they only receive a slap on the wrist for a zoning violation, which means no one is really accountable. He provided an example of renting a home for $5,000 and making $30,000 per month by renting it to 30 people at $1,000 per month each. He noted that people even rent kitchen tables to sleep on. He stated that this is happening in the community and as a community, they are not accountable. Commissioner Kenworthy wanted to propose solutions such as more transient zoning and felt there should be laws that make it a criminal offense to overfill the homes. This would then force them to fix the issue where they would have to have housing and work with the resorts. He suggested that they address these issues and stop ignoring them. He stressed that this is going on right now and was aware of several homes where this is occurring.

Chair Suesser asked if he was referencing private landowners as opposed to the resorts. Commissioner Kenworthy confirmed that he was referring to private landowners who funnel the J-1 individuals into unsafe housing. He noted that Park City, as the most affluent city in the State, does not address the issue and allows it to go on. His two solutions pertained to zoning and the enactment of criminal codes so that violators do not simply get a slap on the wrist and a zoning violation. He clarified that the penalties should be imposed on those who are allowing 30 to 40 people to live in a home. He asked City Attorney, Mark Harrington, if this would involve only the LMC or require action by the City Council to address it politically and with law enforcement.

Mr. Harrington stated that it would depend on how it was addressed but they would be limited by the State legislature in terms of land use enforcement. He suggested they might be more effective by taking a broader look at a criminal ordinance in licensing or a similar category. He noted that the City's land use authority, in terms of enforcement, is not as acute as for criminal violations.

Commissioner Kenworthy asked if anything can be done when occupancy is grossly exceeded. Mr. Harrington responded that the City Council asked for the same discussion at the Retreat and would be looking at some ideas. He mentioned that some stakeholders might also be discussing the same topic with the Mayor. He stated they would get the agenda to see where the Council is on the issue. Mr. Harrington added that there are Building and Fire Code regulations that deal with occupancy. Commissioner Kenworthy noted that they only allow for a slap on the wrist.

Mr. Harrington stated that they could set limits but pursuant to State statute, civil penalties require an opportunity to cure before a citation is issued. He felt they would be better off looking at a criminal option on the non-land use side. If it were a land use regulation, they would be bound by the presumption. He added that they were open to ideas, and noted that some of the examples given have occurred in the County; therefore, looking at both counties for joint enforcement might be something to evaluate. He acknowledged that this is a broad problem just as affordable housing is a broad problem. Larger jurisdictions have rent control authority, which does not exist in Utah. He mentioned District Attorneys who have created widespread

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anti-fraud enforcement divisions in the criminal arena. If they want something similar in terms of long-term rental licensing, they would have to involve the local and State legislature to make sure they are not running afoul of expectations. This was the type of discussion the Council was interested in having at the Retreat. Commissioner Kenworthy stated that many offenders are the same ones every year who are renting houses and stuffing them without fear of being caught.

5. CONTINUATIONS

A. 316 Woodside Avenue - SSCUP and CUP - Applicant Seeks to Construct a New Addition to an Existing Historic Home on a Steep Slope and Encroaching into the Required Lot Setbacks. PL-21-05086 and PL-22-05483.

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

MOTION: Commissioner Hall moved to CONTINUE 316 Woodside Avenue – SSCUP and CUP to March 8, 2023. Commissioner Johnson seconded the motion.

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

6. REGULAR AGENDA

A. 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.

City Planner, Jaron Ehlers presented an image showing the location of the properties and noted that it is located near the Library and the Park City Mountain parking lot. He also presented a graphic showing the proposed Plat outlining the four lots, the 30-foot non-exclusive public utility easement, the five-foot fire access easement, and the 16-foot shared driveway. He noted that it had a curve that brought it flush with old Norfolk Avenue. Norfolk Avenue originally extended much farther than it does today. In October 1980, the City Council decided to close Norfolk Avenue where it ends today. The area highlighted in yellow showed where Norfolk Avenue was closed. Two years later, the City Council sold off that right-of-way.

Chair Suesser asked if the City currently owns North Norfolk Avenue north of 13th Street. Planner Ehlers answered in the affirmative. He stated that in 2014, the Redevelopment Agency ("RDA") along with the Knudsons applied for a Plat Amendment to subdivide 1314 and 1315 Empire Avenue into three parcels. The Plat Amendment was approved by the Planning Commission and thereafter by the City Council. The Plat Amendment was recorded later that year.

Planner Ehlers presented the Plat, which is the current Plat for the Knudson Subdivision. The Plat Amendment under consideration would affect Lot C. He identified the location of Parcel SA-200 on the graphic and explained that it was not a platted lot, but rather a metes-and-bounds parcel. The proposal was to subdivide the two lots into four lots that complied with the Recreation Commercial ("RC") Zoning District requirements and would the Minimum Lot Size

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requirements for Single-Family Dwellings in the RC zone. He noted that none of the four lots would be large enough for the construction of a duplex.

Planner Ehlers referenced Condition of Approval 7 which would make clear that the Maximum Height would be 27 feet from the existing grade. In addition, all Single-Family Dwellings would be required to comply with the parking ratio requirements of two parking spaces. With respect to good cause, Planner Ehlers stated that good cause was met because it would further the Old Town goals in the General Plan. The shared driveway was preferred under the Historic District Guidelines, and while the RC Zone is not in the Historic District, it talks about keeping the historic nature of the neighborhood. Under the General Plan, there is similar language as it pertains to Old Town. He reported that the Plat Amendment meets all lot requirements and would increase the housing stock near Park City Mountain Resort. He noted that Single-Family Dwellings are common in the immediate neighborhood, the RC Zone, and in Old Town. He stated that no public street, right-of-way, or public utility easement would be vacated.

On September 20, 2022, the Development Review Committee provided feedback, and based thereon Staff crafted three Conditions of Approval. Condition of Approval 4 would require a geo-technical report and the Engineering Department would review any proposed subterranean basements. Condition of Approval 5 would require a Plat note that before any construction could begin, the Fire Department required that any public stairs for access be created from Empire Avenue to the shared driveway. Condition of Approval 6 would regulate what could be built in the 30-foot public utility easement.

Planner Ehlers reported that Staff received one public comment, which was e-mailed to the Commission on February 21, 2023, and was part of the record. Staff recommended the Planning Commission review the Plat Amendment to re-subdivide these two lots, 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 outlined in the Draft Ordinance.

Chair Suesser asked to see the image showing the shared driveway and the stairs to be built from Empire Avenue. Planner Ehlers presented an image and explained that the red-lined area depicted the location of the shared driveway. He also pointed out the easement and explained that it would be required to run out to Empire Avenue. Chair Suesser asked if the public would have the right to cross the shared driveway. Planner Ehlers stated that as proposed, public access would stop at the driveway. He noted that the Fire Department required the stairs for its access, but noted that the Fire Department stated they would be public stairs. Chair Suesser also asked if this proposal would have an impact on Woodside Phase 2 plans. Planner Ehlers stated that no concerns were raised in their discussions.

In response to an inquiry regarding the location of the 30-foot public easement, Planner Ehlers identified the location on an image before the Commission. He stated that the public easement would end on either side of the shared driveway. He further explained that a certain distance was required between the various utilities' lines and the utility departments would be the users of the easement.

Chair Suesser observed that this would be similar to other rights-of-way in Old Town and provided the example of 11th Street, which is a vacated roadway used as a Right-of-way. She understood that this easement would also be 30 feet but it was not a vacated roadway. In response to an inquiry, Planner Ehlers advised that the dimensions of the proposed Lot C would

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be a standard depth and 30.5 feet wide and, therefore, slightly wider than an average Old Town lot.

Bill Van Sickle from Van Sickle Design & Drafting, was helping to facilitate the project. He stated that Lot C is five feet wider to accommodate the five-foot easement for the fire access staircase. The other two Lots would be 28.5 feet wide and Lot C would be 30.5 to accommodate that difference. He added that the Building Envelopes for all three Lots would be the same with the setbacks.

Chair Suesser asked if the public staircase that would meet Empire Avenue would be located on the corner of Empire Avenue and Manor Drive. She tried to recall the Woodside Phase 2 public staircase in relation to the staircase proposed with these plans. Senior City Planner, Alexandra Ananth, believed that the stairway referenced by Chair Suesser was located toward the bottom of the graphic. Chair Suesser noted that those were the 13th Street stairs and reiterated her question as to the location of the proposed staircase in relation to the Woodside Phase 2 staircase. She believed it was on the other side of the Lot.

Planner Ehlers identified the location of the Woodside Phase 2 staircase. Chair Suesser noted that the staircase reached Empire Avenue, and believed it was on the far side of that Lot shown with the cars in it. Mr. Harrington observed that the Woodside Phase 2 proposal was in flux, so they did not know officially where it would land.

In response to Chair Suesser's inquiry, Mr. Van Sickle stated that the dimensions of proposed Lot D would be 41 feet wide by 87.5 feet long.

Commissioner Johnson asked about the width of the current Norfolk right-of-way in that location and noted that the private driveway was proposed to be 16 feet wide. Mr. Van Sickle explained that the Norfolk easement was 35 feet wide as it sits now.

Commissioner Johnson understood that the 35-foot current right-of-way would transition to a 16-foot wide private driveway, and the public stairway would be connected to that. He requested clarification that access would be available through the private driveway. He recently visited the site and noted that there was no place to turn around. He advised that he drove to the end and had to back out and wondered whether the Fire Department looked at that in terms of emergency vehicle access.

Planner Ehlers stated that the Fire Department reviewed the proposal and its only request was the stairway. Planner Ananth added her belief that the Fire Department decided that they could enter the driveway and back out, and did not require a turnaround area.

Chair Suesser asked if the private driveway would have any parking or if it would just be a private access roadway and if each of the lots would have its own driveway and parking requirements. Planner Ehlers answered in the affirmative. Commissioner Sigg asked if that would come after the front setback and a 20-foot driveway from the property line to wherever a building could be placed. Planner Ehlers stated it would not necessarily be 20 feet. Commissioner Sigg observed that each lot could have a short driveway that would only allow parking in the garage.

Commissioner Sigg asked about the front and rear yards on Lot D and if the front yard on Lot D will face the driveway. Planner Ehlers stated that the Planning Director would make that

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determination. Commissioner Sigg noted that the side setbacks are three feet and the rear setbacks are 12 feet. Mr. Van Sickle indicated that the rear setbacks are 10 feet.

Commissioner Sigg asked about the property to the immediate east of Lot D, SA-265-A-X. Director Milliken confirmed that the City owns that property. There was discussion about the location of the Senior Center. Commissioner Sigg expressed concern that if the long side of Lot D was determined to be a side yard, there would be a building close to a potential future civic use. He understood the irregularities of having a driveway and a 24-foot deep garage that would not leave much room. He requested more clarification from the Fire Marshal, as he understood that shared driveways can provide access to no more than two houses without having a hammerhead or a roundabout. He was pleased that they were looking only and unimproved property. However, there would be a time when a Building Permit would come in for each of the four houses and the Fire Marshal will look at them in terms of access. Commissioner Sigg was not sure he agreed that the hook and ladder could be pulled into a road of that width, which is not even the standard of a municipal right-of-way. He mentioned the possibility of someone parking in the driveway, even for a short period of time.

Commissioner Sigg struggled with vehicular circulation and pedestrian access to the stairs. He felt it was far-fetched that the Fire Marshal would require five feet of stairs that would go into a lot. Unless there was an easement that carries through on Knudson's property, he questioned the proposal.

Chair Suesser reiterated her understanding that it was supposed to run from the private driveway to Empire Avenue. Commissioner Sigg asked if Knudson granted the easements. Planner Ehlers stated he would have to check with regards to Knudson-B, but the fire access easement exists and was recorded from Lot C to Empire Avenue. Mr. Van Sickle noted that the applicant met with the Fire Marshal on the site who was aware of the proposal for four lots. The Fire Marshal suggested the staircase rather than a turnaround. As far a vehicular access, there would be a parking space for each garage so that parking would be available outside without being in the private driveway. He added that they would hold to that intention when preparing the designs and noted that that could be part of the Plat Conditions of Approval. Either way, it was being taken into consideration, as the applicant does not want people having difficulty moving in and out of this private area.

Commissioner Sigg assumed that fire protection was required by the Building Department. Mr. Van Sickle answered in the affirmative and believed it was required just inside the building.

Gavin Steinberg identified himself as the property owner and reported that Knudson-B has an easement that was granted and recorded from the staircase up to Empire Avenue. Planner Ehlers noted that the fire access easement, Exhibit E, was recorded. Chair Suesser commented that the question was about the easement that should be recorded on Knudson-B up to Empire Avenue.

Commissioner Sigg asked if the Floor Area Ratios and Setbacks in Old Town would establish the square footages of the proposed residences. He noted that each dwelling has a specific square footage allowance and wondered how it would be affected by the new State legislation that would allow a developer to dig way under the house with no restriction or City jurisdiction. Mr. Van Sickle noted that there are three requirements when building underground. There is a maximum height of 35 feet from the lowest point in the home to the highest plate height. An owner would also be limited by the footprint allowed on the parcel which would equate directly to

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the amount of square footage allowed. He did not believe that going subterranean would even be an option because a developer was still limited to a 27-foot height restriction.

Commissioner Sigg acknowledged the steepness of the grade in that location and asked if height was measured from average grade. Mr. Van Sickle explained that height would be measured from any singular point on the lot; therefore, from a vertical measurement from any point on the lot, the building must be within the 27-foot height. He added that was why many homes step up the hill to keep within the 27-foot height requirement. He noted that developers are still limited by the 27-foot height requirement and the allowed buildable footprint based on the lot's square footage. The owners are only allowed to go up to 35 feet from the lowest point of the house to the highest plate height.

Commissioner Sigg asked if the driveway easement was exclusive to the four lots or if it could be amended or changed to provide access to an underground parking facility on a property to the north. He mentioned resort parking and wondered whether other types of access could be transferred. Planner Ananth felt that was a question for the applicant to address. Mr. Steinberg stated that currently, they have it running lot line to lot line, so as far as creating an access easement for a parcel change on Knudson-A that was something for future discussion. He advised they were planning to run their driveway from lot line to lot line, and he did not know that they would limit an expansion if someone wanted to attach to that driveway.

Chair Suesser asked about the history of the vacation of Norfolk to the north. Planner Ehlers reported that Staff was unable to find any reasoning behind the vacation; rather, they just had the ordinances and the public notice in *The Park Record.* Chair Suesser noted that they were talking a lot about the potential public access stairway from the private driveway up to Empire Avenue because there has been a lot of public requests for a connection from Empire Avenue down to Park Avenue. That was what the Woodside Phase 2 access way provided. She noted that there was a public staircase south of these lots up 13th Street.

Chair Suesser opened the public hearing.

Mark Brian reported that one of the items missing in terms of history was that in 2003, he participated in building homes in the area and they built that street from 13th Street to the proposed lots. They also installed the sewer, power, and water. The plan was to build three houses and he has lived there for 20 years. In response to an inquiry about the width of the street, Mr. Brian stated that the street is very narrow at the end and is not 35 feet continuously. It is effectively a single-lane road in some locations. Planning Director Milliken noted that the 35-foot measurement was the measurement of the right-of-way and not necessarily the width of the road.

Mr. Brian stated that last year he met with City Engineer, Nestor Gallo and Fire Marshal, Mike Owens at the site. Both indicated that the street could not be built that way today. He noted that four additional homes were being proposed along with the Woodside 2 Project, which was being revised. Although they did not know what the Woodside 2 Project will ultimately be, there were plans to build additional homes. He noted that in Woodside 2, the developers plan to sell the blue home.

Mr. Brian stressed that what exists today is fundamentally a single-lane road with three homes and four more planned and potentially even more. This would place a lot of traffic on this little street that is already crowded and difficult in terms of ingress and egress. He stated that there

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is a fire hydrant directly in front of his home and if there were a major fire at the end of the road and fire trucks accessed the road and hooked up to the fire hydrant, he would be blocked from leaving his home. He felt his neighbors would be similarly blocked. He noted with interest that the other side of the street where the blue house is located is City property. Mr. Brian was present representing himself and his neighbors who are concerned about the safety of being able to get into and out of their homes and the additional traffic. They would like to see the Norfolk extension that he built brought up to City Code. He clarified that he was not suggesting that the proposed 16-foot shared driveway be brought up to Code.

Mr. Brian noted that the shared driveway would be private property and questioned whether the public would be allowed to go up that driveway to the proposed staircase. In effect, the staircase would not be accessible to the public. Currently, the homes on the street are occupied by four single individuals who use the road; however, that could change and the principal issue was that the road was inadequate and should be widened. He also suggested that it be a public street and since it is City-owned, he would like the City to plow it. He stated that he had picked up the plowing expense for the last 20 years.

Chair Suesser asked if it had been dedicated to the City. Mr. Brian stated that was beyond his knowledge. He was aware that the road was City property. He originally heard that the lot needed to have a turnaround for a fire truck but that disappeared. He assumed that was due to the Fire Department needing 150 feet of access, which he understood might be the Code requirement, but it was surprising when the notion of a turnaround disappeared. Mr. Brian reiterated that he and the neighbors have safety concerns and wondered what would happen if there was a major fire on the street.

Chair Suesser wanted to understand the staircase as a fire requirement and what it would provide to the Fire Department, as she had never heard of a similar request by the Fire Department in this type of scenario. Mr. Brian was supportive of the project and cleaning up the neighborhood. He would appreciate the City doing something with the blue house and the two sheds that have been occupied by vagrants. He has had to call the police on multiple occasions to get the vagrants removed from that lot. He noted that the sheds were for some reason designated as Historic in the last year, but they are about to fall down. He noted that one of the sheds is leaning significantly with the snowpack. He asked about the City's plans for Woodside 2. Chair Suesser stated that it is still being litigated. Mr. Harrington stated there was no litigation but the project is going through the next steps on the redesign. The priority has been on Homestake before moving back to Woodside.

Mr. Brian stated that if the City plans to build significant housing, he could foresee some sort of condominium complex. If that happens then the one-lane street would not be adequate to handle all of that traffic. He acknowledged that he did not know how the Commission determines what is adequate but he felt that the road in its current state is inadequate and would be extraordinarily inadequate with the addition of more traffic. He requested that the Commission provide a read on his concerns prior to approving this application.

Chair Suesser explained that the Commission generally takes public input but there is not a back-and-forth discussion. After the public hearing is closed, the Commission will discuss the issues raised. She informed Mr. Brian that he can always write to the Commission or the Planning Department and attend future meetings regarding the project. Mr. Brian requested that the Commission visit the site and measure the street. It is quite narrow and they have had some automobile accidents as a result when people have tried to back up.

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Deb Rentfrow identified herself as a resident of Old Town. She listened to the Commissioner's questions and Mr. Brian's comments and concerns and realized there were discussions about Woodside Phase 2 at a recent City Council Meeting. She understood there was a signed agreement with the seniors in terms of moving forward. Ms. Rentfrow felt there was enough concern that this application should not be approved this evening. She suggested that additional information be gathered before approval is granted by the Planning Commission.

Mr. Steinberg wanted to provide more clarity on the staircase that was approved by the Fire Department. He stated that the intent of the staircase was to provide the Fire Department with access from Empire Avenue to the four homes. The Fire Department visited the site and approved the project with a fire staircase coming down the side of Lot C to provide access to the homes. The Fire Department indicated that they did not need a turnaround. It was not intended to be a public-use staircase but to provide access for the Fire Department. Chair Suesser asked if the Fire Department would park on Empire Avenue and access the homes via the staircase. Mr. Steinberg confirmed that was what the Fire Department requested.

Commissioner Sigg asked Mr. Steinberg about a Service Letter from the Fire Marshal. Mr. Steinberg stated that they had a stamped letter.

Commissioner Kenworthy asked for information regarding the intent of the Knudson-B staircase, as he was having difficulty understanding that it was dedicated with the intent of providing fire access for four houses below it. Chair Suesser added that it had been presented as a public access staircase. She clarified that Commissioner Kenworthy was asking about the easement granted by Knudson-B to this project for public access stairs from Empire Avenue to connect to the private driveway. Mr. Steinberg stated that the owner of Knudson-B was the same owner on the proposed Plat Amendment. Part of the condition of the purchase was that they would have access along the side of Knudson-B to be paved for Fire Department access on Knudsdon-B. He had no understanding that there was ever any intent that Knudson-B's staircase would be used for public access.

Commissioner Hall highlighted Exhibit E, the recorded unofficial copy of the easement access. Chair Suesser observed that does not go up to Empire Avenue; rather, it only goes the length of Lot C. Commissioner Hall asked if the easement was recorded consistent with the Fire Department's request. Mr. Steinberg recalled that the easement along Knudson-B was recorded around the same they closed on the property. Commissioner Hall noted the applicant's reference to a letter for the fire access and assumed that the easement was recorded in conjunction with the fire access request from the Fire Department. Chair Suesser asked that the fire access easement that was requested be provided to the Commission for review. Mr. Steinberg confirmed that the easement recorded approximately one year ago was consistent with the request from the Fire Department for this envisioned subdivision.

Mr. Steinberg noted that with regard to parking and access, the proposed 16-foot driveway would be a private driveway with two parking spaces per home. Outside of the 16-foot driveway, the applicant would have no issue if the City wanted to widen it. He clarified that they would not object to widening the roadway outside of the private driveway. Planner Ehlers stated Staff would look into it and get back to the Commission.

Chair Suesser referenced the comment that the three existing homeowners on North Norfolk plow that portion of Norfolk Avenue to 13th Street and wondered why that would be the case if it

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is a City-owned road. If the road is private and not dedicated to the City, she asked if the new homes that will cross that portion of North Norfolk would have to participate in the road maintenance. Planner Ehlers stated that Staff would obtain that information and get back to the Commission.

Commissioner Hall averred that the width of Norfolk Avenue was not relevant because it was not part of this application; however, she was curious as to whether Staff had that information.

Chair Suesser felt it was odd that Norfolk Avenue was privately maintained and asked if the applicant had looked into that issue. Mr. Steinberg was aware that the neighbors had been maintaining that roadway and they asked the applicant to help with the maintenance costs this year. That was determined to be outside this proposal and he had no further information. Chair Suesser reiterated her request for information on the impact of a project on the surrounding properties and that would be something she would like clarity on before they look more closely at the project. She would like to understand the access to the project.

Mr. Brian noted that the City maintains the street currently and for years he tried to get the owner of the blue house to help with the plowing, which was refused for 15 to 16 years. When he discovered that the City purchased that property three years ago, he contacted Heinrich Dieters at the City, and the City recognized they have some accountability for maintaining that road. He also added that the yellow front-end loader that takes care of the Senior Citizen's Center and behind the City Library could just come down the street and scoop out the snow. He would like the City to participate or just take over plowing the road. He pays taxes and given that it is City property, they ought to plow the road.

Chair Suesser asked about the allowances for snow storage on the property. Mr. Steinberg stated that they have various plans for snow removal in front of each house. Once they get through the design side of the homes, they would have a place for snow storage, although it is not specified specifically on the Plat.

Mr. Brian commented that currently, they push snow to the end of the road and over the road where the two dilapidated shacks are. In the Woodside 2 Project, the plan was to build a home there. As a result, there will be less space to store the snow. He did not know if it would be adequate and noted that currently they are scooping some of the snow from the neighboring condominium and pushing it onto the Library field. He stressed that this is another issue that will require some sort of action by the Commission before the project is approved.

There was no further public comment. The public hearing was closed.

Commissioner Sigg asked if something was driving the size of Lot D. He noted that they are discussing issues such as snow removal, circulation, and fire access, and there is one Lot significantly larger than the other Lots. He also saw some allowance in the width of the Lots as it relates to Old Town widths. He noted that Lots A, B, and C were greater than 25 feet, which could lead to some flexibility in the back to create more circulation if they became more standardized City Lots. He observed that they were looking at a proposal that is asking for some level of compromise to create four lots rather than three. He felt that Lot D was an anomaly lot and one that the applicant could potentially look at having more standardized widths where they could pull the road back and create some way to increase the area for circulation. Chair Suesser noted that could include expanding Norfolk Avenue to the full width instead of having a 16-foot driveway.

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Commissioner Van Dine stated that if the lot sizes were increased, they could potentially increase them to a size that would allow duplexes and more square footage. Chair Suesser noted that Commissioner Sigg suggested that the lot sizes be decreased to standard Old Town Lot width. Commissioner Van Dine understood the discussion of only having three lots that can increase the lot size.

Commissioner Sigg stated that the intent of his suggestion was to then use the extra land area for circulation, public right-of-way, snow storage, and fire turnarounds. He noted that the use for Lot D was established but disproportionately larger than the others. They were trying to solve problems with fundamental aspects of the property.

Commissioner Frontero asked if Commissioner Sigg was suggesting the applicant do something different with Lot D. Commissioner Sigg stated that it was not up to the Commission to bend and compromise so that someone can get four lots rather than three. He noted that this is an unplatted lot and they were talking about public safety, public access, and snow storage issues.

Commissioner Frontero opined that the northwest orientation of Lot D does not fit with the neighborhood. He felt it would be the only north/south oriented Lot, and was not certain where the Front and Side Setbacks would be, nor where the driveway would be located. He was not comfortable with Lot D for a number of reasons. He understood the applicant would like four Lots, but three Lots might allow the construction of garages for Lots A, B, and C. and they could widen the driveway and create more room for snow storage. Commissioner Frontero felt that Lot D could be reconfigured to allow Lots A, B, and C to be more in keeping with the neighborhood and also address some of the safety issues.

Commissioner Sigg stated that looking at the land area across from Lot A, a driveway could be installed that hooked into a house in the north/south direction. They could potentially create an easement that would be part of the larger driveway going into Lot D that could be a fire easement. He added that with small lots and a small right-of-way, they should start looking at the garage doors. He stated that all of these issues were fundamental to circulation, public health and safety, fire, and snow storage. He encouraged the applicant to try and develop more creative ideas with regard to Lot D.

Commissioner Hall asked about Condition of Approval 5 which referred to “public stairs.” She wanted confirmation that the application would require the stairs to be public access even though the Fire Department and the access easement only require emergency service access. Planner Ehlers stated that Staff would clarify that language and the intent regarding access. Commissioner Hall stated that she would be fine with this if the applicant was willing to make this public access in addition to emergency access. Chair Suesser noted that the applicant’s representative understood that to be emergency access and not open to the public. If the stairs would be open to the public, the private driveway would not be public, so there was a question that needed to be answered.

Commissioner Hall asked what solution the applicant would propose if the intent was that the stairs would provide public access to a private driveway. Chair Suesser noted that Staff presented it as public access, but was unclear whether the public would have access over the private driveway and the applicant understood the stairs to only provide emergency access. Mr. Steinberg explained that the staircase along the last lot was intended for fire use only. He felt that the language referencing “public use” was a misstatement. The staircase would then go

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on to Knudson-B, which is someone else's property, and it would be their right to decide whether it would be public or private.

Commissioner Johnson referenced paragraph five of the Fire Easement and read it as stating that the intention was that if there were a City easement on the Knudson-B property, the access easement would automatically terminate. He requested clarification on whether the City would enter into an easement, or if they had because then they could understand that Knudson-B would not be a public benefit. It would only provide a public stairway to the four proposed Lots. He struggled with good cause and whether the proposal provided public amenities and benefits. He also felt that the existing Norfolk Avenue section should be clarified because although it is outside this application it provides an opportunity to resolve existing issues. Commissioner Johnson also struggled with the Fire Marshal's determination and would like to see that in writing. He suggested continuing this item.

Commissioner Kenworthy felt that the intent was for public access to Knudson-B. He was having difficulty with the fact that this applicant wanted to stop it from being public access. He agreed with the comments of the other Commissioners regarding the fourth lot and felt it created a compromise that he felt would have negative effects on the neighborhood. He commented that by having Lots A, B, and C go all the way across to the east end of Lot D and having a full-size road going down the middle, they could have some Accessory Dwelling Units ("ADUs") for each of those Lots on the east side of each property. The developer could still find some significant value and construct ADUs that would be beneficial to the community.

Commissioner Hall accepted the Staff's confirmation that the recorded easement was in line with the Fire Department and felt it would be sufficient for it to go to City Council as part of the packet.

Chair Suesser observed that the presentation was somewhat contradictory and it was unclear whether it was intended for public access or just emergency access. She noted that Staff acknowledged that this needed to be clarified.

Commissioner Hall noted that the public hearing was closed and suggested that if anyone had public comment on this application, they could also email planning@parkcity.org.

Planner Ehlers advised that Staff would provide the following for the next meeting on this item:

- Fire Marshal statement on no turnaround;
- Who has access to the stairs and driveway;
- Information on circulation;
- Setback determination;
- Information on the second easement;
- Status of the road;
- Statement from the Fire Department on why they want stairs;
- Information on possible parking;
- Information on the status of why the road is not plowed by the City;
- Information on snow storage plans; and
- Consideration of Lot D.

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It was noted that the stair access for the Fire Department would be secondary access, and the Fire Department would still pull into the private driveway in a normal situation.

MOTION: Commissioner Hall moved to CONTINUE the 1325 Empire Avenue Plat Amendment to April 12, 2023. Commissioner Kenworthy seconded the motion.

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

After a brief recess, Chair Suesser confirmed that all Commissioners were present with the exception of Commissioner Johnson, who recused himself from the next Agenda Item.

Director Milliken noted that there were two items she forgot to mention during Staff Communications. With respect to 327 McHenry, which was an application previously before the Commission and continued, she stated that it would be back before the Commission on March 22, 2023. A site visit would take place prior to the Planning Commission Meeting. She felt the site visit would take place around 4:45 p.m. The second item was that the next Agenda Item would be presented by a New City Planner, Olivia Cvetko.

B. 1313 Park Avenue – Single-Lot Subdivision – The Applicant Proposes to Create a Lot of Record from an Existing Property in the Historic Residential Medium Density Zoning District. PL-22-05380.

Planner Cvetko reported that the applicant proposed to create one Lot of Record from an existing metes-and-bounds parcel. She presented a graphic that showed the existing and proposed lots and explained that the current lot fronts Woodside Avenue to the southwest and Park Avenue to the northeast. The address is on Park Avenue. She identified a small portion of property along Woodside Avenue that is owned by the City and noted that it was technically part of the frontage and provides access to the property. She highlighted the hashed area in the bottom left-hand corner, which is an area under dispute with a neighbor. The applicant voiced that they would like to continue with the Subdivision process to create a formal Lot of Record while the dispute proceeds. If necessary, they would come back for a lot Line adjustment.

Planner Cvetko referenced the graphic showing the proposed lot that illustrated that the lot would jut around that disputed portion. She explained that this Lot was part of the original Snyder's Addition Plat, but it was part of Block 24, which was left as an open Block with no subdivisions like the rest of the original area. The Historic Residential Medium ("HRM") District calls for Lots to be 37.5 feet wide; however, existing platted Lots of Record could be as narrow as 25 feet. The subject Lot is a Non-Conforming Existing Lot at 35 feet wide. She advised that the current structure on the Lot had been there since 1979 as a duplex. She explained that the applicant was going through the Subdivision process to allow them to update the exterior of the home. The applicant currently has a Building Permit going through review for internal work to transform the structure from a duplex to a Single-Family structure.

Planner Cvetko reported that Staff found good cause for the proposed subdivision. She reported that the purpose of the HRM Zone is to allow for the continuation of permanent residential housing in the original residential areas of Park City and to encourage the rehabilitation of existing structures. To maintain and rehabilitate this structure, the applicant would need a formal Lot of Record. This Subdivision will not vacate or amend any portion of the platted right-of-way and no easements would be vacated or amended. The Development Review Committee reviewed the Subdivision on February 7, 2023.

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Staff recommended the Planning Commission 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 outlined in the Draft Ordinance. Commissioner Hall welcomed Planner Cvetko and thanked her for the presentation.

Chair Suesser referenced the City-owned frontage and asked how it would be part of this Lot. Planner Cvetko identified the location of the City-owned frontage, which she stated was combined with the right-of-way. She could not find any history on this configuration but understood that the applicant was in discussions with the City to potentially purchase that land to add on to the property. There is currently a paved parking area at the back along Woodside Avenue.

Planner Cvetko stated that during the review by the Development Review Committee, no one had any ideas as to how the City was using that property. In response to an inquiry, she advised that the Development Review Committee did not raise any major issues regarding this application.

Chair Suesser asked about the use and intention of the City-owned paved portion of the property if the applicant did not purchase it from the City. The applicant's representative, Polly McLean advised that her understanding was that this portion of the property had been in existence since that Block was platted. She explained it was not actually part of the right-of-way, it was just City-owned property that was being maintained by the owners. She did not believe the property owners park on the City-owned property, but they need it clear for access off of Woodside Avenue. Ms. McLean added that the structure on the applicant's parcel had traditionally been a duplex, so the people who reside at the rear of the duplex use the part that is on the 1313 property, not the City property.

Chair Suesser asked how the property was currently accessed. Planner Cvetko advised that currently there was vehicle access from both sides. Chair Suesser asked if one of the Conditions of Approval was that the structure would no longer be used as a duplex and become a Single-Family Dwelling. Ms. McLean responded that a duplex is an allowed use. She added that the applicant was considering changing it to a single-family dwelling and had only recently received Building Permit approval to do that. She noted, however, that the applicant is still trying to figure out what they want to do with the property, so they would not want to limit the use. She mentioned that since 1979, the property has had the ability to be parked in the back. In further response to Chair Suesser's inquiry, Planner Cvetko added that it was not a Condition of Approval that use would be limited to a Single-Family Dwelling. Commissioner Kenworthy commented that Condition of Approval 3 only requires that it comply with the Land Management Code.

Chair Suesser noted that the Nightly Rental of the property is not prohibited by the Conditions of Approval.

Chair Suesser opened the public hearing.

Angela Moschetta questioned the good cause and opined that good cause is not the same as "no immediate harm." She felt that if the applicant was currently in negotiations with the City to purchase the City-owned portion of the property, it would make sense to figure out that transaction before pursuing this application. She noted that earlier this evening during the discussion and approval of North Norfolk, there was a slide that stated good cause would

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include that the proposal increased housing stock near Park City Mountain Resort ("PCMR"). She observed that this property is located near PCMR and for as long as she has lived in Park City, it has been a year-round affordable rental for employees of the community. Ms. Moschetta believed this was another situation where an owner was looking to take two year-round rentals off the market and redevelop them into an updated and much more valuable single-family home. If the Planning Commission was going to continue to allow situations like this and Staff continued to never push back and find good cause with everything, she would urge the Planning Commission to add some meaningful Conditions of Approval. She suggested a Condition of Approval prohibiting Nightly Rentals, and a Condition of Approval that the structure should remain a duplex. Ms. Moschetta felt this was how they could prevent people from continuing to turn the town into one giant speculative real estate opportunity. She stressed that the fabric of Park City continued to be eroded and it depended on every one of these decisions.

Chair Suesser clarified that the North Norfolk application was not approved and was continued.

There was no further public comment. The public hearing was closed.

Chair Suesser stated that this property might remain a duplex, which is currently accessed from Park and Woodside Avenues. She imagined that if it remained a duplex, the access would remain as-is and remain over the City-owned property, which raised concerns in her mind.

Commissioner Sigg concurred with the public comment that it was important to have the City deal done before they look at this application because it will affect access. He was aware that people park on that property now but that does not mean they will in the future. He mentioned a potential use for snow storage. He would like to see the City deal finalized along with the through capability from Park Avenue to Woodside Avenue. Since the structure is not historic, there was nothing prohibiting the owner from tearing it down and building something else.

Commissioner Sigg was fine with the duplex and added that it would conform in terms of lot size. Chair Suesser noted that there was some internal remodeling going on. She asked if access exclusively from Park Avenue would be practical if the structure remains a duplex. Commissioner Sigg felt it stood to reason that if it went through, there could be access from both sides if the applicant owns the City-owned property.

Commissioner Sigg asked if this parcel was close to where Mr. Knudson has a vacated right-of-way. There was discussion about parking on Park Avenue and circulation. He felt it was non-conforming now but if something else happens he wondered how it would work. Commissioner Kenworthy commented that the parking on Park Avenue was removed for the bike lane as part of the reconfiguration of Park Avenue. Planner Cvetko was not familiar with that.

Chair Suesser asked about the number of parking spots proposed for the project. Planner Cvetko stated there are two covered parking spaces on the Park Avenue side in addition to the paved lot in the back. The application stated that two official parking spots will be provided, which is consistent with the requirement.

Commissioner Frontero asked if there were only two parking spots required for a duplex, and noted that the applicant had not committed to making the structure a single-family dwelling. Planner Cvetko believed that four parking spaces would be required for the duplex. Commissioner Frontero asked where the four parking spots would be located if the deal with the City does not go through. Planner Cvetko responded that currently the residents of the duplex

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park in an area that is part of the 1313 parcel, and they have to pass over the City-owned property to get to those parking spaces. Commissioner Frontero felt this was confusing and suggested taking the opportunity to clean that up. He concurred with Commissioner Sigg that he would like to see this application after the deal with the City is consummated. Conversely, if the deal does not get done, they would need to remove it from the discussion and focus on what is in front of the Commission.

Ms. McLean reported that the applicant's team reached out to Trails and Open Space Manager, Heinrich Dieters last July about the applicant's interest in purchasing the City-owned property. The applicant submitted an appraisal and a Title Report at the City's request, and at the applicant's expense, in September. She reported that the City was not interested in moving forward with anything. Based on the timing, there was nothing the applicant could do and they would have to take that off the table due to the lack of response by the City. She clarified that the parking on Woodside Avenue has been used by that property for 44 years and the residents have been passing through that City-owned property to access the applicant's property just like a right-of-way.

Commissioner Sigg asked if a prescriptive easement had been recorded for the access. Ms. McLean reported that one would not record a prescriptive easement. Commissioner Sigg believed that with continued use there would be some sort of easement that could be filed that would substantiate or permit the use. Ms. McLean deferred to Mr. Harrington but felt that one could not get a prescriptive easement against a municipality; however, the City-owned parcel is located between the right-of-way and the property and provided access at the back of the property. That was one of the reasons the applicant felt it would be a good idea to purchase it. She noted the City did not have much use for the property.

Chair Suesser clarified that it is City-owned property and not a right-of-way and the City could put a use to it. Ms. McLean stated that it is part of a much larger parcel that extends to the Senior Housing parcel. Director Milliken added that when they discussed this application with the Development Review Committee and City Engineer, John Robertson, it was considered to be historically part of the right-of-way. It is not a separate parcel but is connected to the City right-of-way.

Chair Suesser asked if the new lot configuration would encompass the disputed portion of the parcel. Ms. McLean responded that the disputed portion was not included in the proposed lot and stated that on the original plat, it was labeled "area of deed overlap." The applicant has made unbelievable efforts to work with the neighbors to resolve this portion, which would be to the benefit of both parties; however, the neighbors have not responded. Ms. McLean explained that the disputed portion was shown on the original plat as the hatched area to the south. She stated that it was a 70 square-foot area, measuring 2 feet wide by 35 feet long. She reported that there is a chain of title from the beginning showing this overlap area on both parcels. Since last summer, there have been numerous efforts to work with the neighbor to come up with a fair resolution. They put together a Boundary Line Agreement and the neighbor, Bill Hart, would communicate agreement but then nothing would happen. She stated that the applicant has now filed a complaint because the disputed portion needs to be resolved. If the applicant was determined to not be entitled to any portion of that disputed property, they would at least have a Lot of Record. On the other hand, if the applicant was determined to be entitled to a portion of, or all of that disputed property, they would come in for a Lot Line adjustment.

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Ms. McLean commented that if they wait for the conclusion of the litigation, they would be looking at an extremely long period of time. They want to proceed so that the applicant can continue to maintain, renovate, and make changes to the home. She explained that changes cannot currently be made to the home because it is a metes-and-bounds parcel.

Commissioner Kenworthy understood that there were some non-compliance issues and that the applicant cannot do anything to add to these non-compliance issues. He also understood that the property has two-car access from Park Avenue and no legal access from Woodside Avenue. Ms. McLean disagreed with a portion of Commissioner Kenworthy's statement and explained there is access from Woodside Avenue over the Park City property that is being treated like a right-of-way, as described by Director Milliken. Looking at the Block and its history, it had been that way since the Block was created.

Commissioner Kenworthy asked if the applicant could add on to the building footprint by maintaining two-car access from Woodside Avenue. Ms. McLean stated that the applicant will comply with the LMC and all requirements. She mentioned that the applicant will not increase the degree of nonconformity and that anything done to the property will comply with the current LMC as well as Historic District Guidelines.

Planner Cvetko referred the Commission to Condition of Approval 4. Commissioner Kenworthy observed that if the building was transformed into a single-family dwelling there would only be a two-car requirement. Ms. McLean reiterated that the applicants did not yet know what they would do with the property. She noted that both a duplex and a single-family dwelling are an allowed use and they are weighing options. There are currently four parking spots on the property.

Commissioner Hall agreed that four would be sufficient but asked if they could add a requirement for an access easement to utilize the two Woodside access parking stalls, thus making it a duplex-compliant structure. She felt it was implied, but it would be good to clarify that so that if the applicant either acquires the property or receives a formal access easement it would be sufficient for the four stalls to make it compliant. Otherwise, they would be left with a single-family dwelling and two stalls to be Code-compliant. Commissioner Frontero and Chair Suesser felt this was a fair suggestion.

Commissioner Hall asked Staff to amend Condition of Approval 4 to include that a duplex would be allowed by having sufficient parking if there was an access easement, or if the owner acquired that parcel. Chair Suesser added that it should be a recorded, formal access agreement negotiated with the City. Commissioner Hall noted that the applicant might also acquire that property from the City. Planner Cvetko agreed to update Condition of Approval 4.

Commissioner Hall agreed that a potential bifurcated application would be annoying to the applicant but understood the reservations about whether this would happen or not. She did not feel it was part of the Code to require that the applications be consolidated into one. She sympathized with the public comment regarding discouraging Nightly Rentals but noted that is not part of the current LMC but rather a State issue facing the City. If the applicant wanted to opt into that, she would be supportive.

Chair Suesser asked if the applicant would consider this. Ms. McLean stated that she had been reviewing the Lite Deed program and would present that to the owners as an option. She stated

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that the applicant would not be amenable to agreeing to a prohibition of Nightly Rentals as she felt they would not want to limit what they could do with the property.

Commissioner Sigg requested information on the surrounding uses. Referencing an aerial view of the location, there was discussion regarding the location of the former Park City Fire Station, which is now owned by the City. Commissioner Sigg asked if the existing right-of-way that heads in the northerly direction along Woodside Avenue extended to that City property. Ms. McLean responded that Parcel 265-A-X is 4.18 acres in size and encompasses the Old Fire Station and loops around to City Park. It also includes the right-of-way on Woodside Avenue and extra space on 13th Street.

Commissioner Sigg referenced the aerial view where four cars were parked in a right-of-way along Woodside Avenue and asked if it encroaches on the properties that run through the area. He asked if any of the other homes to the north have access from Woodside Avenue. Planner Cvetko felt that based on the aerial, a few do have access and referenced 1326 and 1320. Commissioner Sigg noted for reference that across the street to the north is the Senior Center. Commissioner Kenworthy observed that to the west, the second parcel in does not appear to have access to the City's right-of-way and has to cross over an additional right-of-way to access that parcel.

Commissioner Van Dine agreed with Commissioner Hall's comments about having some sort of Easement Agreement for access. Otherwise, she was ready to move forward.

MOTION: Commissioner Hall moved to forward a POSITIVE recommendation for 1313 Park Avenue – Subdivision, as amended with Condition of Approval 4, for City Council's consideration on April 4, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval, as amended, as follows:

Findings of Fact

1. The property is located at 1313 Park Avenue.

2. The property is listed with Summit County as Lot 1 of Block 24 of the Snyders Addition to Park City Survey.

3. The property is in the Historic Residential Medium Density (HRM) Zoning District.

4. The Applicant seeks to create one Lot of Record.

5. The existing non-historic structure at 1313 Park Avenue was built in 1979 as a Duplex Dwelling, an Allowed Use in the HRM Zoning District.

6. The Applicant has a building permit for an interior renovation, transforming the home from a Duplex to a single-family dwelling (SFD). The interior remodel has minimal effect on the exterior of the home and the applicant submitted a Historic District Design Review (HDDR) Pre-Application (PL-23-05524), which was reviewed and approved by staff on February 1, 2023.

7. The lot has access from two right-of-ways; Woodside Avenue and Park Avenue.

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8. The creation of a Lot of Record will allow the Applicant to maintain and renovate the Structure.

9. No easement is vacated or amended as a result of the Plat Amendment.

10. The LMC regulates Lot and Site Requirements for the HRM Zoning District per LMC § 15-2.4-3.

11. A Single-Family Dwelling is an Allowed Use in the HRM Zoning District and requires a minimum Lot size of 1,875 square feet. The proposed Lot size is 4,609 square feet.

12. The minimum Lot width in the HRM Zoning District is 37.5 feet. The existing non-compliant lot is 35 feet.

13. The required front Setback for Lots is fifteen feet (15').

14. The required Side Setback is five feet (5'). The existing non-compliant structure is setback four (4) feet and eight (8) inches on the northern side and five (5) feet and ten (10) inches on the south.

15. The building height in the HRM Zoning District is 27 feet.

16. Single-Family Dwellings require two (2) parking spaces.

17. 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 15-2.4, Historic Residential Medium Density ("HRM") 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)

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year's 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 1313 Park Avenue, must comply with the Land Management Code.

4. The Applicant of 1313 Park Avenue may repair or maintain the existing Structure provided that such repair or maintenance shall neither create any new noncompliance nor shall increase the degree of the existing non-compliances with the LMC. The Owner may maintain and remodel the existing Dwelling in accordance with the Approved HDDR Pre. For the Owner to maintain the Duplex and the four required parking stalls, a formal Access Easement Agreement for the Woodside Avenue access shall be negotiated with the City and recorded. Alternatively, if an agreement could be reached, the Owner could purchase the City-owned property to provide access.

5. The Plat shall note that this Lot is subject to Ordinance 2023-XX.

Commissioner Frontero seconded the motion.

VOTE: Commissioner Van Dine-Aye; Commissioner Hall-Aye; Commissioner Frontero-Aye; Commissioner Kenworthy-Aye; Commissioner Sigg-Nay. The motion passed 4-to-1 with one abstention. Commissioner Johnson abstained from the vote.

C. Land Management Code Amendments – The Planning Commission Will Consider Possible Amendments to Land Management Code Sections 15-2.13- 2, 15-2.14-2, 15-2.18-2, and 15-2.19-2 for Timeshares, Private Residence Clubs, and Fractional Use of Dwellings Units in the Residential Development, Residential Development Medium, General Commercial, and Light Industrial Zoning Districts.

Commissioner Johnson rejoined the meeting.

Assistant Director Ward reported that the above item was the result of amendments that were before the City Council last October wherein the City Council adopted an Ordinance addressing the Fractional Use of Dwelling Units and directed them to the zones where Timeshares and Private Residence Clubs were allowed. She noted that this Ordinance was adopted to address a new type of co-ownership that had come into Single-Family Dwellings in primary resident's neighborhoods. At that time, there was reference to a study completed by Sagecrest Planning & Environmental for the City of Newport Beach that outlined some of the benefits of the new Fractional Use model that would make vacation homes more affordable. In addition, the study found that homes were used more often, there was a shared obligation to care for the property, and it would generate annual spending. She noted that the Sagecrest Study also identified impacts on communities such as taking homes out of primary housing stock, reducing available housing stock, high turnover of occupants, noise, loss of privacy, and commercialization of residential neighborhoods.

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In addition, the study noted that these effects on communities could include things like nuisances and strangers and outlined a host of other impacts that were similar to short-term rentals. She referenced the Staff Report for examples of some of these properties advertised to sleep up to 30 people.

Assistant Director Ward reported that when the City Council enacted the Ordinance to address Fractional Use, they also issued a Pending Ordinance and requested Staff look at Timeshares, Private Residence Clubs, and Fractional Use in General Commercial, Residential Development, and Residential Development Medium zones to determine if these transient uses should be updated City-wide in these zones. Since 2000, housing units occupied by primary residents dropped from 41% to 32%, where it has hovered for the last seven years. In Vision 2020, some of the input included the need to balance residents and visitors in the community. She added that the General Plan also outlined creating a diversity of primary housing opportunities and focusing on diversity in primary housing stock in primary residential neighborhoods. She explained that there was a Work Session going back to Timeshares, which was enacted in the 1980s and allowed in commercial areas; however, at that time Timeshares were not allowed near Deer Valley.

Assistant Director Ward reported that in the early 2000s, Private Residence Clubs were introduced wherein someone could actually own a condominium unit. The City enacted ordinances that allowed for Private Residence Clubs in zones where Timeshares are allowed, as well as the areas close to the Deer Valley Resort. The regulations on Fractional Use were directed to allow those uses in the same zones as Timeshares and Private Residence Clubs. At the Planning Commission's January Work Session, three potential amendment options were evaluated. The input was as follows:

- Allow Homeowners' Associations ("HOAs") to opt-in or out of transient uses;
- To remove Residential Development Medium from these options and prohibit transient uses in that zone;
- Refine the Residential Development area with limitations; and
- Schedule a public hearing and recommendation to City Council.

Assistant Director Ward stated that the proposed amendments before the Planning Commission would allow transient uses in the Commercial Zoning Districts in the Resort Center, Old Town, and Lower and Upper Deer Valley neighborhoods. It would also include hotels in the Bonanza Park area, which is currently in the Code. The proposed amendments would also allow transient uses in the Residential Development Zoning District within Lower Deer Valley, south of the Solamere Subdivision. She described this as the multi-unit dwellings around The Loop, and the Upper Deer Valley neighborhood.

Chair Suesser requested clarification on what would be considered the Bonanza Park neighborhood. Assistant Director Ward presented a map illustrating the 10 neighborhoods identified in the General Plan. She explained that Bonanza Park includes the Residential Development Medium Snow Creek area north of Kearns Boulevard, as well as Park Avenue into Prospector between Lower Deer Valley and Kearns Boulevard. This would also include the General Commercial in Prospector. She explained that these transient uses would be prohibited unless it was part of a hotel in the General Commercial Zone. She identified the white portions of the map that represent the Recreation Commercial, Historic Commercial, and Residential Development zones where these transient uses would be allowed.

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Assistant Director Ward explained that Senate Bill ("S.B.") 271 was numbered and made publicly available this past Monday. It is entitled Home Ownership Requirements and was sponsored by Senator Michael McKell. The bill proposed to prohibit municipal legislative bodies from enacting or enforcing land use regulations that regulate co-owned homes differently from other residential units. She reported that the bill defined a "Residential Unit" as a "residential structure or any portion of a residential structure that is occupied as a residence." This bill was introduced as part of the current Legislative Session.

Chair Suesser asked if this definition would include Timeshares, as they are known today. Mr. Harrington expressed his opinion that it did not. He noted that the bill was just released, and he could not comment on whether it was in final form but it appeared to not apply to Timeshares. He felt that applicability to Private Residential Clubs was less clear but they would have to wait and see the final verbiage. Chair Suesser commented that clarification would be needed.

Commissioner Kenworthy asked if as written, S.B. 271 would completely eliminate the City's jurisdiction over Fractional Ownership. Mr. Harrington stated that it would unless they are treated the same as other single-family homes. He mentioned that just as in Light Industrial where they can zone out all residential uses, they can zone out Fractional Uses. He explained that if the municipality were to zone out all residential uses, it could also zone out Fractional Uses.

Commissioner Frontero felt that the definition of Fractional Ownership and Timeshare overlap, and asked Mr. Harrington to explain the distinction between the two. Mr. Harrington stated that it is a complicated question because all Timeshares are not alike. Most Timeshares are defined by State definitions and involve a right to use, as opposed to a co-ownership model. He explained that in a Timeshare, one does not own the real estate but the right to use a time period.

Commissioner Hall observed that they appear functionally the same so they should be able to regulate both.

Commissioner Frontero asked who made the decision as to whether a home is defined as Fractional Ownership or a Timeshare. Mr. Harrington referenced the legal instruments in place that create either a property interest or a right to use under the State definition. He stated that it would be part of the deed and the nature of the legal instruments that define the property interest or right.

Director Milliken added that the LMC included definitions of Timeshare, Private Residence Club, and more recently, Fractional Use. Commissioner Frontero observed that the City created a distinction and asked if they could amend those provisions to redefine Fractional Use as a Timeshare. Mr. Harrington stated that they have been watching other states and jurisdictions that were arguing that point. He noted that it could be rectified at the State level and suggested waiting until the end of the Legislative Session for the Planning Commission to do any brainstorming on further regulations in this area.

Commissioner Frontero felt that given what the local jurisdictions were being given by the State, they should look at all available options and whether they can define certain buildings as Fractional Use and therefore not be subject to the State's mandate.

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Commissioner Sigg asked if HOAs might have the ability to limit Fractional Use. Mr. Harrington stated that as the individual applications have come through, a number of HOAs amended their Codes, Covenants, and Restrictions ("CC&Rs") to prohibit this use. As currently drafted, the bill would not take away that right and the HOAs can continue to modify CC&Rs to prohibit these uses.

Commissioner Sigg asked if there was a limit on the number of members that can participate in a Fractional Use home. He noted that these are often owned by an LLC, which is a single-use entity. He wondered if the number of LLC members can be limited. Director Milliken was unsure if there was a limit but stated that generally no more than eight people can access, use, and share the property. Mr. Harrington stated that they would get back to the Commission on the question as to the different limitations on the corporate structures involved.

Chair Suesser observed that even if there are limits on the number of members in the LLC, that would not necessarily prohibit those members from allowing the use of the property by individuals who are not members. She did not believe that membership in the LLC is required to occupy the home.

Commissioner Hall thought they had a great definition that they utilized in the fall about Fractional Use. She recalled that the type of Fractional Ownership that would be limited were those where a third party was organizing the use of the property. She did not see that reflected in these proposed amendments. Assistant Director Ward explained that the definition would remain as codified and referenced in footnote 3 in the Staff Report.

With regard to the definition for the Lower Deer Valley neighborhood south of Solamere Subdivision, Commissioner Hall stated that she supported the Ordinance, but wanted clarification on the term. She referenced the Lower Deer Valley map in the Staff Report and wanted to ensure that it is properly defined. Assistant Director Ward referenced the Summit County Parcel Viewer and identified the Snow Park Loop. She also pointed to the area of multi-unit dwellings that would be included in the definition and the Solamere Subdivision, which are the single-family dwellings to the north.

Commissioner Hall expressed concern that a layperson who lives in Solamere may not be able to determine if they were captured in that portion of the map. She wondered if there was a way to clean up the language to make it more obvious to someone who does not live in Solamere.

Commissioner Kenworthy asked if the Solamere Subdivision differs from the Solamere HOA. Assistant Director Ward stated if Planning Staff were looking at an application or business license coming in for one of the uses, they would look to the Subdivision, meaning the actual platted area. Within the Subdivision, the HOA could be formed to cover whatever properties would be part of the HOA. Commissioner Kenworthy commented that if the legislation passes, they will need an HOA to protect them. Assistant Director Ward commented that the Solamere Subdivision is one of the Subdivisions that petitioned the City to amend the Code. The City Council continued consideration of that item until April so they could review the proposed Citywide amendments.

Commissioner Kenworthy noted that the subdivision might fall under the new law that would allow for Fractional Use and the only protection they would be left would be through the HOAs. Chair Suesser asked if the HOAs would have to opt-in to the prohibition before the legislation

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passes. Assistant Director Ward reiterated the comments of Mr. Harrington that as currently drafted, HOAs moving forward would be able to prohibit Fractional Use. Chair Suesser observed that the proposed legislation only prohibits a municipality from prohibiting this use.

Commissioner Hall expressed support for the proposed amendments and was ready to forward a recommendation to the City Council for consideration. If it gets pre-empted by the State, they would deal with it at that time. Commissioner Kenworthy agreed. Commissioner Hall did not want to waste time hypothesizing on what might happen at the State level and suggested sending the amendments forward to the City Council.

Chair Suesser opened the public hearing.

Sarah Filosa identified herself as the Senior Public Affairs Manager with Pacaso. She expressed Pacaso's disappointment with the proposed overlay districts. Since May, she and her team engaged with Staff and the City Council to discuss Fractional Ownership in Park City. They found it unfortunate that individuals who choose to co-own homes could be subject to zoning restrictions meant for Timeshares and Private Residence Clubs. She remarked that as agreed by City Council, Timeshares are a very different use from Fractional Ownership. She described Fractional Ownership as neither commercial nor transient and, therefore, should not be subject to the same regulations as Timeshares and Private Residence Clubs.

She commented that the proposed overlay districts were an overreach of the City's authority to regulate land use. Ms. Filosa stressed that ownership of property cannot and should not be regulated by a municipality limiting an individual's ability to access and maintain homeownership due to zoning restrictions. She stated that such a restriction is unconstitutional. Ms. Filosa commented that it is the right of all present and future Park City residents to own property. They hoped that Park City recognizes the issues with the overlay districts and the potential unintended consequences that would be felt throughout the community if enacted.

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

Commissioner Frontero asked if the Commission was to select between the three options presented. Assistant Director Ward explained that the Draft Ordinance incorporated Option 2. Mr. Harrington echoed that the Draft Ordinance contains the Commission's last direction as modified Option 2.

Assistant Director Ward explained that the Draft Ordinance before the Commission would allow Timeshares, Private Residence Clubs, and Fractional Use in the Commercial Zoning Districts, which included Recreation Commercial in the Resort Center neighborhood. There were also a few Recreation Commercial pods in the Deer Crest area in Lower Deer Valley. It would also include the Historic Commercial Districts along Main Street in Old Town. Hotels would be allowed in the General Commercial Zone and as drafted, transient use would continue to be allowed in hotels in that zone but would be prohibited in other uses in Bonanza Park and Prospector General Commercial. The Draft Ordinance would also allow these uses in limited Residential Development zones within the Lower Deer Valley neighborhood, south of Solamere Subdivision, as well as the Upper Deer Valley Neighborhood. She stressed that would just be in those residential development pods. The uses would be prohibited in the other Residential Development zones identified in the General Plan as primary resident neighborhoods.

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Commissioner Hall disclosed that she owns property in Park City that would be affected by this LMC and was choosing to self-limit her property rights.

MOTION: Commissioner Hall moved to forward a POSITIVE recommendation for City Council's consideration on March 23, 2023, the Land Management Code Amendments for Timeshares, Private Residence Clubs, and Fractional Use of Dwelling Units, Option 2, as outlined in the Draft Ordinance attached as Exhibit A to the Staff Report. Commissioner Sigg seconded the motion.

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

7. WORK SESSION

A. Land Management Code Amendments - The Planning Commission Will Consider Potential Amendments to Section 15-3-9 Bicycle Parking Requirements to Clarify 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 reported that the above matter would involve a high-level introduction to an update to the LMC prior to noticing this for a public hearing in March. Under the current Code, there are bike rack requirements for certain uses that amount to 10% of whatever the parking requirement is for that project. As currently codified, she noted that there are established standards for materials to be used for bike racks. In addition, the standards set forth the appearance of the bike racks and require that they be compatible in design and located in a convenient and highly visible active, and well-lit area. The proposed amendments would include a few additional requirements and clarifications, and make some distinctions for long-term secure bike parking.

Assistant Director Ward reported that the amendments began with the Transportation Planning team last fall, and they were continuing to collaborate on these amendments. In the fall of 2021, the Transportation Planning team issued a survey and 5% of the respondents stated that a lack of bike racks or secured bike parking were among the biggest reasons they did not bike more throughout the City. In addition, Park City Forward established a mode-share target of over 30% biking, walking, and transit by 2050. The General Plan also recommended revising the parking requirements to ensure that there are secure bike parking options. As the Planning Commission reviewed projects last year, they identified the need to differentiate between short-term outdoor bike parking and long-term indoor enclosed bike storage for residents of multi-unit dwellings or employees at a site.

Assistant Director Ward explained that the proposed amendments for outdoor bicycle parking would increase the requirement and require that some of the outdoor bike parking accommodate larger bikes such as cargo, tandem, and bicycles with trailers. The proposed amendments would also require covered outdoor bicycle parking, establishing snow clearing and maintenance standards, and updating required materials and installation standards. The proposed amendments would establish new requirements for enclosed bicycle storage to create long-term facilities that would be located within either a parking garage or building. There would be a requirement to provide storage that would be securely locked and access controlled with electrical outlets for e-bike charging. These provisions would apply to multi-unit dwellings with 10 or more units, or to uses that generate employees or commuters to the site. In addition, the

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proposed amendments would allow for flexibility with Planning Commission review, to reduce or modify the balance between the outdoor bike parking and indoor enclosed storage.

Assistant Director Ward referenced the proposed amendments and invited input from the Commission. She referenced a list in the Staff Report that outlined some of the documents they used to establish best practices and model ordinances. Part of the review by the Transportation Planning Team was to find the right requirement. Some communities establish it by square footage while others establish it by parking. They were still evaluating the amount of parking per use that would be recommended. She stated that some communities also require shower facilities and additional support facilities to incentivize active transportation to their site; however, those are usually part of a Transportation Demand Management Program, which is something the Planning Commission has prioritized for this year. Staff recommended that those additional requirements be evaluated at that time as part of those amendments.

Commissioner Hall noted that she and Commissioner Van Dine had been working with Staff on the amendments so her comments were likely reflected in the Staff Report.

Commissioner Sigg asked for an explanation of the U-post and whether that would be the standard imposed on businesses. Commissioner Hall referenced Section 1.a. wherein several different options were included. Commissioner Sigg was in favor of the proposal but noted that tire sizes vary. Based on his experience, he would go to an establishment and be unable to get his bike in the bike rack. He would like the standards to reflect the ability of all the different types of bikes to be accommodated. Commissioner Hall agreed and noted she had experienced the same issue. Chair Suesser also experienced that problem and did not realize that was what was being referred to as the U-shaped model.

Commissioner Hall felt that the amendments should encourage people to ride their bikes but there should be some flexibility, which was open for discussion with the Commission. Chair Suesser noted the competition for new designs for bike storage and asked if they were restricting this to one design. Commissioner Hall noted that the amendments state that the City would approve the designs, so it would be flexible as technology changes and the City evolves.

Commissioner Van Dine noted that the Staff Report did not limit the design. The first half of Section 1 discussed the various options and was somewhat open regarding the installation of racks that would be visually appealing as well as safe for multiple bikes. She felt it would be hard to state there would be one design that would fit every bike, but the design should allow the parking of a certain number of bikes efficiently.

Commissioner Kenworthy referenced Section C.2, which states that “Enclosed Bicycle Storage shall be provided for X percentage of the required Off-Street Parking for Multi-Unit Dwellings with ten or more Units…” Assistant Director Ward stated that this was where they were reviewing the best practices and explained that some communities had a table with set square footage required for enclosed bike storage per use. She added that they were looking at what that would mean for uses specific to Park City, and were still evaluating how to determine that number. A few possibilities would be to set a number based on the number of units in a multi-unit dwelling. For other uses, they were evaluated using the number of employees generated by use, which is a table that already exists in the Affordable Housing Resolution.

Commissioner Kenworthy found it difficult to use the number of units or keys to determine bike storage requirements because there are buildings with studios and three-bedroom units. He felt

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that square footage would be better and that the elephant in the room was "occupancy." He recalled issues he had with a recent application that only wanted 50 bicycles secured in a garage. He added that the reality was their goal was to get people out walking and biking, and they have come a long way. The electric bike changed the world and they want people to do that; however, people will not want to park their e-bikes outside. There was discussion about the number of people who bike in inclement weather. He stressed that this was where the "X's" in the proposed amendments were difficult to put into one envelope.

Assistant Director Ward explained that the current parking code for multi-unit dwellings is based on the total square footage of the unit. She asked Commissioner Kenworthy if he was looking to do something similar as it pertained to the number of enclosed bike storage spaces. Commissioner Kenworthy referenced the example of 120 units with 600 people. He questioned how they could determine how many storage units they would need. He noted the parking requirement in this example would be 120 spaces. Commissioner Frontero posited that it should be a function or derivative of the parking requirement. He asked what comparisons they would use for best practices.

Assistant Director Ward reported that they looked at other similar resort towns as well as Austin, Texas, New York City, and Portland. They also looked at the American Association of State Highway and Transportation Officials ("ASHTO"), and the National Association of City Transportation Officials ("NACTO") outlines best practices with recommended setbacks from buildings and sidewalks, among other standards. Based on their review, they did not find a recommended table that would be a good model to copy exactly, and they need to conduct a further evaluation to make sure what they find would work for Park City.

Commissioner Frontero asked if it made sense to base the indoor parking requirement on some percentage of required parking. Assistant Director Ward stated that the current Code might work best for outdoor parking, but they might need to evaluate other options for enclosed bike storage. Chair Suesser commented that they reduced the affordable housing parking requirements to incentivize development and discourage people from using cars. She felt that units should be allowed more than one bike. Commissioner Frontero suggested it could be something such as 200% of the parking requirement and felt they should use a metric of the parking requirement to be consistent with the existing LMC. He stated that for an Affordable Master Planned Development ("AMPD"), it might be more than 100% or 150% of the required parking.

In response to an inquiry, Assistant Director Ward explained that AMPDs were required to initially meet Code-required parking; however, the applicant can ask for reduced parking, and as part of that request, one of the criteria requires the applicant to exceed the bike parking standard in the Code. Therefore, if the Planning Commission reduces parking for an affordable project, it could increase the bike-parking requirement. Commissioner Kenworthy expressed concern about whether one-size-fits-all would work to fill in the percentages.

Assistant Director Ward stated that if they used the current parking standard for outdoor bike parking, for the next meeting they could propose square footage for the enclosed bike parking requirements that would be aligned with the employees generated for certain uses. For multi-unit dwellings, they could provide some of the different numbers of what it could look like. She noted built-in flexibility for site-specific review and asked if the Planning Commission would be open to considering something like multi-unit dwellings that provide storage within the unit.

PENDING APPROVAL

They could establish a baseline for bike storage, but also leave open some criteria for discretion for project-specific conditions.

Commissioner Frontero suggested considering subtracting bike storage from the density calculation.

Commissioner Sigg asked if there was anything in the ordinance that allowed for bike storage to be negotiated out, similar to parking. Assistant Director Ward stated there were current exceptions, especially for the Main Street zones where the buildings have zero Setbacks and a sidewalk out the front door. She stated they were evaluating whether a payment in lieu might be appropriate for situations where there are site constraints. Commissioner Sigg commented on the efficiency and stated if they really wanted to expand these they would have to make enough and make them easy. He felt that efficiency and capacity should probably outweigh the fancy design of bike racks. Chair Suesser agreed.

Commissioner Hall felt that was built into the flexibility because the City Engineer and Transportation Department would have oversight and final approval of the details. Conceptually, she supported increasing the bike-parking requirement and liked the internal and external components. She felt these amendments were ready to come back with some final options on how they would quantify minimum requirements. She felt that the Commission was supportive of the concept; they just needed to figure out the best way to establish the percentages in Section C.2. She also suggested adding a component for a bike valet parking for a Special Events Permit. She noted that some special events opt in for a bike valet, and she would like to see that in the summer event requirement.

Assistant Director Ward stated they could have information from the Special Events Manager outlining their bike valet programs.

Chair Suesser liked the idea of maintaining flexibility in these amendments. She mentioned the possibility of a lean-to or some shelter over some outdoor storage in lieu of some indoor storage might be acceptable in some situations.

Commissioner Johnson referenced Section B.1.l. and asked if they wanted to include a manmade canopy for outdoor storage. Commissioner Hall stated that this was part of the discussions because as a bike user, she would like her bike covered. While having an overhand or natural canopy is great, they did not want to force people to construct little bike structures everywhere. It was noted that this could be part of the flexibility, and if it were practical they could encourage or require such a structure. She noted that for some projects, a bike shelter would simply not work with the project's setbacks. She questioned whether it could be part of a Setback exception to allow for a covered structure.

Commissioner Johnson referenced Section 1. f providing that the rack be installed no more than 50 feet from the primary entrance.

Commissioner Kenworthy felt if that option were given, more people would use the covered bike rack all year round. He mentioned the four posts at Flanagan's holding up the balcony, and in the summer the four posts are filled with bicycles before the rack in the street is used.

Commissioner Hall noted there were many communities that take a parking spot on their "Main Street" and install a covered corral.

PENDING APPROVAL

Chair Suesser asked if there was any bike storage in China Bridge. Commissioner Van Dine offered that there are some bike racks in the front, but there is nothing inside.

Commissioner Hall stated it would be amazing if a few stalls in China Bridge became bike storage, but questioned whether that was within their jurisdiction in terms of updating the Code. She offered that they could request City Council to install more City-sponsored bike parking. Chair Suesser commented that they would have to think about whether these requirements would apply to public buildings, and queried whether the Park and Ride at Quinn's Junction should include covered bike parking.

Assistant Director Ward stated that Staff needed to issue a public notice for these amendments, as well as the Accessory Uses and MPDs. Staff planned to bring these items back for a public hearing on March 22, 2023. The Sensitive Lands Overlay was also scheduled for Planning Commission review during that meeting.

Commissioner Kenworthy asked how many Commissioners agreed with the Accessory Uses for bike use as an allowable space for developers. Chair Suesser liked the idea but did not feel it was a necessary exception. She felt they should have the requirement without giving them something back. She added that she was moving away from Accessory Uses and giving developers more reductions in their density.

Commissioner Frontero agreed but noted that there were some uses and services that they want to encourage. Commissioner Kenworthy found good cause to allow the exclusion of bike storage from density.

Chair Suesser questioned whether the LMC would similarly exclude bike storage to the exclusion for parking, and felt it might be. She did not necessarily agree and felt that covered storage should be included.

Assistant Director Ward advised that currently, enclosed bicycle storage was part of a parking garage or building, but they could look into allowing enclosed pods not attached to a garage. Commissioner Hall was in favor of both making it a requirement, and also making it exempt from density if the developer goes above and beyond what is required. Commissioner Van Dine agreed.

With regard to Accessory Uses, Commissioner Sigg stated that if it would be an Accessory Use for bikes that would be great; but he wondered what would happen in five years if the trend changed. He stated if it was going to be part of an Accessory Use, they should make that Accessory Use have some form of restriction from it being changed in the future. Commissioner Hall stated this involved enforcement issues and noted that they were a complaint-based enforcement community.

Commissioner Van Dine commented that they could not regulate themselves out of enforcement; rather they had to make these Code amendments without focusing on things in the future that cannot be controlled by the LMC. Chair Suesser commented that if they did not include it as an Accessory Use, they would not run into the problem down the road. Commissioner Van Dine did not believe that the bike storage would involve significant amounts of square footage and would be an enclosed area within a parking garage. Giving developers a little more square footage to make it more convenient for bikes should be encouraged. Chair

PENDING APPROVAL

Suesser felt it might not matter to a developer one way or another, so she questioned why they would include it and expand the balloon of Accessory Uses.

Commissioner Hall recalled that it was $50,000 per parking spot now, so if a developer was adding bike storage above the minimum, the density should be an Accessory Use. Commissioner Johnson felt that the best path forward was to make it a requirement, and then if a developer added more they could exclude that from the density. He stressed that developers have to build bike storage given the lifestyle of Park City.

8. ADJOURN

MOTION: Commissioner Kenworthy moved to adjourn.

The meeting adjourned at approximately 9:30 p.m.

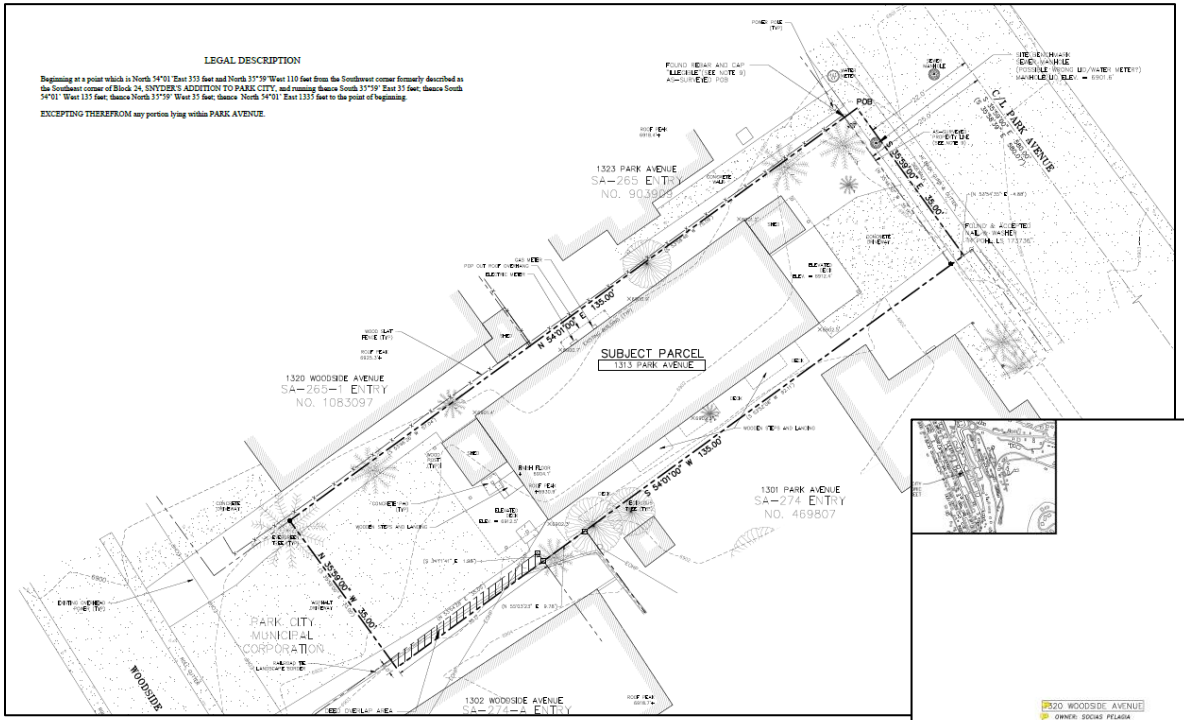
PENDING APPROVAL

1313 Park Avenue
1-Lot Subdivision

Planning Commission Public Hearing
February 22, 2023

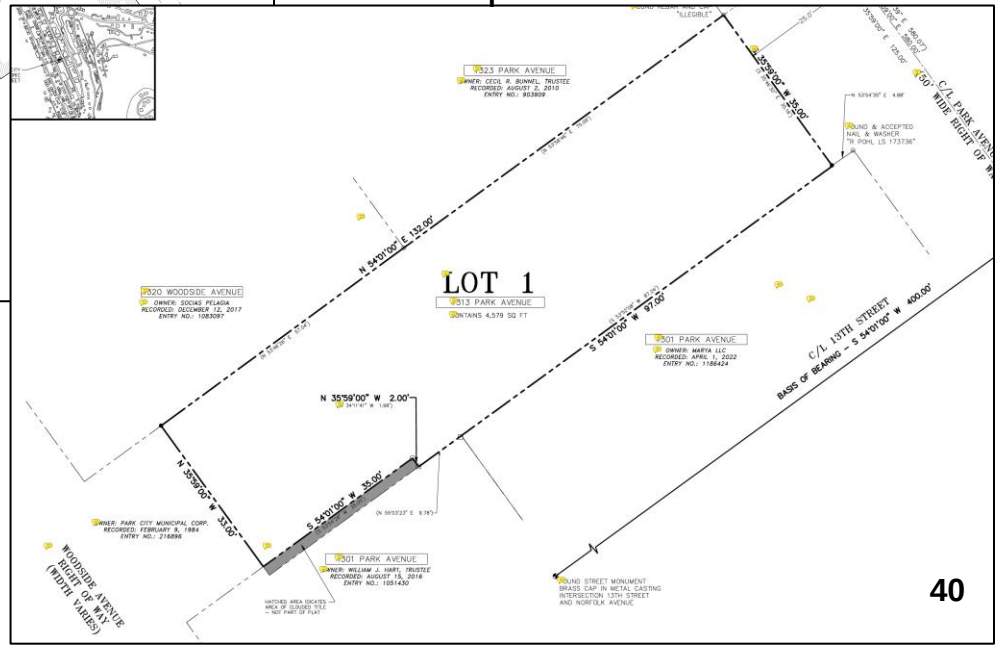


PARK CITY
1884



Existing Lot

Proposed Lot



Analysis



- This is a metes and bounds parcel in the Historic Residential Medium (HRM) District
- The minimum Lot width in the HRM Zoning District is 37.5 feet. The existing non-conforming lot is 35 feet
- The existing Duplex Structure was built in 1979
- The lot has frontage on two Right-of-Ways, Woodside Ave and Park Ave
- The Applicant plans to transform the Structure from a Duplex Dwelling to a Single-Family Dwelling

Good Cause

Two of the purposes of the HRM Zoning District are to allow for the continuation of permanent residential… housing in original residential Areas of Park City; and encourage the rehabilitation of existing Structures.

The creation of a Lot of Record will allow the Applicant to maintain and renovate the Structure.

The Subdivision does not vacate or amend any portion of the platted ROW and no easements are vacated or amended.

The Development Review Committee reviewed the Subdivision on February 7th, 2023.

Recommendation

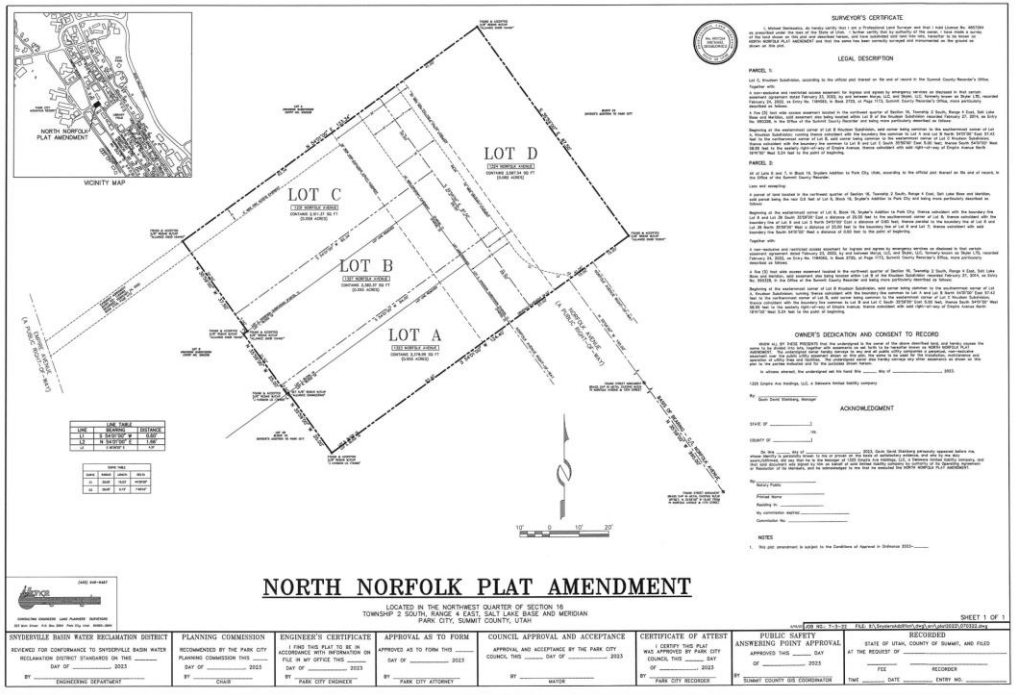
Hold a public hearing; Consider forwarding a positive recommendation for City Council's consideration on April 4th, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance

NORTH NORFOLK
PLAT AMENDMENT

PL-22-05357
February 22, 2023
Planning Commission

NORTH NORFOLK

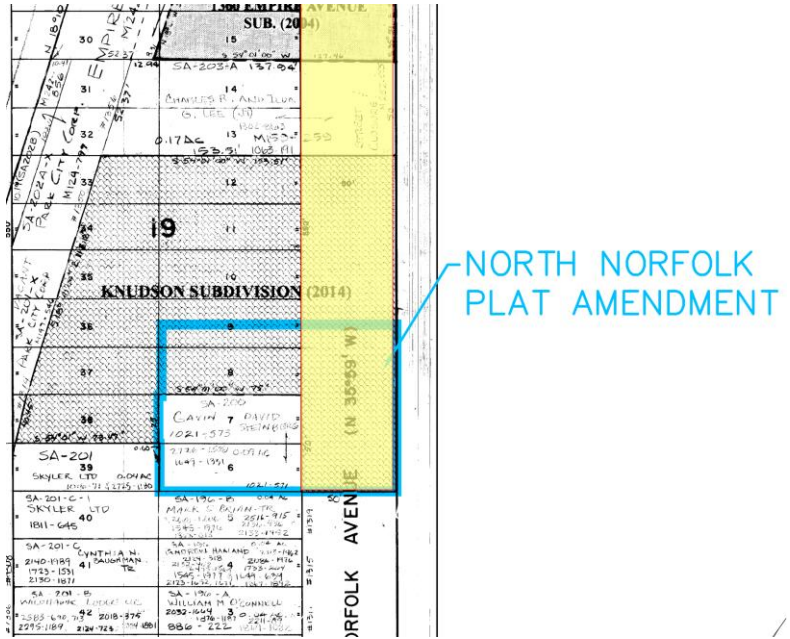




ROAD CLOSURE

NORTH NORFOLK

- October 16, 1980, City Council closed road
- April 22, 1982, closed portion sold.



2014 KNUDSON PLAT

NORTH NORFOLK

- 2014 RDA Plan
- 1314 & 1350 Empire were re subdivided as three parcels
- January 19, 2014, positive Planning Commission recommendation
- February 13, 2014, City Council approval

2014 KNUDSON PLAT



ANALYSIS

NORTH NORFOLK

- The proposal to subdivide two Lots into four Lots complies with the Recreation Commercial (RC) Zoning District requirements outlined in LMC Chapter 15-2.16
    1. All proposed Lots meet the minimum lot requirements for Single-Family Dwellings
    2. No Lots would be large enough for a Duplex structure
    3. Proposed COA 7 would limit maximum height to be 27 feet from existing grade

ANALYSIS

NORTH NORFOLK

- Each Single-Family Dwelling will be required to comply with LMC § 15-3-6 Parking Ratio Requirements.
    1. Each Single-Family dwelling will require 2 parking spaces

GOOD CAUSE

NORTH NORFOLK

The proposal to subdivide two Lots into four Lots complies with the Subdivision Procedures outlined in LMC Chapter 15-7.1.

- Furthers Old Town goals under the General Plan
- The Shared Driveway is preferred under the Historic District Guidelines
- Meets Lot requirements
- Increases housing stock near PCMR
- Single-Family Dwellings are common in the Zone and Neighborhood
- No public street, right-of-way, or public utility easement is vacated

PARK CITY 1884

DEPARTMENT REVIEW

NORTH NORFOLK

The Department Review Committee met on September 20, 2022, and the following Conditions of Approval are recommended based on their feedback:

- Condition of Approval 4 regarding requiring a geotechnical approval and approval for basements
- Condition of Approval 5: A Plat Note shall be added that reads: Before any construction may take place within the subdivision, the public stairs provided for in the Fire Access Easement must be constructed from Empire Avenue to the shared driveway
- Condition of Approval 6 which regulates what can be built in the 30-Foot Utility Easement

PUBLIC INPUT

NORTH NORFOLK

Staff received 1 public comment after the packet was published, which was emailed to the Commission on February 21, 2023.

RECOMMENDATION

NORTH NORFOLK

(I) Review the Plat Amendment to re-subdivide 1325 Empire Avenue and Parcel SA-200 into four (4) Lots, (II) hold a public hearing, and (III) consider forwarding a positive recommendation for the City Council's consideration on April 4, 2023, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Ordinance.

NORTH NORFOLK



Planning Commission
Staff Report

Subject: **327 McHenry Avenue – Private Recreation Facility**
Application: **PL-22-05389**
Authors: **Spencer Cawley, Planner II**
Date: **March 22, 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 April 12, 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 Action[1]

Recommendation

The Applicant is constructing a new Single-Family Dwelling in the Historic Residential – Low (HRL) Zoning District.

On November 9, 2022, the Planning Commission reviewed the Conditional Use Permit application to construct an outdoor swimming pool for 327 McHenry Avenue, held a public hearing, and continued the item to a date uncertain (Staff Report; Minutes, p. 43). In that meeting, the Planning Commission raised the following concerns:

- Light trespass and Dark Sky compliance of the proposed outdoor television
- Complete review and approval of the Historic District Design Review (HDDR) of the updated landscape proposal, including retention of the natural grade, the height of proposed retaining walls, and impact/mitigation of all the site's Significant Vegetation[2]

[1] LMC § 15-1-8(G)
[2] LMC § 15-15-1 defines Significant Vegetation as, "Includes all large trees six inches (6") in diameter or greater measured four and one-half feet (4.5') above the ground, all groves of small trees, and all clumps

- Compliance with the City's Noise Ordinance
- Compliance with the goals of Park City's General Plan
- Steep slope stabilization, including review of Geotechnical Reports

On March 2, 2023, the Planning Director reviewed and approved the Applicant's modified landscape plan. However, the Engineering Department requests the Applicant provide a structural engineer's report that analyzes the retaining walls and the pool. The Engineering Department also request a preliminary grading plan to understand the extent of the engineered changes to the site.

of oak or maple covering an Area fifty square feet (50 sq. ft.) or more measured at the drip line."

Planning Commission
Staff Report

Subject:	**2200 Monitor Drive (Holiday Village Apartments) 1776 Kearns Boulevard (Parkside Apartments) HOPA Affordable Master Planned Development**
Applications:	**PL-22-05473 and PL-23-05511**
Author:	**Rebecca Ward, Assistant Planning Director**
Date:	**March 22, 2023**
Type of Item:	**Work Session – Affordable Master Planned Development & Conditional Use Permit**

Recommendation

Conduct an introductory work session on the proposed Affordable Master Planned Development (AMPD) and Conditional Use Permit (CUP) to redevelop 2200 Monitor Drive (Holiday Village Apartments) and 1776 Kearns Boulevard (Parkside Apartments) known as the HOPA AMPD in the Residential Development Zoning District and Frontage Protection Overlay Zone.

The Applicant proposes:

- Subdividing four Parcels totaling 7.4 acres into seven Lots
- Building a shared underground Parking Structure for the project
- Redeveloping the Holiday Village Apartments (80 existing affordable units) with 217 affordable units
- Redeveloping the Parkside Apartments (42 existing affordable units) with 102 affordable units
- Constructing the project in phases to allow for resident relocation

Please see Exhibit A to read the Applicant's written statement and Exhibit B to review the proposed plans.

Staff recommends the Planning Commission review the Application and identify information needed for project review.

Description

Applicant:	Mountainlands Community Housing Trust (MCHT) Elliott Workgroup, Applicant Representative
Location:	2200 Monitor Drive (Holiday Village Apartments) 1776 Kearns Boulevard (Parkside Apartments)

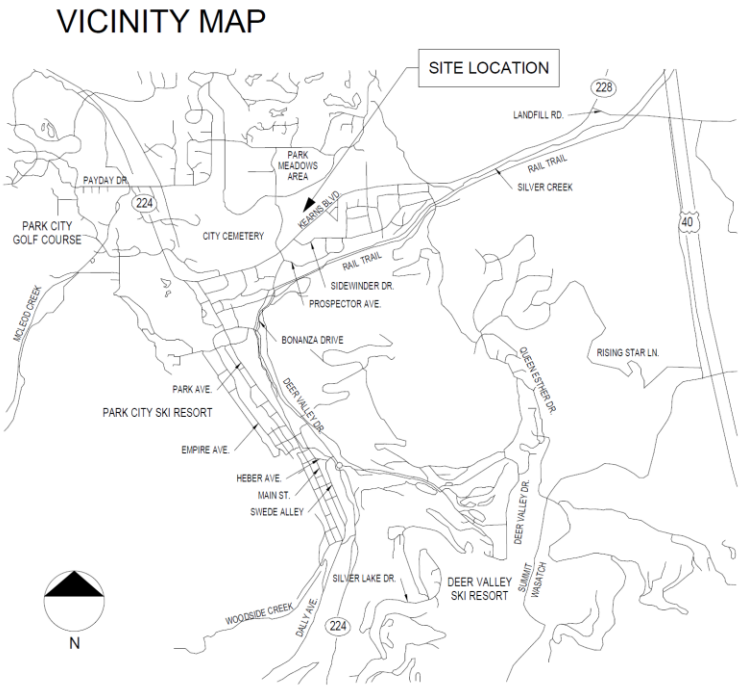
Zoning District:	General Commercial Frontage Protection Zone Overlay
Adjacent Land Uses:	Church to the north Park City School District Campus to the east Park Meadows Plaza Subdivision to the south Holiday Ranchettes Subdivision to the west
Reason for Review:	The Planning Commission reviews, conducts a public hearing, and takes Final Action on AMPDs[1] and CUPs[2]

AMPD	Affordable Master Planned Development
CUP	Conditional Use Permit
LMC	Land Management Code

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

Background

The Applicant proposes to redevelop 7.4 acres—Parcels PCA-2-2302 and PCA-2-2306 (Holiday Village Apartments) and Parcels PCA-2-2307 and PCA-2-2307-A (Parkside Apartments)—north of Kearns Boulevard and east of Monitor Drive, shown on the Applicant's Vicinity Map below:



[1] LMC § 15-12-15(A)(5)
[2] LMC § 15-12-15(6)

Holiday Village Apartments

On April 16, 1975, the Planning Commission approved a Planned Unit Development for the construction of 80 affordable units at 2200 Monitor Drive (Parcel PCA-2-2302 and PCA-2-2306), known as the Holiday Village Apartments (Exhibit C). The images of the property below are taken from Google Maps:



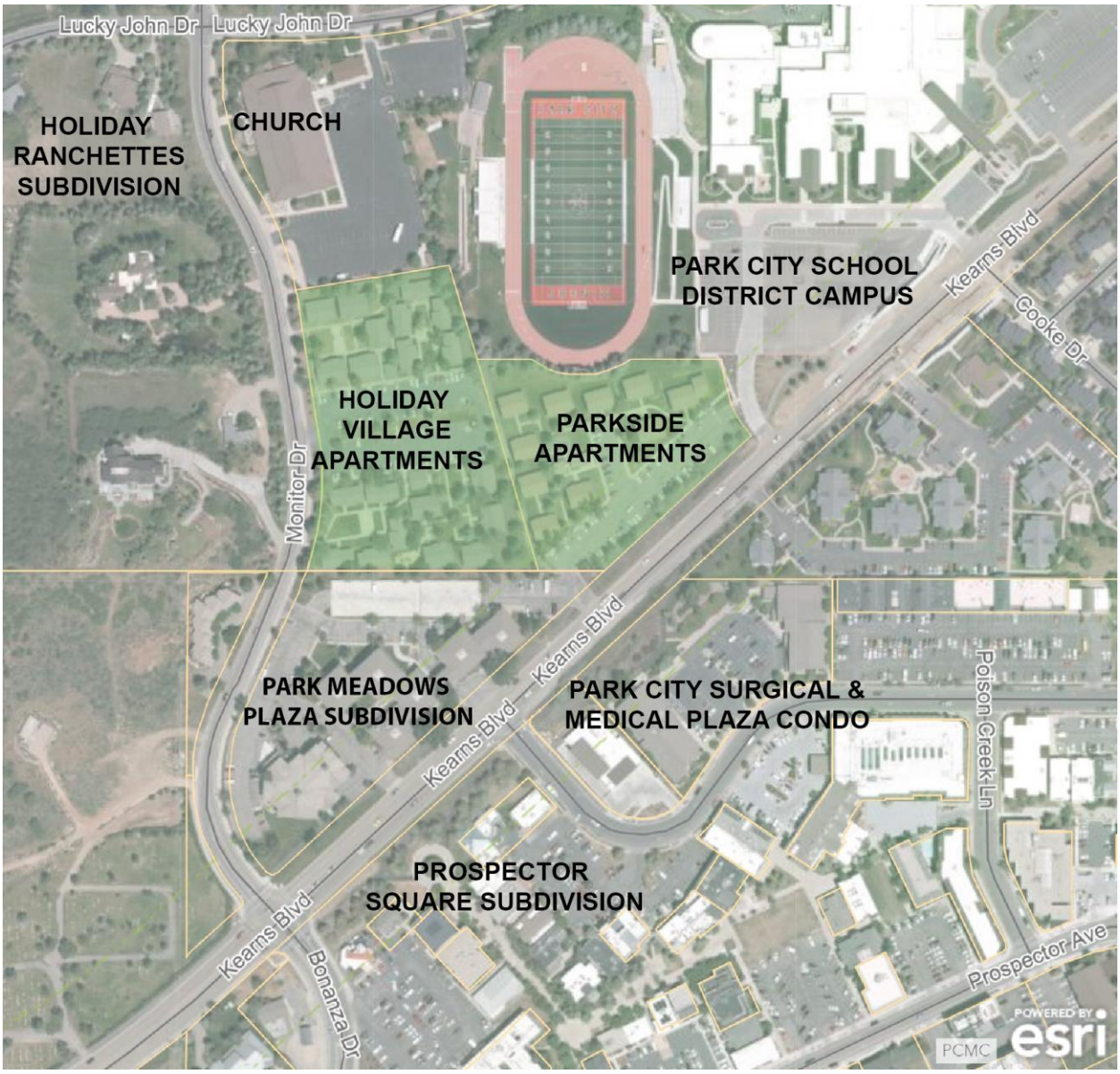


Parkside Apartments

In 1982, the Planning Commission approved a Conditional Use Permit for the construction of 42 affordable units at 1776 Kearns Boulevard (Parcels PCA-2-2307 and PCA-2-2307-A), known as the Parkside Apartments (Exhibit D). The image of the property below is taken from Google Maps:



The image below, taken from the City's Zoning Map, illustrates the HOPA AMPD acreage in green:



According to the Applicant's written statement, "[t]he properties, originally constructed in the late seventies and eighties, have been in use for many decades and have reached a point in the lifespan of the structures that a large investment will be required to keep them available, habitable, and up to code." As a result, the Applicant proposes subdividing the four Parcels into seven Lots to develop seven Multi-Unit Dwellings, increasing the existing 122 affordable units to 319, with a shared underground Parking Structure as indicated in the Applicant's Site Plan below:



Analysis

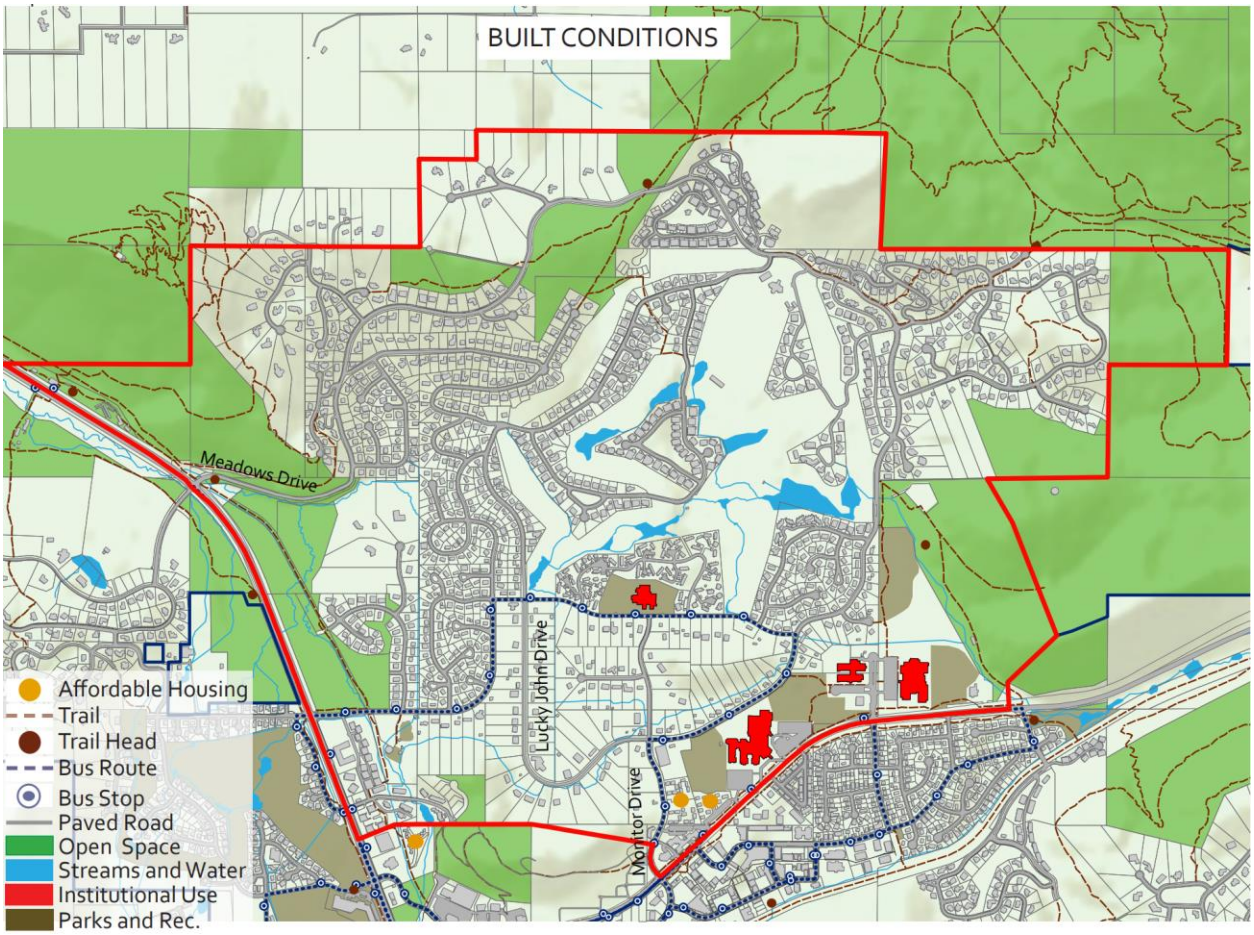
(I) The proposed HOPA Affordable Master Planned Development and Conditional Use Permit aligns with the General Plan.

The proposed HOPA AMPD is in the Park Meadows neighborhood. The General Plan identifies this neighborhood as one that should be preserved as a primary residential neighborhood, in part due to the many community amenities, including the Creekside Park, the Municipal Athletic and Recreation Center (MARC), the Park City School District Campus, the Eccles Center for the Performing Arts, and access to the Open Space of Round Valley.[3]

The Holiday Village and Parkside Apartments are described in the General Plan as the only affordable housing in the Park Meadows neighborhood indicated on the Built Conditions Map near the Monitor Drive and Kearns Boulevard intersection, shown with orange dots below:

[3] General Plan, Neighborhoods 1, p. 21

PARK MEADOWS



(II) To evaluate the HOPA Affordable Master Planned Development and Conditional Use Permit, staff recommends the Planning Commission consider requesting the Applicant provide additional information.

The Holiday Village and Parkside Apartments are in the Residential Development Zoning District. Multi-Unit Dwellings in the Residential Development Zoning District require a CUP.[4] As part of the CUP review, the Planning Commission addresses "traffic considerations including capacity of the existing Streets in the Area" (LMC § 15-1-10(E)(2)). Additionally, LMC § 15-6.1-12(N) requires the Planning Commission to find that traffic generated by the proposed AMPD is addressed.

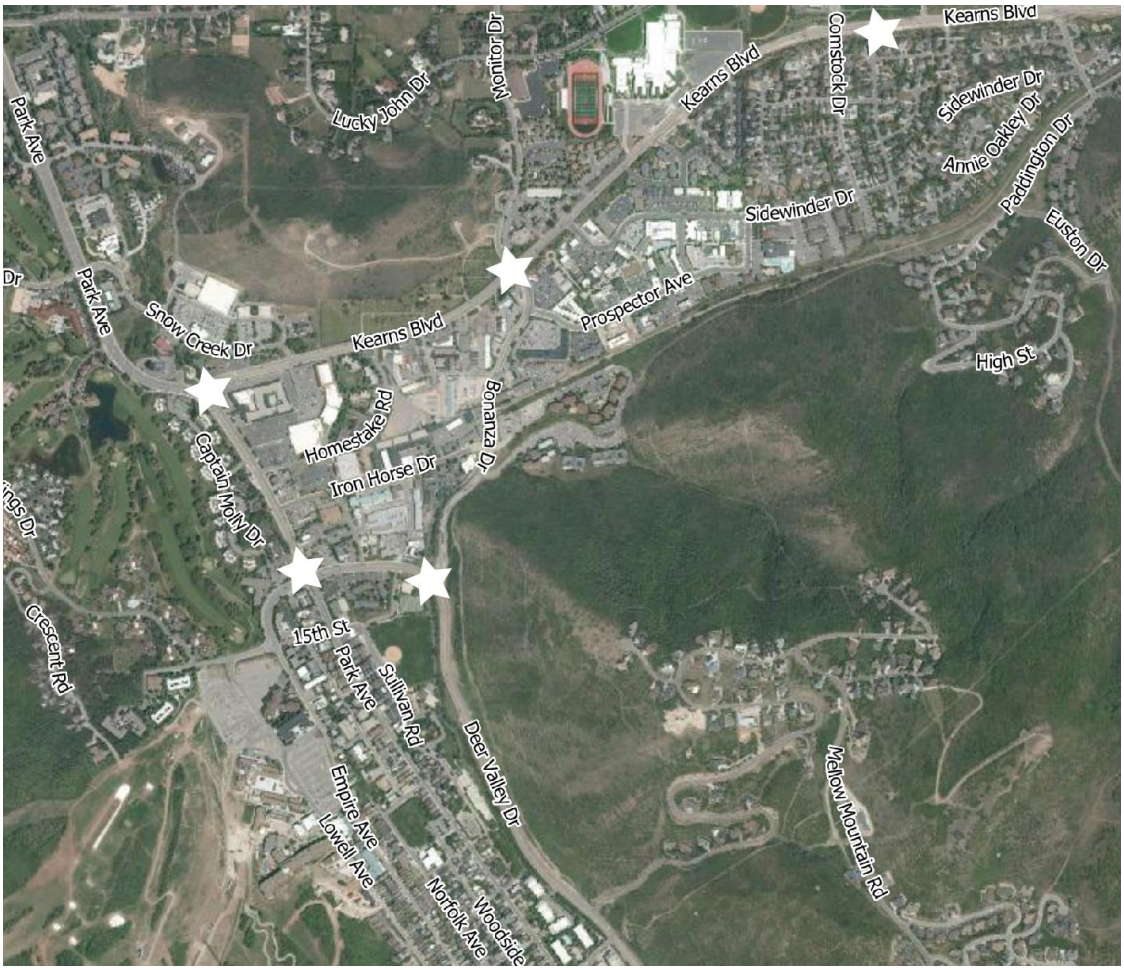
[4] LMC § 15-2.13-2(B)(2)

The Applicant proposes increasing 122 affordable units to 319. Staff recommends the Applicant submit a Traffic Impact Study.

LMC § 15-6.1-4(E) states "[t]he Planning Commission may require Applicants to submit and fund additional studies for Affordable Master Planned Development proposals that significantly increase the Density and intensity of Use of a Site." There are currently 122 affordable units on the Parcels and the Applicant proposes to increase the units to 319. As a result, the Engineering Department recommends the Applicant submit a Traffic Impact Study (TIS) prepared by a consultant approved by the City that at a minimum analyzes the project impacts to the following intersections:

- Park Avenue and Kearns Boulevard
- Kearns Boulevard and Monitor Drive
- Kearns Boulevard and Comstock Drive
- Park Avenue and Deer Valley Drive/Empire Avenue
- Bonanza Drive and Deer Valley Drive

These intersections are highlighted below:



Additionally, the Engineering Department recommends the TIS evaluate changes to access on Monitor Drive and Kearns Boulevard.

Are there additional considerations the Planning Commission would like the Applicant's Traffic Impact Study to address?

The Applicant proposes to provide 289 parking spaces, reducing the parking requirements by 43 spaces, a 13% reduction. Staff recommends the Applicant submit a Parking Study & Management Plan.

LMC § 15-6.1-9 requires AMPDs to comply with required Off-Street Parking, unless the Planning Commission approves a parking reduction. LMC § 15-3-6 *Parking Ratio Requirements for Specific Land Use Categories* outlines the following parking for Multi-Unit Dwellings:

Unit 1,000 square feet or less	1 space
Unit greater than 1,000 square feet and less than 2,000 square feet	1.5 space
Unit greater than 2,000 square feet	2 spaces

The Applicant proposes 319 units requiring the following:

Building	Unit Square Footage	Required Parking
Building A	< 1,000 square feet = 40 units > 1,000 square feet = 5 units	47.5 spaces
Building B	< 1,000 square feet = 39 units > 1,000 square feet = 5 units	46.5 spaces
Building C	< 1,000 square feet = 26 units > 1,000 square feet = 6 units	35 spaces
Building D	< 1,000 square feet = 55 units > 1,000 square feet = 5 units	62.5 spaces
Building E	< 1,000 square feet = 31 units > 1,000 square feet = 5 units	38.5 spaces
Building F	< 1,000 square feet = 51 units > 1,000 square feet = 0 units	51 spaces
Building G	< 1,000 square feet = 51 units > 1,000 square feet = 0 units	51 spaces
	Total Required Parking	**332 spaces**

LMC § 15-6.1-9 requires AMPDs to comply with required Off-Street Parking, unless the Applicant:

- Demonstrates parking reductions materially increase the feasibility of the proposed AMPD
- Submits a parking and traffic study completed by a third party selected by the City
- Demonstrates that the proposed AMPD sufficiently addresses the parking demand for the project

LMC § 15-6.1-9(D) establishes criteria the Planning Commission may consider when evaluating an Applicant's request to reduce parking:

- Parking in the Right-of-Way along the perimeter of the AMPD is available
- A clear and irrevocable agreement authorizes AMPD residents to park in an off-Site Parking Area or Parking Structure that is located within 1,000 feet of the AMPD perimeter boundary
- The AMPD is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards
- On-site parking is provided for motorcycles and/or scooters
- Bicycle parking exceeds the requirements of LMC § 15-3-9
- The AMPD provides dedicated parking spaces for resident carshare vehicles

For the Planning Commission to consider a reduction in parking, the Applicant must submit a parking management plan for Planning Commission review and approval (LMC § 15-6.1-9(C)).

What information does the Planning Commission request the Applicant's Parking Study & Management Plan address?

The Applicant does not request exceptions to Building Height, Setbacks, or Open Space.

Building Height – LMC § 15-6.1-8 states the maximum Building Height for an AMPD is the same as the underlying Zoning District. LMC § 15-2.13-4 establishes a maximum Building Height of 28 feet for the Residential Development Zoning District. LMC § 15-6.1-8 then allows for an increase in Building Height for AMPDs to 45 feet if a ten-foot stepback on all perimeter Building Façade planes is achieved.

The Applicant's proposal is well below the 45-foot maximum Building Height allowance for Buildings A – E. Buildings F – G are proposed to have four stories, and while below 45 feet in Building Height, come close or minimally exceed 45 feet for the elevator penthouses, an allowable exception pursuant to LMC § 15-6.1-8(B)(3).

Setbacks – LMC § 15-6.1-7(A) requires a 25-foot Setback around the exterior boundary of an AMPD. The Applicant proposes a 25-foot perimeter Setback for the AMPD and 10-foot interior Setbacks for the seven Lots.

Additionally, a portion of the property along Kearns Boulevard is within the Frontage Protection Zone (FPZ). LMC § 15-2.20-2 establishes a 100-foot Setback from Kearns Boulevard. The Applicant proposes no development within the 100-foot FPZ Setback.

Open Space – LMC § 15-6.1-10 requires AMPDs to provide 20% Open Space. The Applicant exceeds this requirement – over 40% of the AMPD is proposed to be landscaped Open Space.



Significant Vegetation

LMC § 15-2.13-10 requires vegetation protection for properties within the Residential Development Zoning District. There is Significant Vegetation on the site and the Applicant is obtaining an arborist report to outline the condition of Significant Vegetation, as well as plans to protect or replace Significant Vegetation.

Anticipated Project Review

A site visit and public hearing are tentatively scheduled for the Planning Commission's April 26, 2023 meeting.

Is there additional information the Planning Commission requests from the Applicant prior to scheduling a public hearing for the project?

Department Review

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

Exhibits

Exhibit A: Applicant's Written Statement
Exhibit B: Proposed HOPA AMPD Plans
Exhibit C: 1975 Holiday Village Apartment Approval
Exhibit D: 1983 Parkside Apartment Approval

February 24, 2023

HOPA Affordable Housing
Affordable Master Planned Development

Written Statement:

The properties for this project consist of four platted lots located between Kearns Boulevard and Monitor Drive. The properties are located in the Residential Development (RD) District. The properties are adjacent to the General Commercial (GC) District and the Recreation And Open Space (ROS) District. Located north of the property is the LDS Ward House, to the North and East is the Park City High School, and to the South is a multi-story Commercial Property and Wells Fargo Bank. The property is surrounded by parking lots and the high school track and football field.

The properties currently function as two developments each having two platted lots. The two developments are known as Holiday Village and Parkside Apartments. These projects are currently affordable housing and Mountainlands Community Housing Trust is the owner of the properties. Holiday Village consists of 80 affordable housing units and Parkside Apartments consists of 42 affordable housing units.

The properties, originally constructed in the late seventies and eighties, have been in use for many decades and have reached a point in the lifespan of the structures that a large investment will be required to keep them available, habitable, and up to code. In an effort to preserve the use of the existing affordable units this project proposes a redevelopment of the entire property with an increase to the number of affordable units. Holiday Village is proposed to increase by 137 affordable units to 217 affordable units and Parkside Apartments is proposed to increase by 60 affordable units to 102 affordable units. The existing rental and income restrictions imposed by the Utah Housing Corporation in 2000 and 2005 will remain in effect.

The submitted proposal envisions the current residents will remain in their current residence while MCHT develops the project in phases. At the completion of each phase the residents will be able to relocate on site with no increase to the rent they will be required to pay, and the existing buildings will be removed making way for the next phase. To accomplish this, the first buildings will be built in the existing Holiday Village parking lots. An agreement with the adjacent property owner will allow for temporary parking during construction in the parking structure immediately adjacent to the site.

The majority of the parking for the project is provided as underground parking below the residential units. There is a single point of access to the underground parking for both the Holiday Village and the Parkside Apartments properties. The underground parking is connected below grade between the buildings.

The submitted project requests a minor reduction in parking which is less than market-rate unit requirements but more than the minimum allowed for affordable units as described in the Land Management Code Section 15-6.1 Affordable Master Planned Developments.

The Open Space proposed is well over the minimum requirements of Land Management Code Section 15-6.1 Affordable Master Planned Developments.

Each property is proposed to go through a Plat Amendment. Each platted property will be less than 2 acres and as such will meet the setbacks as described in the ROS district. No buildings are proposed within the Entry Corridor Protection Overlay (ECPO) along Kearns Avenue. The timing of each plat is proposed to be phased and described in the final Development Agreement.

All buildings proposed meet the building height requirements of Land Management Code Section 15-6.1 Affordable Master Planned Developments. All buildings that exceed the underlying zoning district height restriction have been proposed to have a ten (10) foot stepback and are below the maximum forty-five (45) foot Building Height.

Mountainlands Community Housing

HOPA Affordable Housing - AMPD

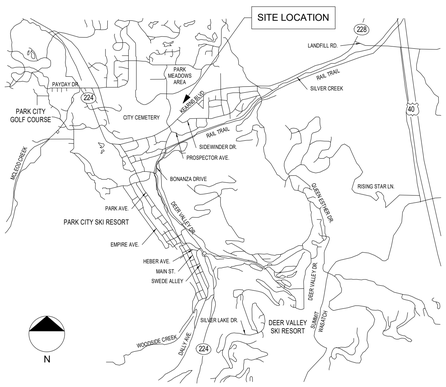
2200 Monitor Dr. / 2776 Kearns Blvd., Park City, UT 84060

Affordable Master Plan Development

2023.02.28

EWG Project # 22-028

VICINITY MAP



PROJECT CONTACT INFORMATION

OWNER

MOUNTAINLANDS COMMUNITY HOUSING
1960 SIDEWINDER DR. SUITE 107
PARK CITY, UTAH 84060
CONTACT: PAT MATHESON
PHONE: 801.403.7747

ARCHITECT

ELLIOTT WORKGROUP, LLC
1441 WEST UTE BLVD. SUITE 100
PARK CITY, UTAH 84098
CONTACT: CARLA LEHIGH
PHONE: 435.649.0092 EXT. 316

CIVIL ENGINEER

ALTITUDE ENGINEERING
1960 SIDEWINDER DR. SUITE 107
PARK CITY, UTAH 84060
CONTACT: BLADE MCINTIRE
PHONE: 307.679.8620

LANDSCAPE ARCHITECTURE

ELLIOTT WORKGROUP, LLC
1441 WEST UTE BLVD. SUITE 100
PARK CITY, UTAH 84098
CONTACT: SID OSTERGAARD
PHONE: 435.649.0092 EXT. 307

ELECTRICAL ENGINEER

VAN BOERUM & FRANK ASSOCIATTES
330 S 300 E SUITE 200
SALT LAKE CITY, UTAH 84111
CONTACT: LEWIS WONG
PHONE: 801.530.3148

LMC ANALYSIS

Existing Zone
Residential Development (RD) District

Total Site Area
- Parcel 1: 0.69 Acres
- Parcel 2: 0.74 Acres
- Parcel 3: 0.74 Acres
- Parcel 4: 1.09 Acres
- Parcel 5: 0.67 Acres
- Parcel 6: 1.51 Acres
- Parcel 7: 1.36 Acres

Lot and Site Requirements

* **Density: 319 Affordable Units**
- Building A: 45 Affordable Units
- Building B: 44 Affordable Units
- Building C: 32 Affordable Units
- Building D: 60 Affordable Units
- Building E: 36 Affordable Units
- Building F: 51 Affordable Units
- Building G: 51 Affordable Units

* **Set Backs per LMC 15-6.1-7:**
Exterior Boundary: 25'
Proposed Interior Set Back: 10'

* **Building Height:**
Per AMP (LMC 15-6.1): 45' with a 10' step back
Per RD (LMC 15-2.13): 28' with a 5' Screening Exception

* **Facade Variation per LMC 15-6.1-8**
Facade Length between 60'<120' = Shift 10'
Facade Length 120' < = Shift 15'

* **Parking per LMC 15-6.1-9:**
Affordable Units
<600 SF = None
600-1000 SF = 0.5 Spaces per Unit
1000-2000 SF = 1 Spaces per Unit
>2000 SF = 1.5 Spaces per Unit

Market Rate Units
<600 SF = 0.5 Spaces per Unit
600-1000 SF = 1 Spaces per Unit
1000-2000 SF = 1.5 Spaces per Unit
>2000 SF = 2 Spaces per Unit

* **Open Space:**
Minimum twenty percent (20%)

Total Building Areas

- Building A: 44,178 SF
- Building B: 41,349 SF
- Building C: 38,109 SF
- Building D: 47,083 SF
- Building E: 29,782 SF
- Building F: 45,302 SF
- Building G: 45,638 SF

Total.....291,441 SF

Unit Equivalents

- Building A: 44,178 SF / 2000 = 22.09 UE's
- Building B: 41,349 SF / 2000 = 20.69 UE's
- Building C: 38,109 SF / 2000 = 19.05 UE's
- Building D: 47,083 SF / 2000 = 23.54 UE's
- Building E: 29,782 SF / 2000 = 14.89 UE's
- Building F: 45,302 SF / 2000 = 22.65 UE's
- Building G: 45,638 SF / 2000 = 22.82 UE's

Total.....291,441 SF/2000 = 145.72 UE's



DRAWING INDEX

AFFORDABLE MPD

AMPD-001	Cover Sheet
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AMPD-007	Grading Plan
AMPD-008	Utility Plan
AMPD-009	Landscape Plan
AMPD-010	Snow Storage Calculation
AMPD-011	Open Space Calculation
AMPD-012	Contextual Analysis
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AMPD-014	Sustainability
AMPD-015	Photometric Plan
AMPD-016	Lighting Cut Sheet
AMPD-017	Site Plan - Trees
AMPD-100	Building A - Floor Plans
AMPD-101	Building A - Roof Over Topo
AMPD-102	Building A - Elevations
AMPD-110	Building B - Floor Plans
AMPD-111	Building B - Floor Plans
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AMPD-120	Building C - Floor Plans
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AMPD-122	Building C - Elevations
AMPD-130	Building D - Floor Plans
AMPD-131	Building D - Roof Over Topo
AMPD-132	Building D - Elevations
AMPD-140	Building E - Floor Plans
AMPD-141	Building E - Floor Plans
AMPD-142	Building E - Roof Over Topo
AMPD-143	Building E - Elevations
AMPD-150	Building F - Floor Plans
AMPD-151	Building F - Floor Plans
AMPD-152	Building F - Roof Over Topo
AMPD-153	Building F - Elevations
AMPD-160	Building G - Floor Plans
AMPD-161	Building G - Floor Plans
AMPD-162	Building G - Roof Over Topo
AMPD-163	Building G - Elevations

ELLIOTT WORKGROUP

11/22/22

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Cover Sheet

AMPD-001

NORTHWEST CORNER OF SEC. 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.

3110.86'

S89°55'57"W 5308.31' (BASIS OF BEARING)

NORTHEAST CORNER OF SEC. 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.

S0°00'00"E 775.84'

N

0' 20' 40' 80' 120'

Scale In Feet
1" = 40'

LEGEND

- SUMMIT COUNTY MONUMENT AS NOTED
- SET 24" REBAR AND CAP MARKED 10708886
- LOT LINE
- NEIGHBORING LOTS
- MONUMENT LINE
- FENCE (SEE SURVEY FOR TYPE)

SANITARY SEWER MANHOLE
RIM ELEV = 6770.76'
FL 12" PVC S ELEV = 6764.93'

WATER VALVE

COMMUNICATIONS PEDESTAL

COMMUNICATIONS PEDESTAL

GAS LINE EASEMENT

N80°53'22"E 280.27'

IRRIGATION CONTROL VALVE

L=9.00', R=533.00'
Δ=0°58'03" CH=N9° 35' 39"W 9.00'

TELECOMMUNICATIONS PEDESTAL

TRANSFORMER

ELECTRICAL JUNCTION BOX

IRRIGATION CONTROL VALVE

PCA-2-2300-X
PARK CITY BOARD OF EDUCATION

TRANSFORMER

IRRIGATION CONTROL VALVE

20.00' WIDE SEWER EASEMENT

LIGHT POLE

L=148.82', R=200.00'
Δ=42°38'00" CH=N21° 12' 38"W 145.41'

WATER VALVE

WATER METER

N9°06'38"W 220.00'

N89°53'38"W 98.17'

TRANSFORMER

N89°53'38"W 164.34'

IRRIGATION CONTROL VALVE

TRANSFORMER

L=191.03', R=157.97'
D=69°17'08" CH=N89° 53' 24"W 179.60'

TELEPHONE CABLE EASEMENT

TELECOMMUNICATIONS PEDESTAL

WATER METER

TRANSFORMER

GAS LINE EASEMENT

PCA-2-2306
MOUNTAINLANDS
HOUSING PARTNERS LP

STORM DRAIN MANHOLE
RIM ELEV = 6772.92'
BOTTOM ELEV =6770.12'

WATER METER

WATER METER

IRRIGATION CONTROL VALVE

SANITARY SEWER MANHOLE
RIM ELEV = 6768.67'
FL 8" PVC N/W ELEV = 6757.75'

S80°53'22"W 47.00'

N9°06'38"W 33.00'

S74°06'22"W 60.00'

TRANSFORMER

N9°06'38"W 34.65'

S80°53'22"W 265.59'

SANITARY SEWER MANHOLE
RIM ELEV = 6770.73'
FL 8" PVC E ELEV = 6761.40'
FL 8" PVC S ELEV = 6761.53'

WATER VALVE

WATER METER

IRRIGATION CONTROL VALVE

STORM DRAIN MANHOLE
RIM ELEV = 6767.64'
FL 20" CPP W/SE ELEV = 6464.64'

PCA-2-2302
MOUNTAINLANDS
HOUSING PARTNERS LP

TELEPHONE CABLE EASEMENT

WATER METER

PCA-2-2307
PARKSIDE PARK CITY
LIMITED PARTNERSHIP

SANITARY SEWER MANHOLE
RIM ELEV = 6779.37'
FL 12" PVC N ELEV = 6773.95'
FL 12" PVC S ELEV = 6774.12'

IRRIGATION CONTROL VALVE

IRRIGATION CONTROL VALVE

WATER VALVE

STORM DRAIN MANHOLE
RIM ELEV = 6768.22'
FL 20" CPP SE ELEV =6766.12'

N16°53'38"W 110.05'

WATER METER

TRANSFORMER

STORM DRAIN MANHOLE
RIM ELEV = 6767.64'
FL 20" CPP E/NW ELEV =6765.50'

GAS LINE EASEMENT

IRRIGATION CONTROL VALVE

TRANSFORMER

TELECOMMUNICATIONS BOX

N42°31'38"W 60.00'

COMMUNICATIONS BOX

MONITOR DRIVE

L=247.90', R=491.02'
D=28°55'35" CH=N5° 21' 05"E 245.27'

IRRIGATION CONTROL VALVE

LIGHT POLE

S16°09'31"E 396.19'

20.00' WIDE SEWER EASEMENT ENTRY #

PCA-2-2307-A
PARKSIDE PARK CITY
LIMITED PARTNERSHIP

STORM DRAIN MANHOLE

IRRIGATION CONTROL VALVE

IRRIGATION CONTROL VALVE

IRRIGATION CONTROL VALVE

N47°28'25"E 361.58'

TRANSFORMER

IRRIGATION CONTROL VALVE

TRANSFORMER

SANITARY SEWER MANHOLE
RIM ELEV = 6774.07'
FL 8" PVC N ELEV = 6764.40'

WATER METER

WATER VALVE

GAS LINE EASEMENT

SANITARY SEWER MANHOLE
RIM ELEV = 6775.15'
FL 24" PVC W ELEV = 6768.57'
FL 24" PVC E ELEV = 6768.53'

N89°50'56"W 417.15'

S89°50'56"E 118.00'

KEARNS BOULEVARD

SANITARY SEWER MANHOLE
RIM ELEV = 6782.22'
FL 12" PVC N ELEV = 6776.97'
FL 12" PVC SW ELEV = 6777.05'
FL 12" PVC SE ELEV = 6776.97'

TRANSFORMER

PMP-2
SMP 1500 LLC

TELECOMMUNICATIONS PEDESTAL

SCALE: 1" = 40'
DATE: 6/22/2022
DESIGN: -----
DRAWN: MJB
CHECKED: WDL

REVISIONS

DATE	DESCRIPTION

PROPERTY SURVEY FOR MOUNTAIN LANDS

COMMUNITY HOUSING TRUST

LOCATED IN THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, S.L.B. & M.

LAYTON SURVEYS LLC
Professional Land Surveying
(801) 683-1641 Willis.tong@laytonsurveys.com
1857 N 1000 W STE. 1
CLEARFIELD, UT 84015

S2
2



HOPA

AMPD-003

Aerial View

11/22/22

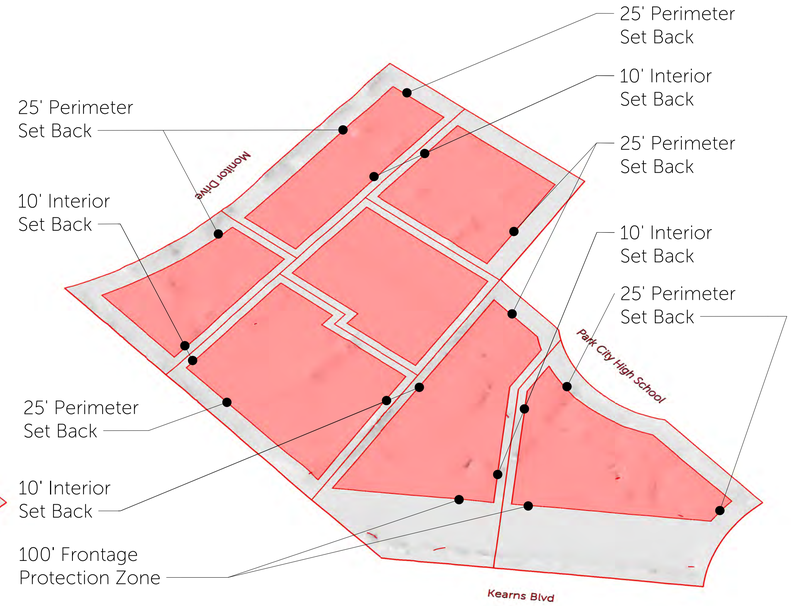
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Property

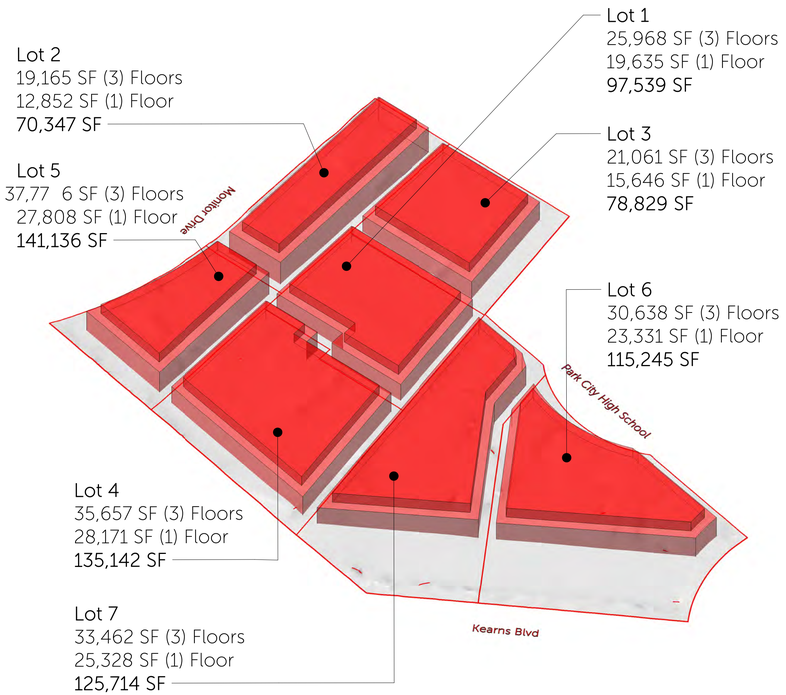
300,443 SQ FT = 6.89 Acres = 100%



Buildable Area

117,120 SQ FT = 39%

183,323 SQ FT = 61%

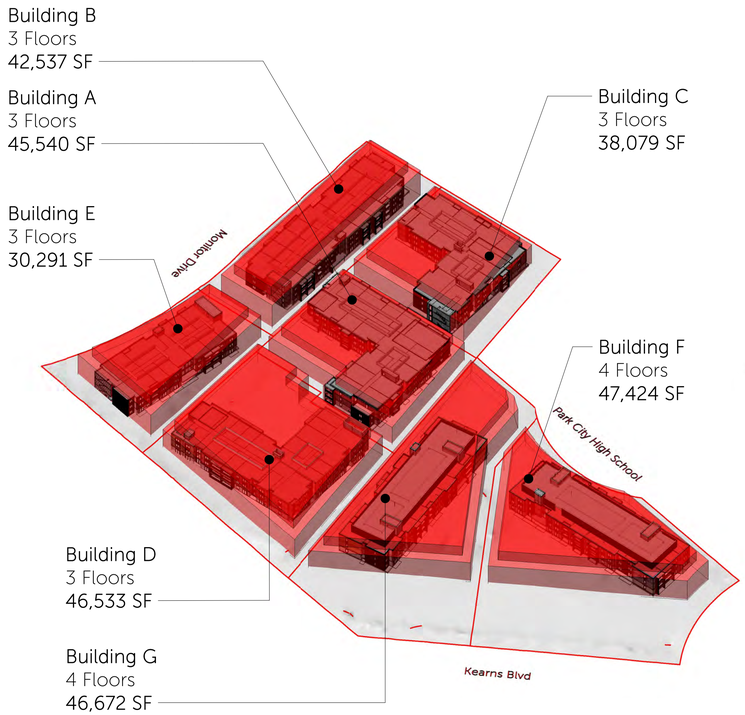


Buildable Volume

AMPD Height 45' with 10' Stepback on All Facades

763,952 SQ FT

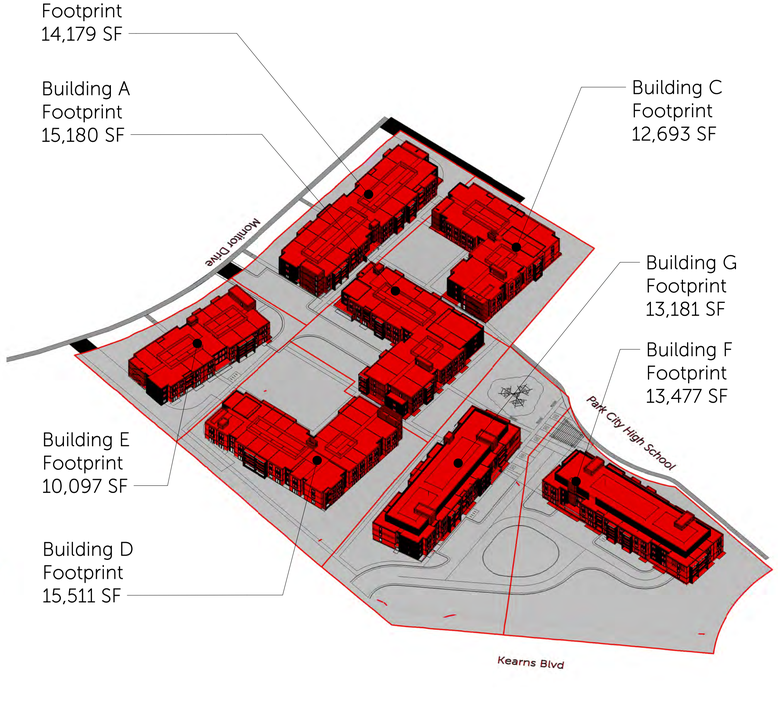
MAXIMUM DEVELOPABLE VOLUME



Proposed Buildings

297,076 SQ FT

PROPOSED BUILDING AREA



Proposed Open Space

146,768 SQ FT = 49%

59,371 SQ FT = 20%

94,318 SQ FT = 31%

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11/16/22

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Site Suitability Analysis

HOPA

AMPD-004



Building C - Units
(2)
(24)
(6)
32 Total Units

Building C - Required Parking
(34) Market Rate
(19) Affordable housing
40 Underground
(8)

Building A - Units
(26)
(14)
(5)
45 Total Units

Building A - Required Parking
(35) Market Rate
(12) Affordable housing
40 Underground
(8)

Building F - Units
(12)
(20)
(19)
51 Total Units

Building F - Required Parking
(35) Market Rate
(10) Affordable housing
38 Underground
6 Surface
(9)

Building B - Units
(27)
(12)
(5)
44 Total Units

Building B - Required Parking
(33) Market Rate
(11) Affordable housing
39 Underground
7 Surface
(10)

Building E - Units
(21)
(9)
(1)
(5)
36 Total Units

Building E - Required Parking
(24) Market Rate
(6) Affordable housing
28 Underground
(6)

Building D - Units
(39)
(4)
(12)
(5)
60 Total Units

Building D - Required Parking
(41) Market Rate
(11) Affordable housing
47 Underground
(10)

Building G - Units
(12)
(20)
(19)
51 Total Units

Building G - Required Parking
(34) Market Rate
(19) Affordable housing
38 Underground
6 Surface
(9)

Legend

- Property Line
- Set Back Line
- Underground Connection
- Studio Unit (428 SF)
- One Bedroom Unit (598.5 SF)
- Two Bedroom Unit (838.5 SF)
- Three Bedroom Unit (1126.5 SF)
- Required Parking Stalls per LMC 15-6.1-9 Table 1 (Market Rate & Affordable Housing)
- Proposed Parking Stalls per Building
- Electric Car Charging Stations Provided per Building as per LMC 15-3-11

Total Units.....319
Total Stalls.....289

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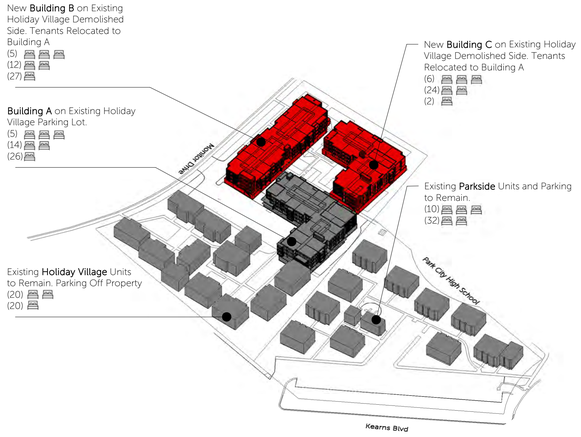
11/11/22

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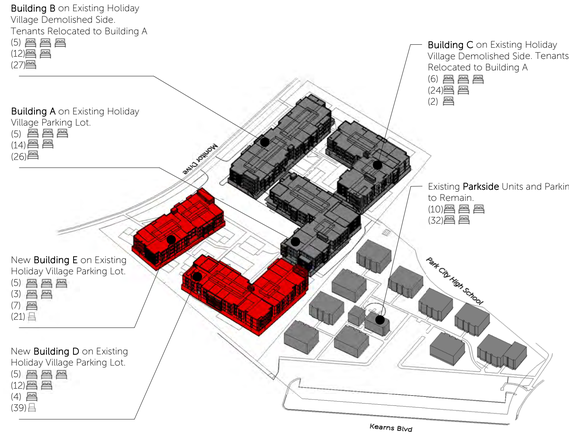
HOPA
AMPD-005
Site Plan



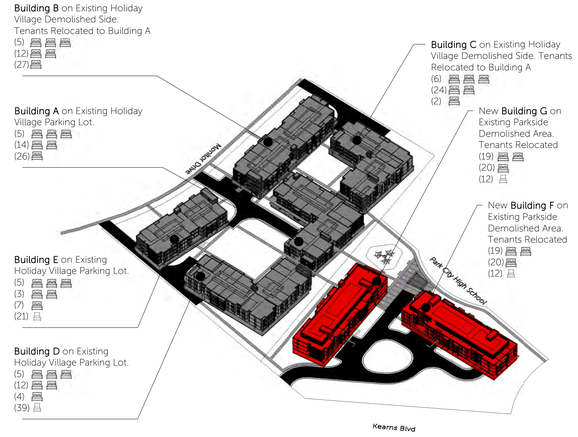
3D View



3D View



3D View



3D View



Plan View



Plan View



Plan View



Plan View

Phase 1

If Parking Off Site during this Phase is allowed.
Build Building "A" in Parking Lots of Holiday Village.
At Completion of Building "A" Move the North side of the Holiday Village into A.

Phase 2

Tear Down the North Side of the Existing Holiday Village (40 Units) and Build Building "B" as Phase 2a and Building "C" as Phase 2b. Including the Connection Underground for Parking.
At Completion of Buidling "B" Move All of Holiday Village into Buildings "A" and "B".
At Completion of Building "C" Possibibly Move All of Parkside into it.

Phase 3

Tear Down South Side of the Existing Holiday Village (40 Units) and Build Building "D" as Phase 3a and Building "E" as Phase 3b. Including the Connection Underground for Parking Connection.

Phase 4

Tear Down Parkside (42 Units) and Build Building "F" as Phase 4a and Building "G" as Phase 4b. Including the Connection Underground for Parking Connection.

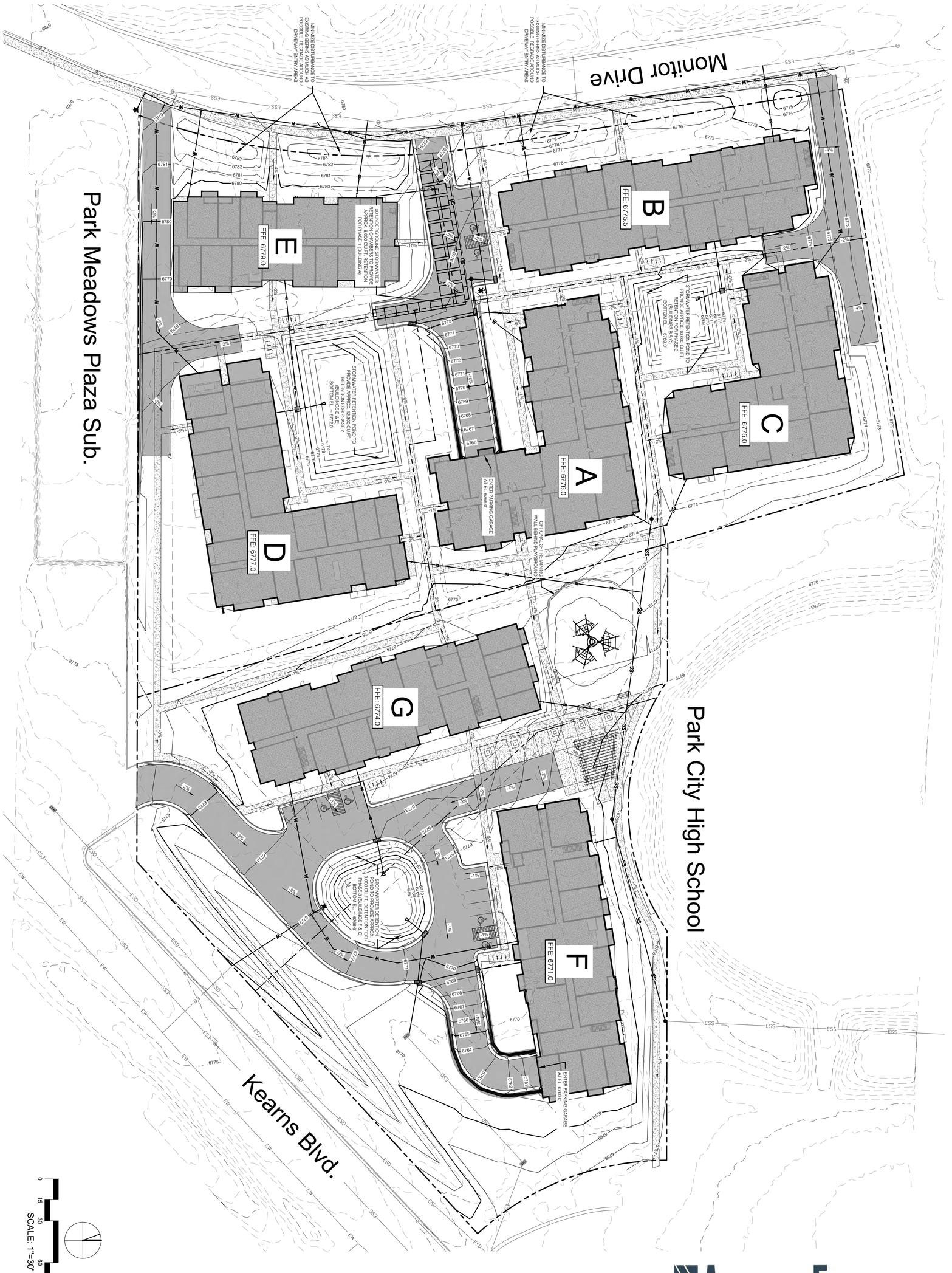
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Phasing Plan

HOPA
AMPD-006



ALTITUDE ENGINEERING

HOPA

AMPD-007

Grading Plan

02/23/23

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NOTES:
1. STORM WATER DETENTION/RETENTION SIZING AND HYDRAULIC CALCULATIONS SHOWN HERE ARE PRELIMINARY. FINAL STORM WATER DESIGN SHALL COMPLY WITH PCMC STANDARDS.
2. ALL CULINARY WATER INFRASTRUCTURE SHALL BE DESIGNED PER PCMC STANDARDS. NEW WATER MAIN WILL REQUIRE AN EASEMENT AND AGREEMENT W/ PCMC.
3. ALL SANITARY SEWER SHALL BE DESIGNED PER SBWRD STANDARDS. NEW SEWER MAIN WILL REQUIRE 20' EASEMENT W/ 12' DRIVEABLE ACCESS AND MAIN LINE EXTENSION AGREEMENT.
4. PARKING GARAGES UNDER EACH BUILDING WILL REQUIRE DRAINAGE TO SAND/OIL SEPARATORS AND MUST DISCHARGE TO THE SANITARY SEWER. PUMPING OF THE EFFLUENT WILL LIKELY BE REQUIRED.

Park City High School

Monitor Drive

Kearns Blvd.

Park Meadows Plaza Sub.

EXISTING SSMH
RIM: 6770.76
F/L IN (S): 6764.93
F/L OUT (N): UNKNOWN

EXISTING FIRE HYDRANT

INSTALL 149LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

CONNECT TO EXISTING 12" PVC SEWER MAIN
EX. 12" F/L: 6767.31
NEW 6" F/L: 6768.31

6" F/L @ BLDG: 6769.41

INSTALL 55LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

CONNECT ROOF DRAINS TO STORMWATER RETENTION AREA

INSTALL CATCH BASIN
RIM: 6774.48
F/L: 6771.23

DISCHARGE TO RETENTION AREA

STORMWATER RETENTION POND TO PROVIDE APPROX. 10,600 CU.FT. RETENTION FOR PHASE 2 (BUILDINGS B & C)
BOTTOM EL. = 6769.0'

C
FFE: 6775.0

B
FFE: 6775.5

6" F/L @ BLDG: 6765.71

INSTALL NEW 4' MANHOLE
RIM: 6774.00
F/L OUT (NE): 6763.80

INSTALL 48LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

INSTALL 14LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

6" F/L @ BLDG: 6765.09

A
FFE: 6776.0

INSTALL 213LF 8" PVC SEWER MAIN @ 2.0% SLOPE.

8" F/L: 6763.75
6" F/L: 6764.75

8" F/L: 6762.85
6" F/L: 6763.85

8" F/L: 6763.81
6" F/L: 6764.81

8" F/L: 6761.11
6" F/L: 6762.11

INSTALL NEW 4' MANHOLE
RIM: 6769.35
F/L IN (NW): 6759.61
F/L OUT (NE): 6759.41

INSTALL 146LF 8" PVC SEWER MAIN @ 2.0% SLOPE.

8" F/L: 6759.15
6" F/L: 6760.15

EXISTING 8" PVC SEWER MAIN
ASSUME 2.00% SLOPE

INSTALL NEW 4' MANHOLE ON EXISTING SEWER MAIN
RIM: 6767.53
F/L IN (S): 6756.49
*PLUG AND ABANDON SOUTH INVERT WHEN EXISTING APARTMENTS ARE DEMOLISHED
F/L IN (SW): 6756.49
F/L OUT (N): 6756.29

NEW SEWER MAIN AND MANHOLE WILL BE INSTALLED W/ PHASE 1. BUILDINGS 'F' AND 'G' WILL BE CONSTRUCTED W/ PHASE 3. EXISTING APARTMENTS IN THIS AREA MUST BE KEPT IN SERVICE DURING SEWER MAIN CONSTRUCTION. DO NOT ABANDON EXISTING SEWER MAIN AND MANHOLE UNTIL PHASE 3. TEMPORARY SEWER BYPASS PUMPING WILL BE REQ'D DURING NEW MANHOLE INSTALL.

INSTALL 17LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

6" F/L @ BLDG: 6760.49

F
FFE: 6771.0

REMOVE MANHOLE AND PROPERLY REMOVE AND DISPOSE OF EXISTING SEWER MAIN
EX. RIM: 6768.67
EX. F/L IN: 6757.75

INSTALL 63LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

6" F/L @ BLDG: 6762.37

INSTALL 170LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

REMOVE EXISTING UTILITIES

CONNECT ROOF DRAINS TO STORMWATER RETENTION AREA

INSTALL CATCH BASIN
RIM: 6769.34
F/L: 6767.02

INSTALL 40LF 15" HDPE STORM DRAIN PIPE @ 2% SLOPE

INSTALL CATCH BASIN
RIM: 6770.27
F/L: 6766.86

INSTALL 36LF 15" HDPE STORM DRAIN PIPE @ 2% SLOPE

PRESERVE AND PROTECT EXISTING STORM DRAIN INLET AND PIPING.
RIM: 6767.64
EX. 20" CPP F/L: 6764.64

PRESERVE AND PROTECT EXISTING STORM DRAIN INLET AND PIPING TO THE EAST. REMOVE PIPE TO NORTHWEST. CONNECT NEW PIPE TO BOX TO MATCH EX. FLOWLINE.
RIM: 6770.00
EX. 20" CPP F/L: 6765.50

INSTALL CATCH BASIN W/ ORIFICE FOR STORMWATER DETENTION CONTROL
RIM: 6770.03
F/L: 6766.22

INSTALL 32LF 15" HDPE STORM DRAIN PIPE @ 2% SLOPE

INSTALL CATCH BASIN
RIM: 6773.00
F/L: 6769.75

G
FFE: 6774.0

STORMWATER DETENTION POND TO PROVIDE APPROX. 8,000 CU.FT. DETENTION FOR PHASE 3 (BUILDINGS F & G)
BOTTOM EL. = 6766.6'

10"x6" REDUCER, 6" GATE VALVE, AND FIRE HYDRANT

INSTALL 95 LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

INSTALL 164LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

REMOVE FIRE HYDRANT AND REMOVE OR ABANDON EXISTING 6" WATER MAIN AS NEEDED DURING CONSTRUCTION.

CONNECT TO END OF EXISTING 10" HDPE STUB AND ABANDON EXISTING 6" PVC PAST POINT OF CONNECTION

EXISTING SSMH
RIM: 6775.15
F/L IN (SW): 6768.57
F/L OUT (NE): 6768.53

EXISTING 24" PVC SEWER MAIN
APPROX. 2.00% SLOPE

INSTALL 47LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

EXISTING 12" PVC SEWER MAIN
APPROX. 2.42% SLOPE

INSTALL CATCH BASIN
RIM: 6775.06
F/L: 6771.81

INSTALL 120LF 8" PVC COMBINED CULINARY AND FIRE SERVICE.

NEW FIRE HYDRANT W/ (2) 6" GATE VALVES

8"x6" REDUCER

INSTALL 49LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

INSTALL SDMH
DISCHARGE TO UNDERGROUND STORAGE
RIM: 6775.57
F/L: 6771.35

INSTALL CATCH BASIN
RIM: 6775.06
F/L: 6771.77

INSTALL 42LF 15" HDPE STORM DRAIN PIPE @ 2% SLOPE

INSTALL CATCH BASIN
RIM: 6775.86
F/L: 6772.61

INSTALL 506LF 12" C900 PVC WATER MAIN ALL ALONG PROPERTY FRONTAGE. REMOVE EXISTING 12" AC PIPE AND INSTALL NEW PIPE IN ITS PLACE. MAINTAIN 10' MIN. HORIZONTAL CLEARANCE TO SEWER MAIN. MAINTAIN WATER SERVICE TO ALL OTHER PROPERTIES ALONG MONITOR DRIVE DURING INSTALLATION OF NEW WATER MAIN.

30' UNDERGROUND STORMWATER RETENTION CHAMBERS TO PROVIDE APPROX. 8,000 CU.FT. RETENTION FOR PHASE 1 (BUILDING A)

EXISTING SSMH
RIM: 6779.37
F/L IN (S): 6774.12
F/L OUT (N): 6773.96

6" F/L @ BLDG: 6776.36

CONNECT TO EXISTING 12" PVC SEWER MAIN
EX. 12" F/L: 6774.24
NEW 6" F/L: 6775.24

INSTALL 56LF 6" PVC SEWER LATERAL @ 2% MIN. SLOPE

EXISTING 12" PVC SEWER MAIN
APPROX. 2.00% SLOPE

E
FFE: 6779.0

STORMWATER RETENTION POND TO PROVIDE APPROX. 12,300 CU.FT. RETENTION FOR PHASE 2 (BUILDINGS D & E)
BOTTOM EL. = 6772.0'

DISCHARGE TO RETENTION AREA

INSTALL CATCH BASIN
RIM: 6776.71
F/L: 6773.46

6" F/L @ BLDG: 6767.25

D
FFE: 6777.0

CONNECT ROOF DRAINS TO STORMWATER RETENTION AREA

INSTALL 64LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

EXISTING SSMH
RIM: 6782.22
F/L OUT (N): 6776.97

REPLACE EXISTING FIRE HYDRANT TO BE OUTSIDE OF PROPOSED DRIVEWAY

INSTALL 207LF 6" PVC COMBINED CULINARY AND FIRE SERVICE. METER TO BE LOCATED INSIDE BUILDING.

0 15 30 60 90
SCALE: 1"=30'

ALTITUDE ENGINEERING

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HOPA
AMPD-008

Utility Plan

PLANTING SCHEDULE

SYMBOL	SCIENTIFIC NAME	COMMON NAME	SIZE
TREES			
	Amlanchier x grandiflora 'Autumn Brilliance'	Serviceberry Tree	25 Gal.
	Acer ginnala 'Flame"	Amur Maple	2" Cal.
	Acer x freemanii 'Jeffersred'	Autumn Blaze Maple	10-12' Tall
	Fraxinus mandshurica 'Mancana'	Autumn Purple Ash	2" Cal.
	Picea pungens	Green Colorado Spruce	10-12' Tall
	Pinus flexilis 'Vanderwolf's Pyramid'	Limber Pine	6-8' Tall
	Populus tremuloides	Quaking Aspen	2" Cal.
	Populus tremula 'Erecta'	Columnar Swedish Aspen	10-12' Tall

SHRUBS		
	Amelanchier alnifolia 'Regent'	Serviceberry Shrub	5 Gal.
	Cornus sericea 'Kelseyi'	Dwarf Red Osier Dogwood	5 Gal.
	Physocarpus opulifolius 'Dart's Gold'	Ninebark	5 Gal.
	Rhus aromatica 'Gro-Low'	Fragrant Sumac	5 Gal.
	Ribes alpinum 'Greenmound'	Alpine Currant	5 Gal.
	Pinus mugo 'Mughus'	Mugo Pine	5 Gal.
	Spirea x bumalda 'Flaming Mound"	Gold Spirea	5 Gal.
GRASSES			
	Deschampsia cepitosa 'Pixie Fountain'	Dwarf Tufted Hairgrass	1 Gal.
	Schizachyrium scoparium 'Carousel'	Little Blue Stem	1 Gal.
	Schizachyrium scoparium 'Smoke Signal'	Little Blue Stem	1 Gal.
	Sporobolus heterolepis	Prairie Dropseed	1 Gal.
	Hydro Seed	Native Grass Mix	
	Turf	Bio Grass	

Park City High School

Existing Trees, Typ.

Play Structure

Trellis

Monitor Drive

Kearns Blvd.

Existing Trees, Typ.

Park Meadows Plaza Sub.

A

B

C

D

E

F

G

PERENNIALS - 130 DIVIDE UP PLANTS EQUALLY, 24" O.C. TRIANGULAR SPACING 1 Gal.

Achillea millefolium 'Summerwine'	Yarrow
Aster alpinus	Alpine Aster
Campanula carpatica Blue Chips	Bellflower
Echinacea purpurea	Purple Coneflower
Gaillardia aristata 'Arizona Sun'	Blanket Flower
Hemerocallis 'Chicago Apache'	Red Daylily
Heuchera 'Firefly'	Coral Bells
Lamium maculatum 'Lemon Frost'	Lemon Frost Pink Nettle
Oenothera missouriensis	Missouri Evening Primrose
Phlox subulata 'Drummond Pink'	Creeping Phlox
Rudbeckia x American Gold Rush	Black Eyed Susan
Salvia nemorosa 'May Night'	Salvia
Scabiosa columbaria 'Rose Pink'	Pincushion Flower

0 15 30 60 90

SCALE: 1"=30'

Notes: 1. All Planter Beds Shall be Covered in 4" Min. of Bark Mulch.
2.Placement of Trees to be Approved by Landscape Architect.

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Landscape Plan

HOPA

AMPD-009

Legend:

Parking Lot Area: 35,689 sq. ft.

Parking Landscaped Area: 7,464 sq. ft. (20.9%)

Total Landscaped Area: 141,009 sq. ft. (3.23 Acres)

Park City High School

Monitor Drive

Kearns Blvd.

Park Meadows Plaza Sub.

A

B

C

D

E

F

G

0 15 30 60 90

SCALE: 1"=30'

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Open Space Calculations

HOPA

AMPD-010

Legend:

Parking Lot Area: 27,760 sq. ft.

Snow Storage Area: 4,250 sq. ft. (15.1%)

Park City High School

Monitor Drive

Kearns Blvd.

Park Meadows Plaza Sub.

A

B

C

D

E

F

G

0 15 30 60 90

SCALE: 1"=30'

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Snow Storage Calculations

HOPA

AMPD-011



1 View from Kearns Blvd 1
1" = 10'-0"



2 View from Kearns Blvd 2
1" = 10'-0"



3 View from Monitor Dr 1
1" = 10'-0"





4 View from Monitor Dr 2
1" = 10'-0"

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Contextual Analysis

HOPA
AMPD-012

Existing Bus Stop

Existing Bus Stop

Existing Bus Stop

Existing Bus Stop / Transfer Between Routes

Existing Bus Stop

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HOPA
AMPD-013

Transportation



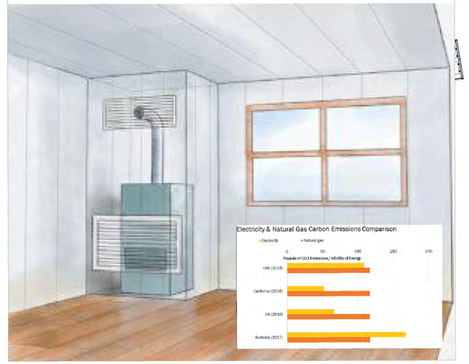
Electric Car Charging Stations

The project will meet the LMC requirements of 20% of the provided stalls to have the infrastructure for an Electric Vehicle Charging station



All Electric Buildings

Ultimate benefits of all-electric built environment are lower carbon emissions, lower air pollution and increased resiliency. An all-electric project encompasses not just the actual buildings, but also the site including distributed energy sources. The impact of decisions made at the building & community level have serious implication on electricity transmission network and ultimately on the carbon emissions of power plants.
We proposed to use a VTAC system for the Heat and Cooling Suystem which is an all Electric technology.



Possibility of Solar PV Panels on Roofs

Installing Solar Panels for the direct or indirect benefit of the tenants is really sustainable on an Affordable Housing Program. Utility bills are usually the largest and most volatile portion of an affordable housing development's budget. Stabilizing utility bills through solar and other measures makes it easier to maintain operating budgets, retain tenant services and avoid raising rents.



Sustainable Exterior Materials

The Proposed Wood Siding on the Buildings is a product named **ChamClad.**
ChamClad is dedicated to producing sustainable building materials and playing a role in reducing the overall environmental impact within the construction industry. This document presents ChamClad's sustainability advantage, and information regarding our fit within the LEED v4 for Building Design and Construction framework. For more information on ChamClad products, please visit: *www.ChamClad.com*

Advantages:

- Siding & Soffit base materials are made from 100% recycled PVC, diverting off-spec window profiles from waste facilities
- Lean Manufacturing Standards – less than 5% production waste: *Off cuts and damaged materials are salvaged for sample materials
  *Product defects are fixed at our facility, diverting defective material from waste facilities
- Reduced material packaging: * Product is packaged with minimal wrapping and secured safely with reusable wood pallets for transportation.
  * Boxes are not used for packaging, reducing overall packaging waste by 50% • Exact Length Extrusion
  * We are able to extrude our panels to exact lengths, which reduces overall construction waste on site, and off-cut materials within our facility
- Minimal marketing materials: * Specific product colours and styles are sent for project samples, rather than sending more samples than are required and potentially creating waste.





Over Insulate Exterior Walls

The Required R Value on Exterior Walls by Code is R-17, the proposed insulation in exterior walls is R-23. By taking this route the building envelope becomes tieder and the energy loss transfer get reduced. The proposed insulations is BIBS fibers, which incorporates materials with at least 25% recycled content. The remainring 75% is still raw materials newly manufactured for this sole use. These materials primarily include silica sand, limestone, and soda ash, extracted from the Earth's crust and have their footprints associated with extraction and manufacturing.
BIBS fiberglass insulation can result in less installation waste because only the amount of fiber necessary to fill the wall cavities is used. In contrast, batting insulation might result in scraps left over from cutting pieces to size. Old or dirty fiberglass insulation is seldom able to be recycled at the end of its service life. The most likely end place for this product is a landfill, like a spray foam insulation. Blown-in cellulose and sheep's wool insulation win on this front by being biodegradable.
From an energy efficiency standpoint, BIBS insulation offers superior R-value to fiberglass batt insulation. Its thermal resistance lasts for the product's lifetime. In contrast, other types of insulation like foams can reduce in R-value as they off-gas.ze



Windows with High U-Values

The proposed window Systems are locally built high performance.
The windows specifically designed for our unique Mountain climate.
Providing more comfortable, energy efficient, and look it's best !
Full frame performance from **R-5** (U.20) to **R-9** (U.11). High performance, enduring quality, and low maintenance.



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Sustainability

HOPA
AMPD-014

Park City High School

Statistics						
Description	Symbol	Avg	Max	Min	Avg/Min	Max/Min
Calc Zone #1	+	0.5 fc	4.0 fc	0.0 fc	N/A	N/A

Schedule													
Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Lamp	Filename	Number Lamps	Lumens Per Lamp	Lumen Multiplier	Wattage	Efficiency	Distribution
	WL3	13	COOPER LIGHTING SOLUTIONS - LUMARK (FORMERLY EATON)	XTOR1B-Y	CROSSTOUR WALL MOUNT LED	EATON LED 3000K	XTOR1B-Y.ies	1	1326	1	12.2	100%	
	AL1	16	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Hallbrook, P10 Performance Package, 3000K CCT., Asymmetric distribution		GSLF3_P10_30K_XXXXX_ASY.ies	1	2500	1	30	100%	TYPE IV, VERY SHORT, BUG RATING: B1 - U0 - G1
	AL2	35	Holophane	GSLF3 P10 30K XXXXX ASY	GlasWerks Luminescent LED Hallbrook, P10 Performance Package, 3000K CCT., Asymmetric distribution		GSLF3_P10_30K_XXXXX_ASY.ies	1	2000	1	30	100%	TYPE IV, VERY SHORT, BUG RATING: B1 - U0 - G1

GENERAL NOTES

A. THE PHOTOMETRIC CALCULATION WAS PERFORMED DURING THE DESIGN DEVELOPMENT PROCESS AND THE REFLECTANCE VALUES USED ARE DESIGNER AVERAGES AND ARE CALCULATED USING THE LUMINARIES SELECTED DURING THAT PROCESS. A MORE ACCURATE PHOTOMETRIC CALCULATION CAN BE PERFORMED ONCE THE FIXTURE HAS BEEN SELECTED AND LOCATED DURING CONSTRUCTION.

Monitor Drive

Kearns Blvd.

N

1 AMPD-16 PHOTOMETRIC PLAN
SCALE: 1"=30'-0"

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PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
2/24/2023
STATE OF UTAH

PHOTOMETRIC PLAN

HOPA
AMPD-15

HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type: AL1

GELF3
GlasWerks® Luminescent
LED Hallbrook® Extended



General Description
The architectural luminaire consists of a flat LED optical assembly shielded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly
The optical assembly consists of an edgelit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling fitters:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aides in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Electrical System
Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/IEEE C62.41.2.

Finish
The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing
The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber, IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C

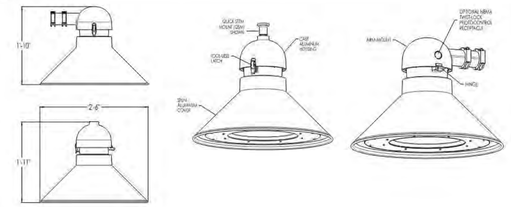
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 51 lbs
Maximum Effective Projected Area - 1.2 ft²

GELF3
GlasWerks® Luminescent LED Hallbrook® Extended

ORDERING INFORMATION **Example:** GELF3 P30 40K MVOLT ASY QSM BK

Cover Type		LED Lumen Package		Color Temperature		Voltage		Optics		Mounting Style		Finish Color	
GELF3	Hallbrook® Extended	P10	P10 Performance Package	27K	2700K, 70 CRI	MVOLT	120-277V	ASY	Asymmetric	ABM	Horizontal Arm Mount	BK	Black
		P20	P20 Performance Package	30K	3000K, 70 CRI	HVOLT	347-480V	SYM	Symmetric	NPT	1.5" NPT Thread	BZ	Bronze
		P30	P30 Performance Package	40K	4000K, 70 CRI			PTH	Pathway	QSM	Quick Stem Mount	GH	Graphite
		P40	P40 Performance Package									GN	Green
		P50	P50 Performance Package									GR	Gray
		P60	P60 Performance Package									WH	White
		P70	P70 Performance Package										
		P80	P80 Performance Package										

Options			
Control Options:		Prewire Lead Options:	
PR3	3 pin NEMA photocontrol receptacle	L03	3ft prewire leads
PR7	7 pin NEMA photocontrol receptacle	L10	10ft prewire leads
PR3E	3 pin NEMA photocontrol external	L20	20ft prewire leads
PR7E	7 pin NEMA photocontrol external	L25	25ft prewire leads
P34	Solid state long life photocontrol (347V)	L30	30ft prewire leads
P48	Solid state long life photocontrol (480V)		
PCLL	DLL photocontrol	NEMA Label Options:	
SH	Shorting cap	NL1X1	1" x 1" NEMA label
A0	Adjustable Output Module	NL3X3	3" x 3" NEMA label
DALI	DALI dimming		
WG	Wire guard (ships separately)		
HSS	House side shield (ships separately)		

Accessories: Order as separate catalog number.	
GBLF3HSS	House side shield
GBLF3WG	Wire guard

OPTICAL DISTRIBUTIONS



HOLOPHANE
LEADER IN LIGHTING SOLUTIONS

Catalog Number	
Notes	Type: AL2

GSLF3
GlasWerks® Luminescent
LED Hallbrook®



General Description
The architectural luminaire consists of a flat LED optical assembly shielded by a decorative formed housing and a top mounted cast aluminum electrical assembly. The optical assembly is seamlessly integrated into the form factor for beautiful daytime appearance and exceptionally uniform lighting at night.

Optical Assembly
The optical assembly consists of an edgelit waveguide light engine for unmatched visual comfort. Light from the LED module is distributed by proprietary wave guide technology to maximize uniformity and minimize glare. Configurable with CCT options of 2700K, 3000K, and 4000K. CRI is 70 minimum. Available with asymmetric, symmetric, or pathway distributions.

Mounting Style
Optional mounting styles include Quick Lock Stem, NPT threads, and horizontal arm.

Quick Lock Stem Mounting style is compatible with the following leveling fitters:
- Boston Harbor Decorative Arm Fitter (BHDF)
- GlasWerks Decorative Arm Fitter (GWDF)
- West Liberty Decorative Arm Fitter (WLDF)
- Ball Style Decorative Fitter (BADF)

Electrical Assembly
The cast aluminum electrical housing has a smooth domed contour. A (3) station terminal block is provided to accept #14 through #2 size wire. The electrical housing is hinged with a tool-less latch to provide easy access to the gear assembly. The unitized electrical assembly, containing the electronic driver and other electrical components, plugs into the quick disconnect receptacle. The pendant mount version has a welded stem (Quick Lock Stem Mounting), which aides in installation speed. The arm mount version is provided with two U-bolts with washers and nuts and two leveling set screws that lock the housing to a 2 inch nominal (2-3/8" O.D.) horizontal arm and allow a ±5° degree adjustment from horizontal to the cover.

Electrical System
Programmable LED driver with 0-10V dimming. Optional DALI dimming. Driver life is rated to at least 100,000 hours. Luminaire surge protection rating of 20kV/10kA per ANSI/IEEE C62.41.2.

Finish
The luminaire is finished with corrosion resistance super durable powder coat paint to ensure maximum durability. Finish is rated to 5,000 hours salt spray per ASTM B117.

Listing
The luminaire is CSA certified to US and Canadian standards. IP55 rated electrical chamber, IP66 rated LED optic chamber. 20kV/10kA extreme surge protection per ANSI/IEEE C136.2. Suitable for operation in ambient temperatures from -40°C to 40°C

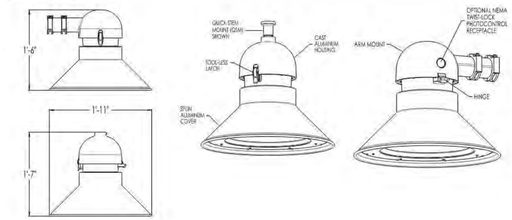
DesignLights Consortium® (DLC) qualified product. Not all versions of this product may be DLC qualified. Please check the DLC Qualified Products List at www.designlights.org/QPL to confirm which versions are qualified.

Buy American Act
This product is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT regulations. Please refer to www.acuitybrands.com/resources/buy-american for additional information.

Warranty
This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Limited warranty located at: www.acuitybrands.com/support/warranty/terms-and-conditions

Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

DIMENSIONAL DATA



Maximum Weight - 47 lbs
Maximum Effective Projected Area - 0.8 ft²

GSLF3
GlasWerks® Luminescent LED Hallbrook®

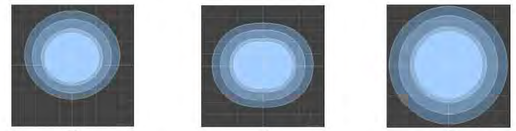
ORDERING INFORMATION **Example:** GSLF3 P30 40K MVOLT ASY QSM BK

Cover Type		LED Lumen Package		Color Temperature		Voltage		Optics		Mounting Style		Finish Color	
GSLF3	Hallbrook®	P10	P10 Performance Package	27K	2700K, 70 CRI	MVOLT	120-277V	ASY	Asymmetric	ABM	Horizontal Arm Mount	BK	Black
		P20	P20 Performance Package	30K	3000K, 70 CRI	HVOLT	347-480V	SYM	Symmetric	NPT	1.5" NPT Thread	BZ	Bronze
		P30	P30 Performance Package	40K	4000K, 70 CRI			PTH	Pathway	QSM	Quick Stem Mount	GH	Graphite
		P40	P40 Performance Package									GN	Green
		P50	P50 Performance Package									GR	Gray
		P60	P60 Performance Package									WH	White
		P70	P70 Performance Package										
		P80	P80 Performance Package										

Options			
Control Options:		Prewire Lead Options:	
PR3	3 pin NEMA photocontrol receptacle	L03	3ft prewire leads
PR7	7 pin NEMA photocontrol receptacle	L10	10ft prewire leads
PR3E	3 pin NEMA photocontrol external	L20	20ft prewire leads
PR7E	7 pin NEMA photocontrol external	L25	25ft prewire leads
P34	Solid state long life photocontrol (347V)	L30	30ft prewire leads
P48	Solid state long life photocontrol (480V)		
PCLL	DLL photocontrol	NEMA Label Options:	
SH	Shorting cap	NL1X1	1" x 1" NEMA label
A0	Adjustable Output Module	NL3X3	3" x 3" NEMA label
DALI	DALI dimming		
WG	Wire guard (ships separately)		
HSS	House side shield (ships separately)		

Accessories: Order as separate catalog number.	
GBLF3HSS	House side shield
GBLF3WG	Wire guard

OPTICAL DISTRIBUTIONS



Lumark

Catalog #	XTOR1BYPC1	Type	WL3
Project			
Comments		Date	
Prepared by			

DESCRIPTION

The patented Lumark Crosstour™ LED Wall Pack Series of luminaires provides an architectural style with super bright, energy efficient LEDs. The low-profile, rugged die-cast aluminum construction, universal back box, stainless steel hardware along with a sealed and gasketed optical compartment make the Crosstour impervious to contaminants. The Crosstour wall luminaire is ideal for wall/surface, inverted mount for façade/canopy illumination, post/bollard, site lighting, floodlight and low level pathway illumination including stairs. Typical applications include building entrances, multi-use facilities, apartment buildings, institutions, schools, stairways and loading docks test.

SPECIFICATION FEATURES

Construction
Slim, low-profile LED design with rugged one-piece, die-cast aluminum hinged removable door and back box. Matching housing styles incorporate both a small and medium design. The small housing is available in 12W, 18W and 26W. The medium housing is available in the 38W model. Patented secure lock hinge feature allows for safe and easy tool-less electrical connections with the supplied push-in connectors. Back box includes three half-inch, NPT threaded conduit entry points. The universal back box supports both the small and medium forms and mounts to standard 3-1/2" to 4" round and octagonal, 4" square, single gang and masonry junction boxes. Key hole gasket allows for adaptation to junction box or wall. External fin design extracts heat from the fixture surface. One-piece silicone gasket seals door and back box. Minimum 5° wide pole for site lighting application. Not recommended for car wash applications.

Optical
Silicone sealed optical LED chamber incorporates a custom engineered mirrored anodized reflector providing high-efficiency illumination. Optical assembly includes impact-resistant tempered glass and meets IESNA requirements for full cutoff compliance. Available in seven lumen packages; 5000K, 4000K and 3000K CCT.

Electrical
LED driver is mounted to the die-cast housing for optimal heat sinking. LED thermal management system incorporates both conduction and natural convection to transfer heat rapidly away from the LED source. 12W, 18W, 26W and 38W series operate in -40°C to 40°C (-40°F to 104°F). High ambient 50°C models available. Crosstour luminaires maintain greater than 85% of initial light output after 72,000 hours of operation. Three half-inch NPT threaded conduit entry points allow for thru-branch wiring. Back box is an authorized electrical wiring compartment. Integral LED electronic driver incorporates surge protection. 120-277V 50/60Hz or 347V 60Hz models.

Finish
Crosstour is protected with a Super durable TGIC carbon bronze or summit white polyester powder coat paint. Super durable TGIC powder coat paint finishes withstand extreme climate conditions while providing optimal color and gloss retention of the installed life.

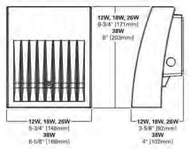
Warranty
Five-year warranty.



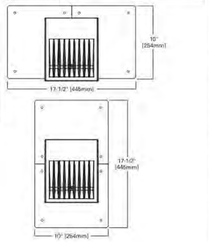
XTOR
CROSSTOUR LED

APPLICATIONS:
WALL / SURFACE
POST / BOLLARD
LOW LEVEL
FLOODLIGHT
INVERTED
SITE LIGHTING

DIMENSIONS



ESCUTCHEON PLATES



CERTIFICATION DATA
UL/cUL Wet Location Listed
LM79 / LM80 Compliant
RoHS Compliant
ADA Compliant
NOM Compliant Models
IP66 Ingressed Protection Rated
Title 24 Compliant
DesignLights Consortium® Qualified*

TECHNICAL DATA
40°C Maximum Ambient Temperature
External Supply Wiring 90°C Minimum

EPA
Effective Projected Area (Sq. Ft.):
XTOR1B, XTOR2B, XTOR3B=0.34
XTOR4B=0.45

SHIPPING DATA:
Approximate Net Weight:
3.7 – 5.25 lbs. (1.7 – 2.4 kgs.)

*www.designlights.org

TD514013EN
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11/16/22
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PROFESSIONAL ENGINEER
Lewis Wong
No. 9075170
2/24/2023
STATE OF UTAH

LIGHTING CUT SHEET

HOPA
AMPD-16



HOPA

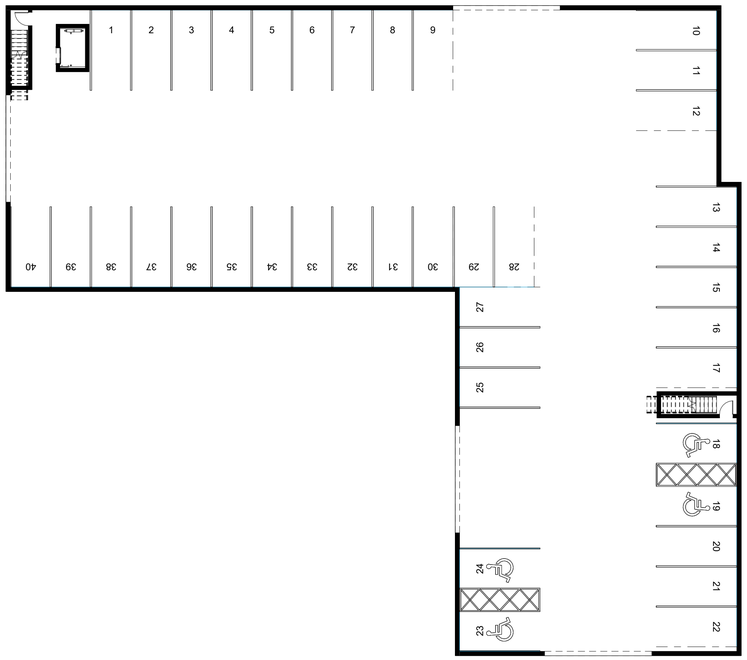
AMPD-017

Site Plan - Trees

11/11/22

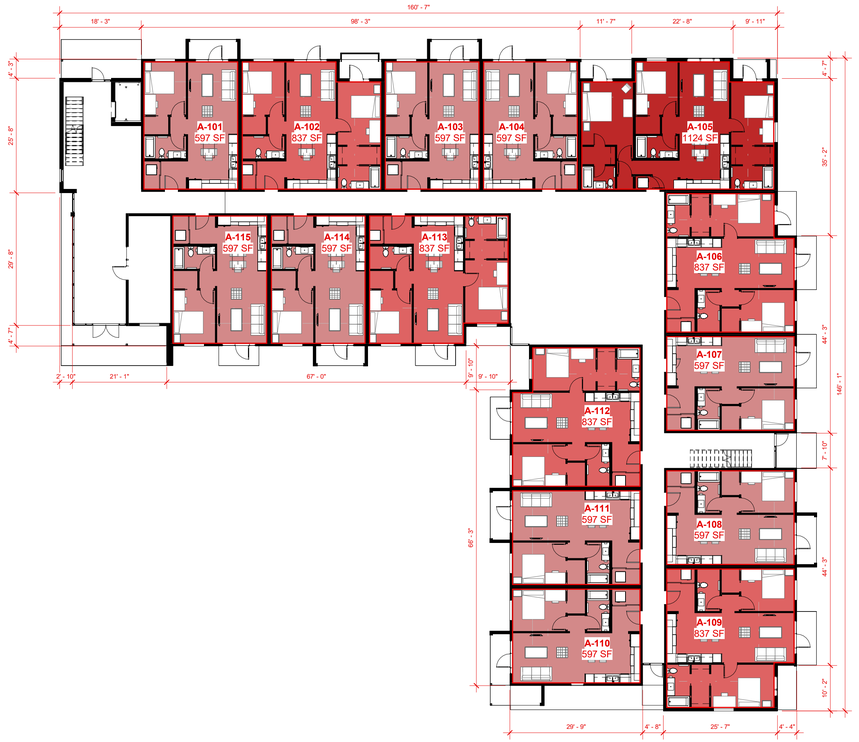
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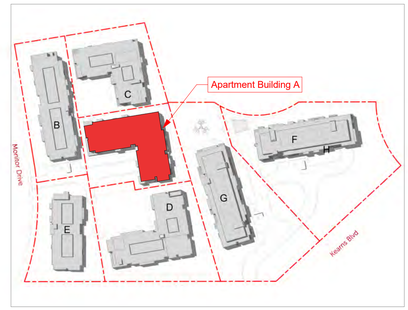
Building A - Level P

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



Building A - Level 1

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



General Notes:

1. Datum Elevation 6776' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (12) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(40) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **160' 7" and 146' 1" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 44,178 SF**

***Total (E) Unit Equivalents: 31,731 / 2000 = 15.87**
- Existing Holiday Village UE's are tranferred to this Building

***Total (N) Unit Equivalents: 44,178 / 2000 = 22.09**

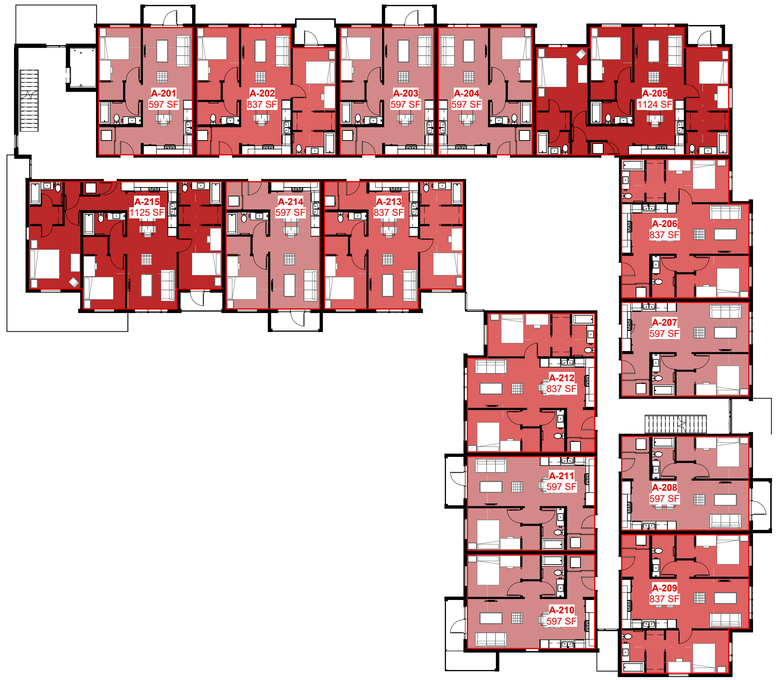
Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
26	
2 Bed	837 Sq. Ft.
14	
3 Bed	1125 Sq. Ft.
5	
Total: 45	

Parking:

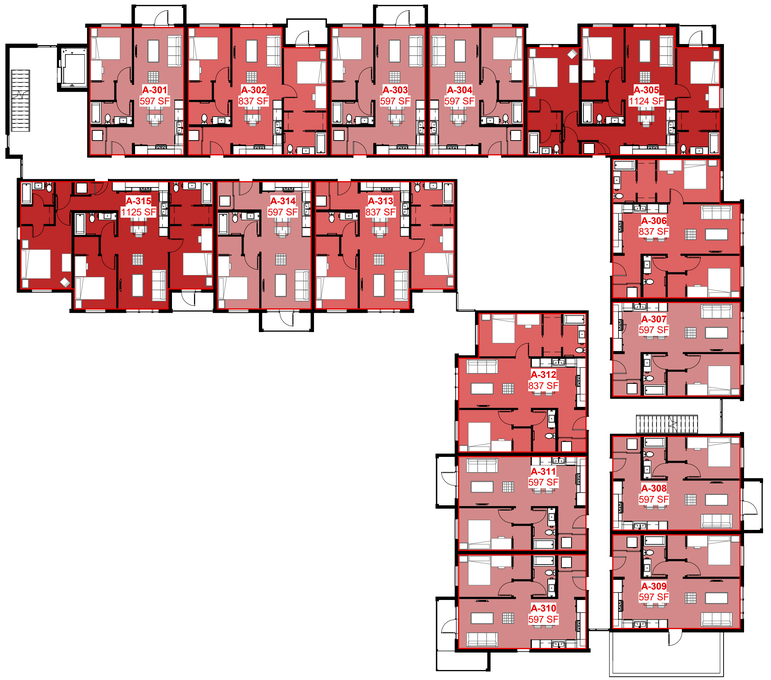
Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13	0
2 Bed	14	7
3 Bed	7.5	5
45	34.5	12



Building A - Level 2

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



Building A - Level 3

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

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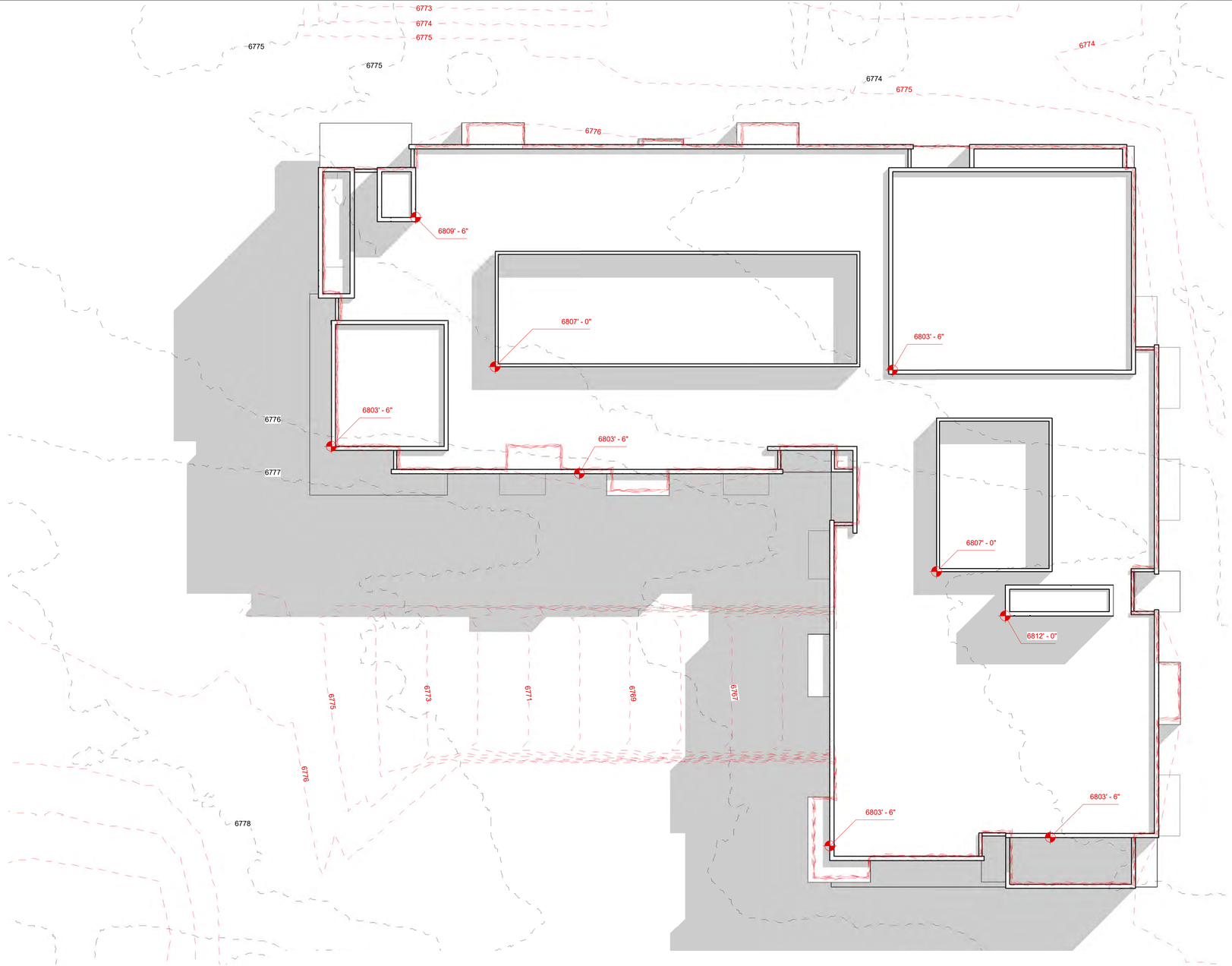
08/14/17

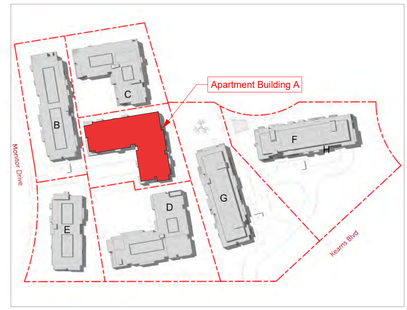
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Apt. Bldg. A - Floor Plans

HOPA

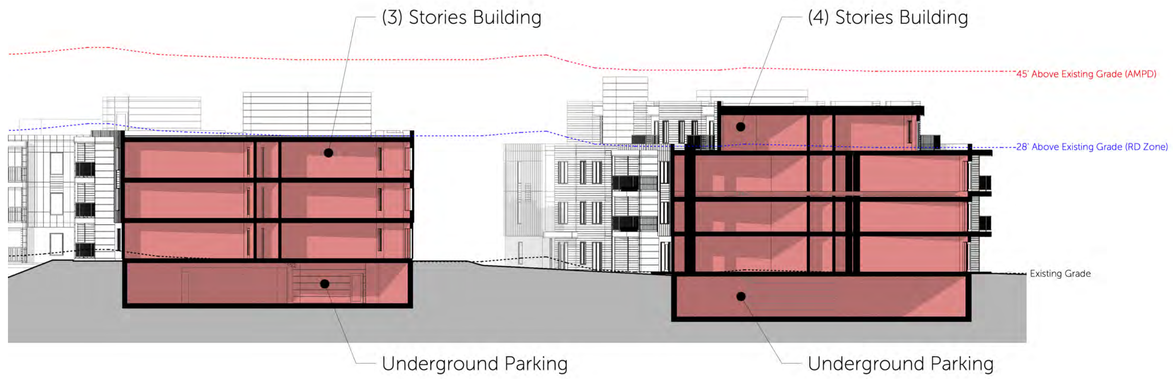
AMPD-100





Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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Apt. Bldg. A - Roof Over Topography

HOPA

AMPD-101



Elevation 1

SCALE: 3/32" = 1'-0"



Elevation 4

SCALE: 3/32" = 1'-0"



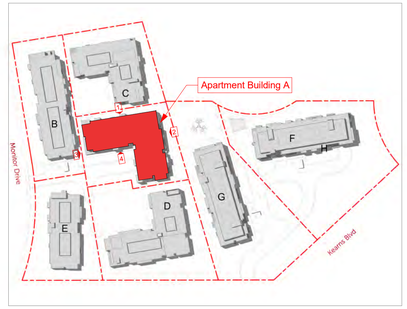
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"

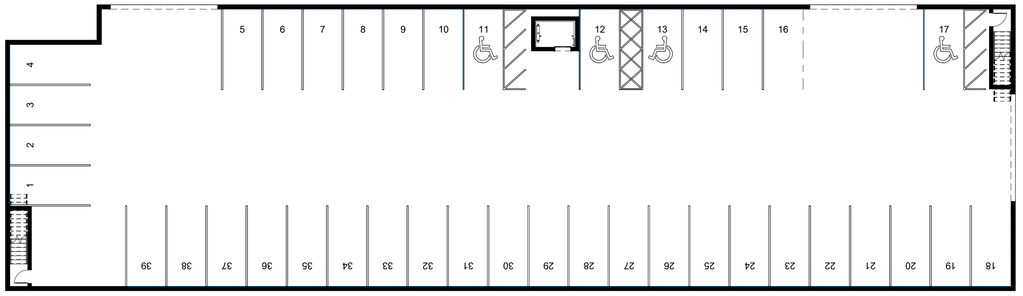


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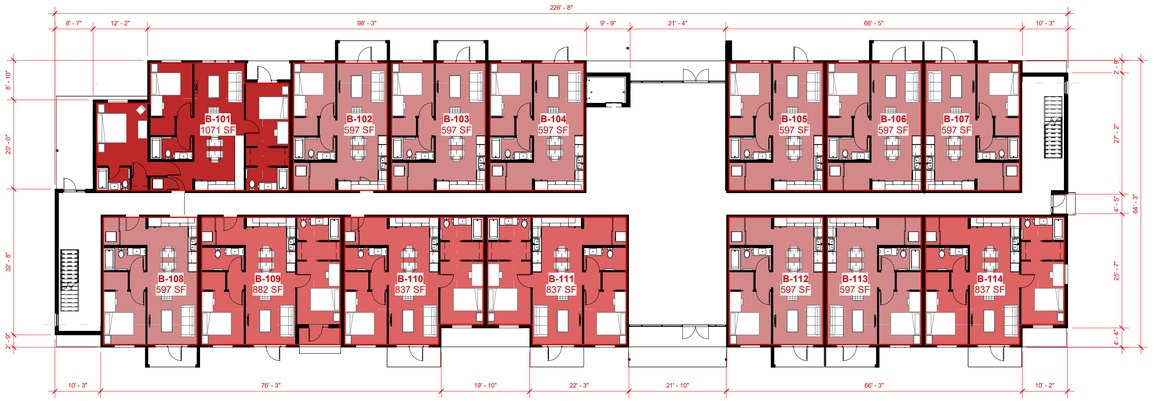
Apt. Bldg. A - Elevations

HOPA
AMPD-102



Building B - Level P

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



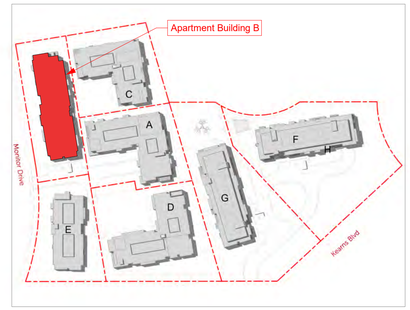
Building B - Level 1

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



Building B - Level 2

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



General Notes:

1. Datum Elevation 6775' 6" = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(39) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **226' 8" and 64' 3" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 41,349 SF**

***Total (E) Unit Equivalents: 31,731 / 2000 = 15.87**
- Existing Holiday Village UE's are tranferred to this Building

***Total (N) Unit Equivalents: 41,349 / 2000 = 20.69**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
27	
2 Bed	837 Sq. Ft.
12	
3 Bed	1125 Sq. Ft.
5	
Total: 44	

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11

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Apt. Bldg. B - Floor Plans

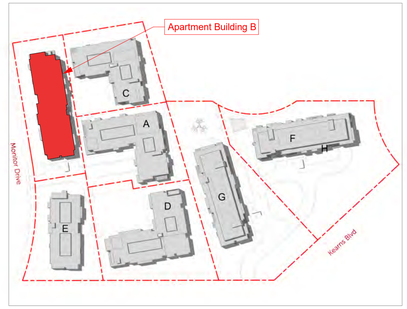
HOPA

AMPD-110



Building B - Level 3

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



General Notes:

1. Datum Elevation 6775' 6" = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (33) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(39) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **226' 8" and 64' 3" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 41,349 SF**

***Total (E) Unit Equivalents: 31,731 / 2000 = 15.87**
- Existing Holiday Village UE's are tranferred to this Building

***Total (N) Unit Equivalents: 41,349 / 2000 = 20.69**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
27	
2 Bed	837 Sq. Ft.
12	
3 Bed	1125 Sq. Ft.
5	
Total: 44	

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	13.5	0
2 Bed	12	6
3 Bed	7.5	5
44	33	11

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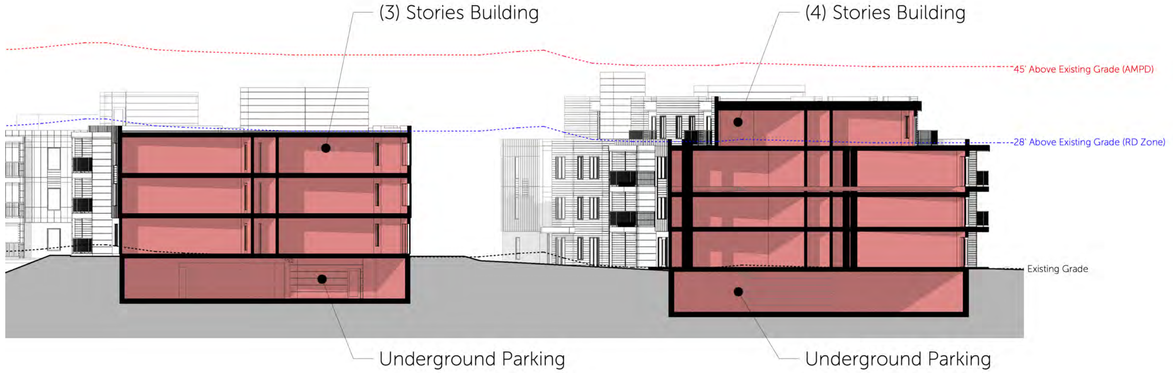
12/15/17

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Apt. Bldg. B - Floor Plans

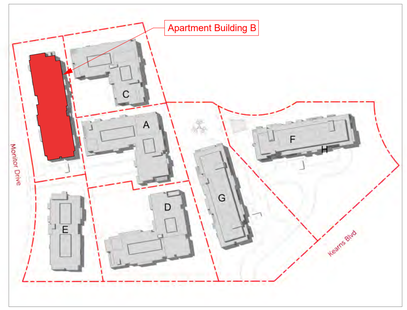
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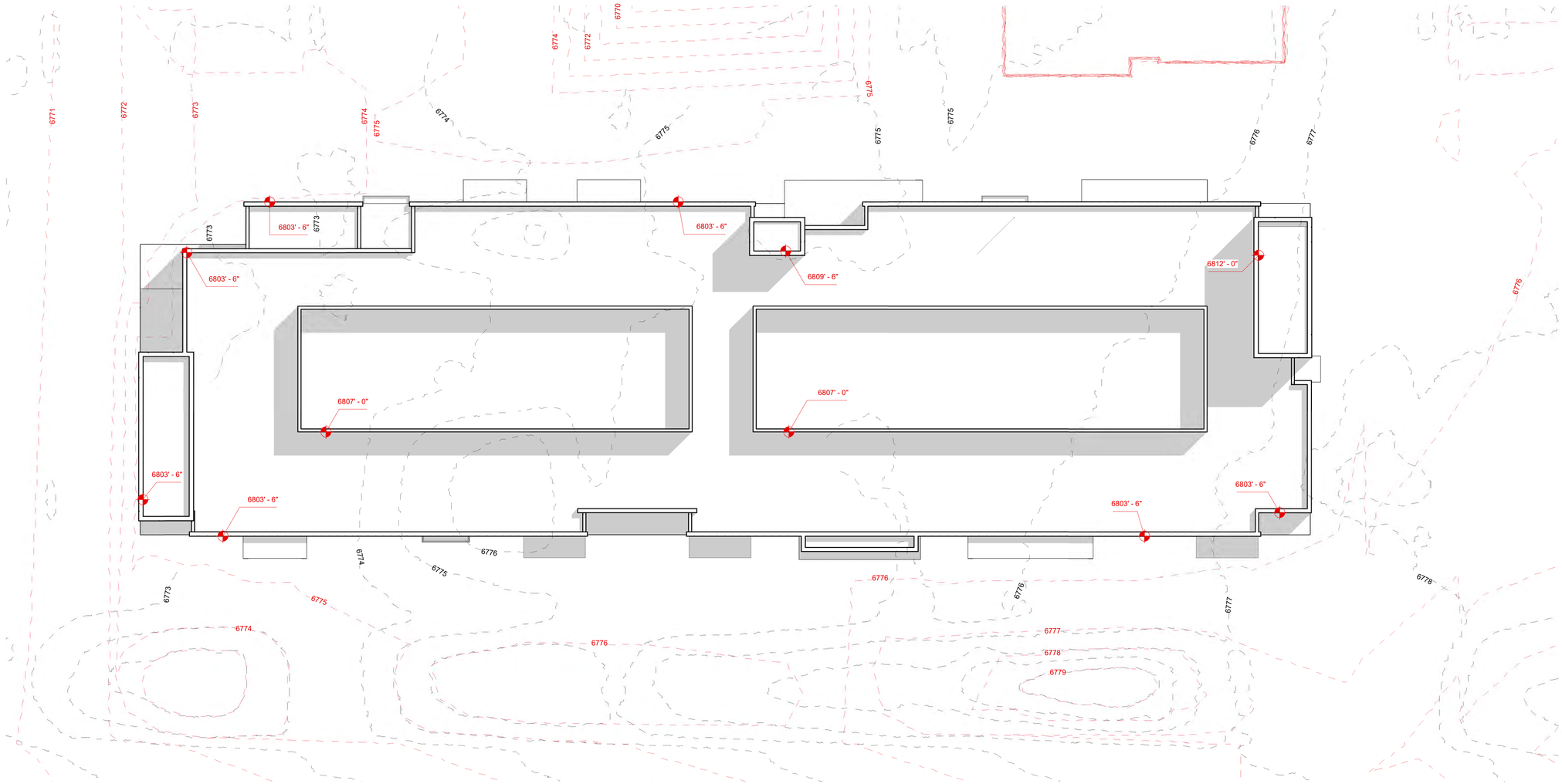
AMPD-111



Typical Building Section

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





Roof Plan

SCALE: 3/32" = 1'-0"

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Apt. Bldg. B - Roof Over Topography

HOPA

AMPD-112

Elevation 2

SCALE: 3/32" = 1'-0"

Elevation 4

SCALE: 3/32" = 1'-0"

Elevation 3

SCALE: 3/32" = 1'-0"

Elevation 1

SCALE: 3/32" = 1'-0"

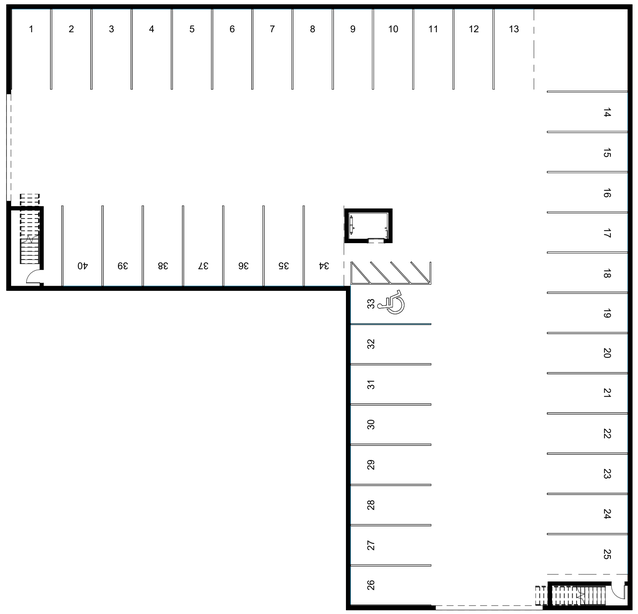
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Apt. Bldg. B - Elevations

HOPA
AMPD-113



Building C - Level P

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



Building C - Level 1

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



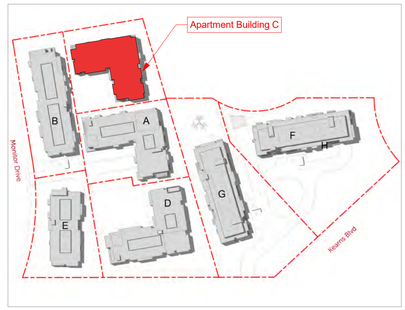
Building C - Level 2

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



Building C - Level 3

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



General Notes:

1. Datum Elevation 6775' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (34) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (18) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(40) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **145' 5" and 135 11" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 38,109 SF**

***Total (N) Unit Equivalents: 38,109 / 2000 = 19.05**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
2	
2 Bed	837 Sq. Ft.
24	
3 Bed	1125 Sq. Ft.
6	
Total: 32	

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	1	0
2 Bed	24	12
3 Bed	9	6
32	34	18

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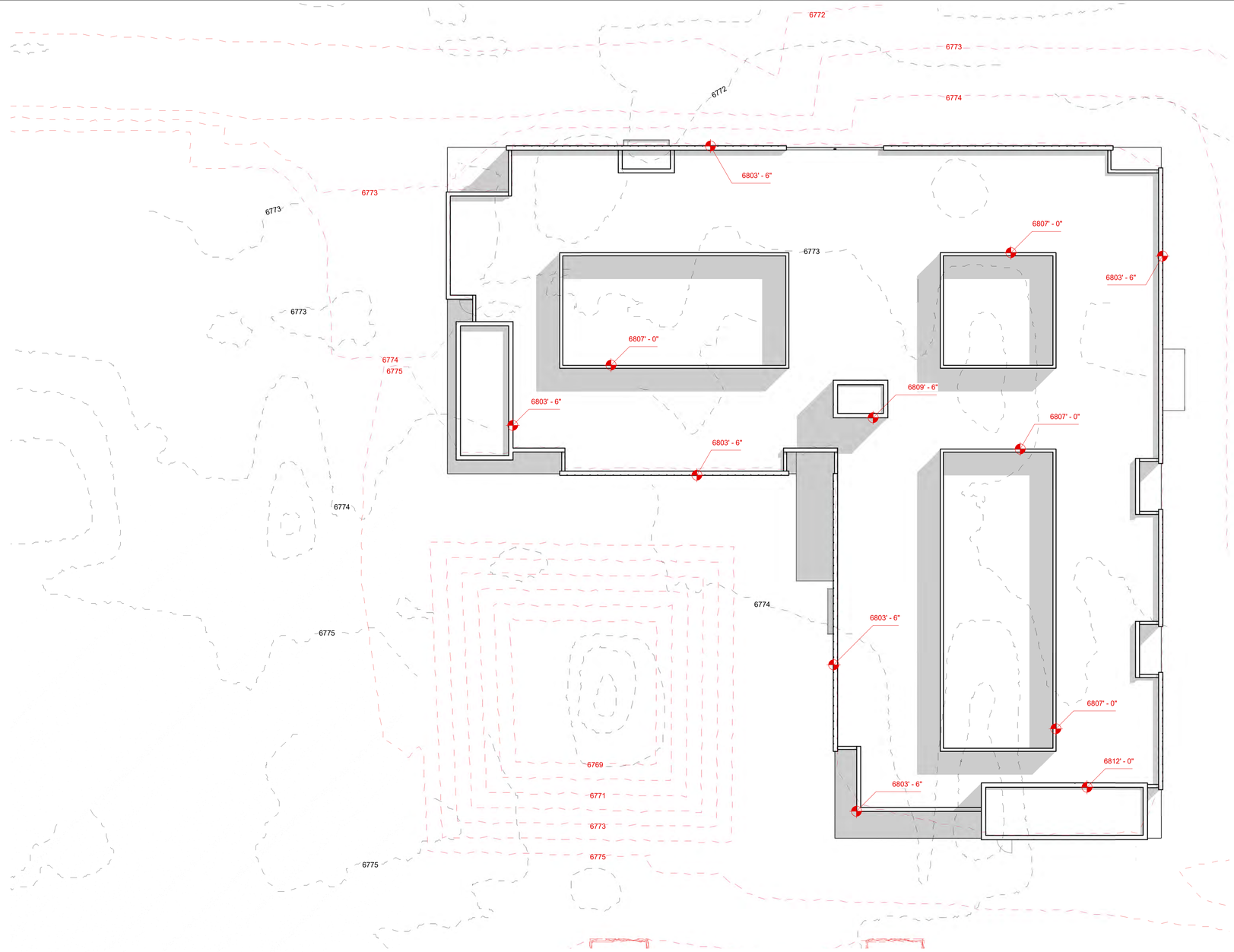
08/14/17

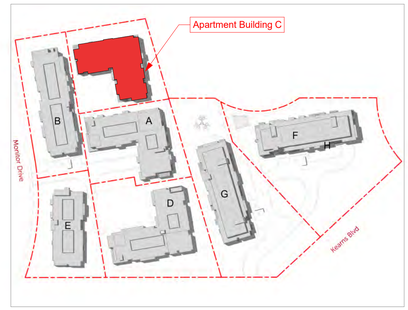
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Apt. Bldg. C - Floor Plans

HOPA

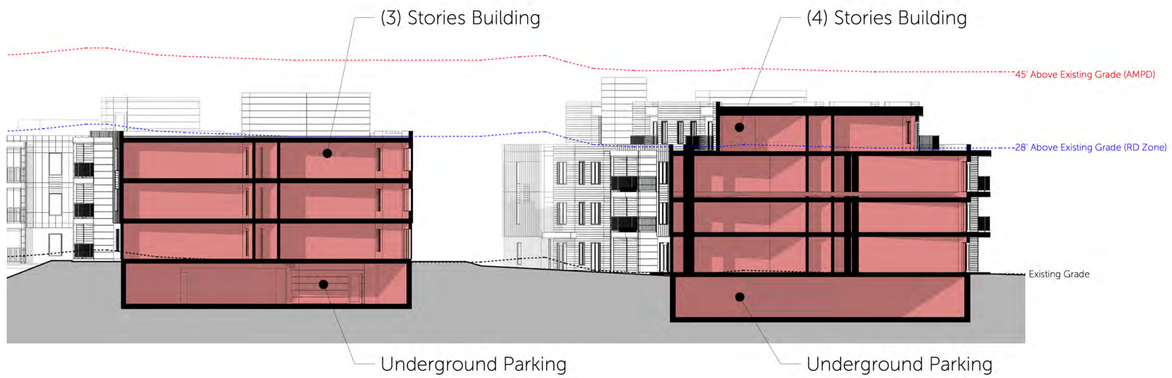
AMPD-120





Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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Apt. Bldg. C - Roof Over Topography

HOPA

AMPD-121



Elevation 1

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



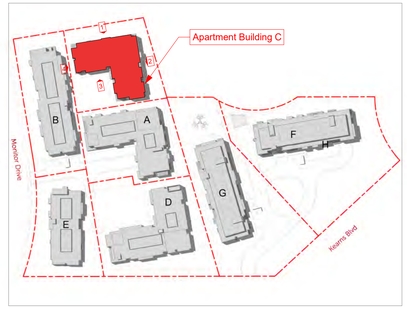
Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 4

SCALE: 3/32" = 1'-0"

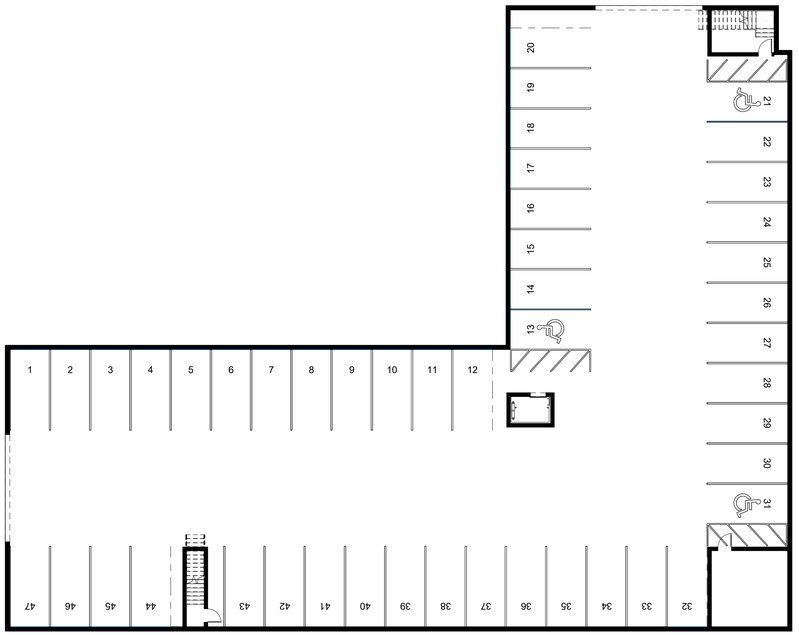


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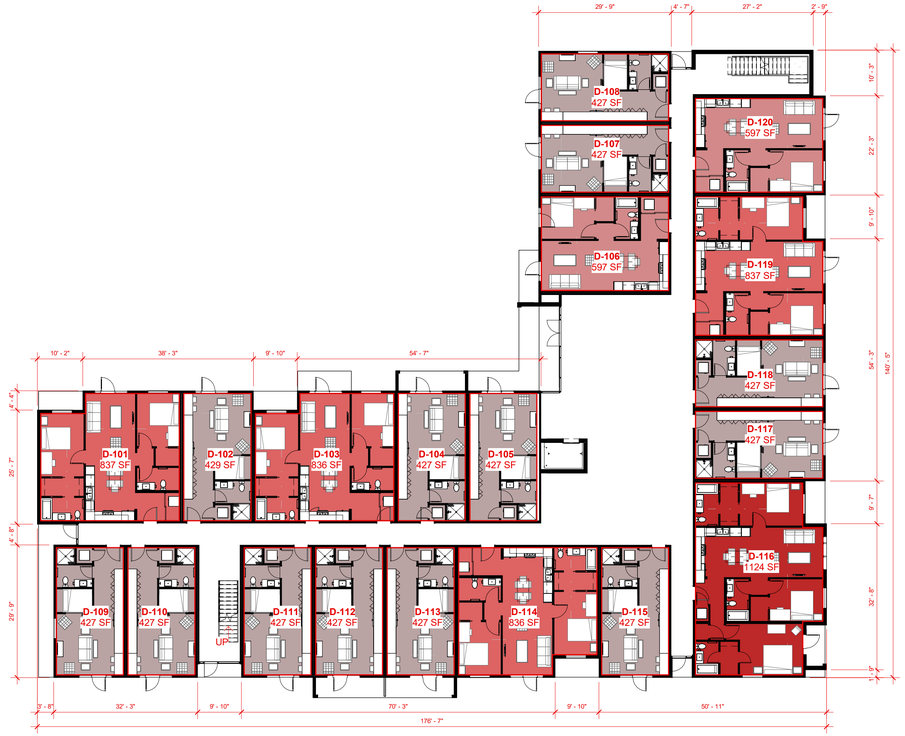
Apt. Bldg. C - Elevations

HOPA
AMPD-122



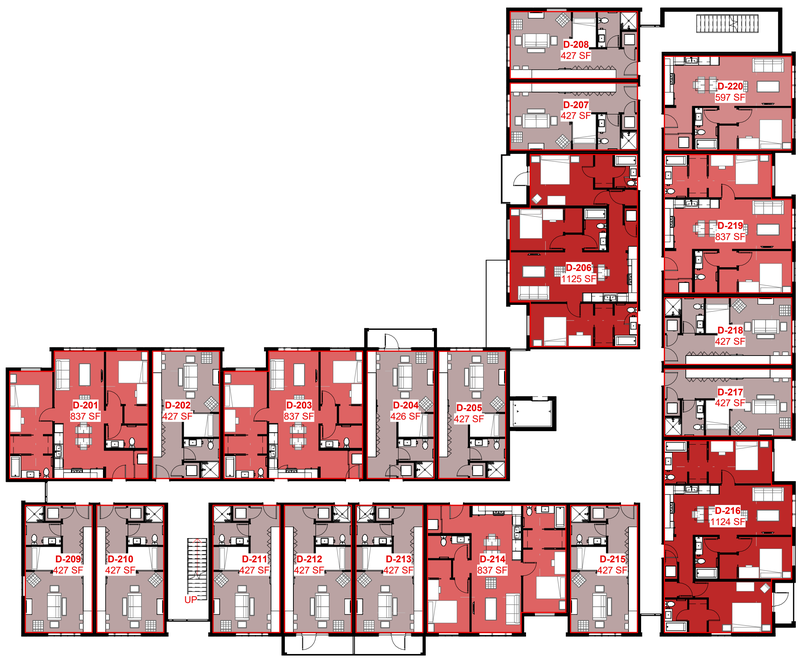
Building D - Level P

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



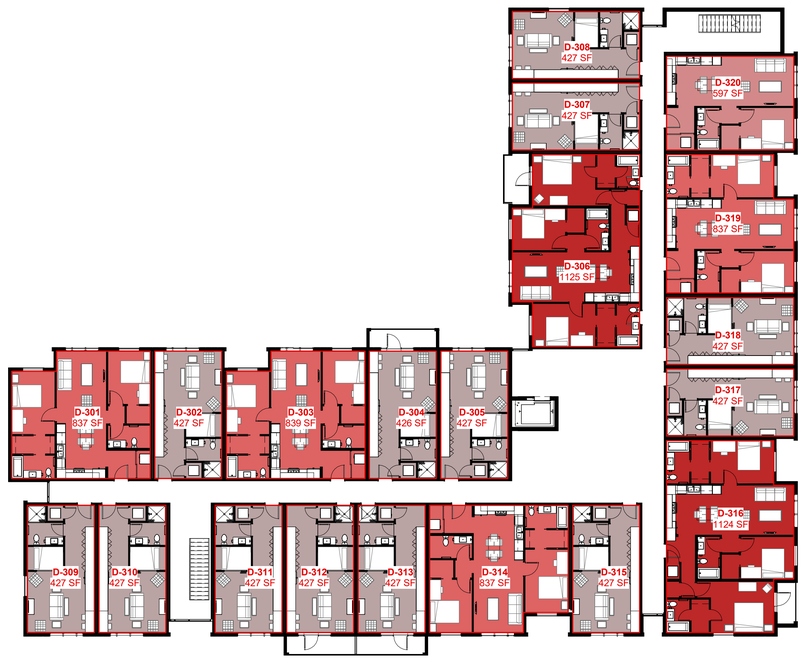
Building D - Level 1

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



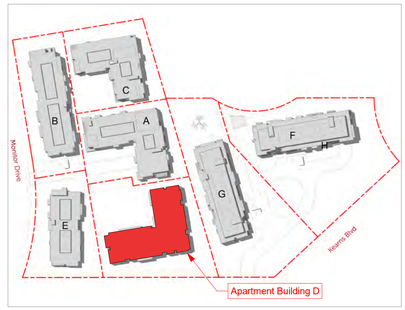
Building D - Level 2

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



Building D - Level 3

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



General Notes:

1. Datum Elevation 6777' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (41) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (11) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(47) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **140' 5" and 176' 7" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 47,083 SF**

***Total New Unit Equivalents: 47,083 / 2000 = 23.54**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
4	
2 Bed	837 Sq. Ft.
12	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
39	
Total: 60	

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

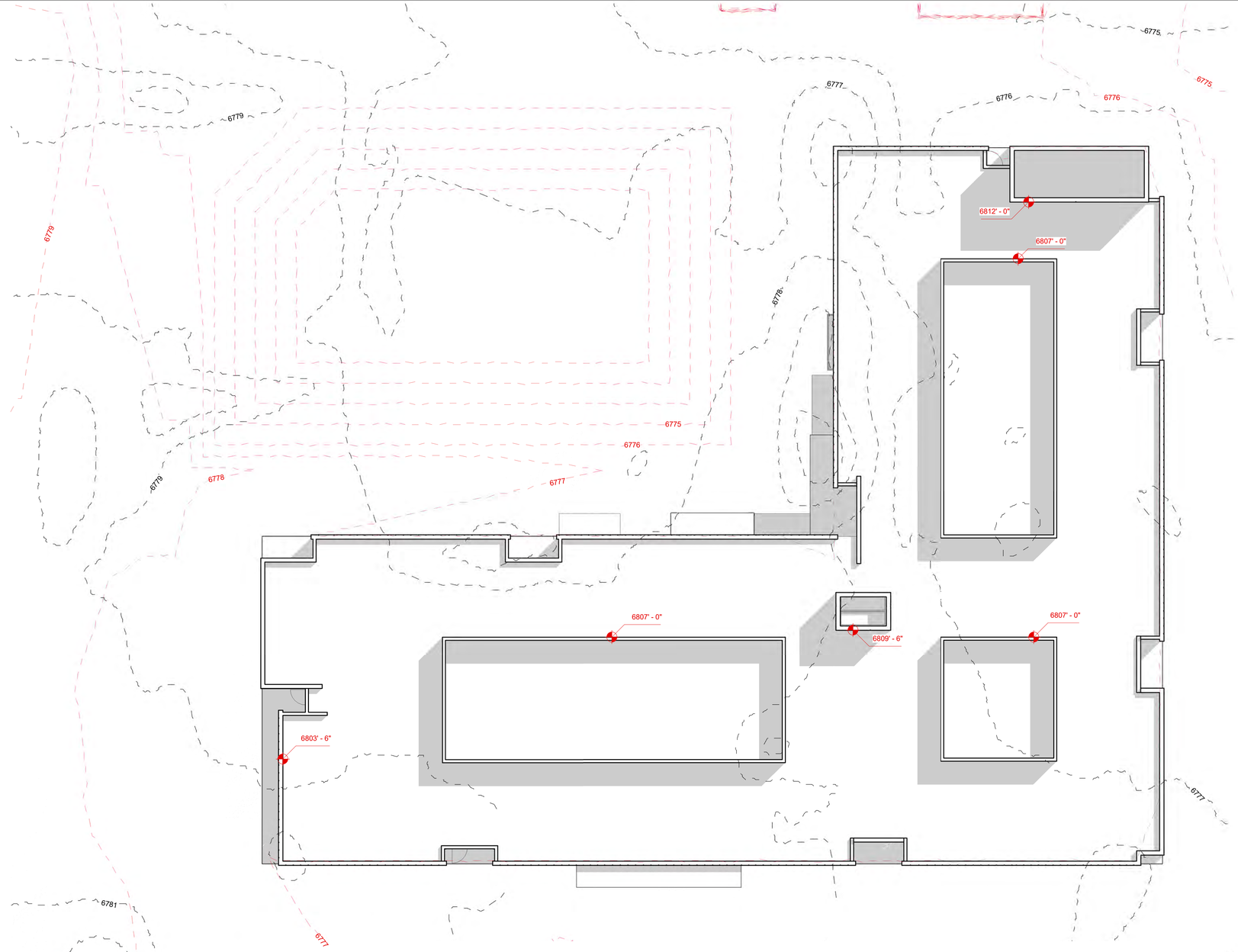
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	2	0
2 Bed	12	6
3 Bed	7.5	5
Studio	19.5	0
60	41	11

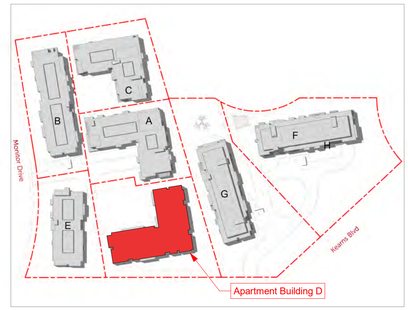
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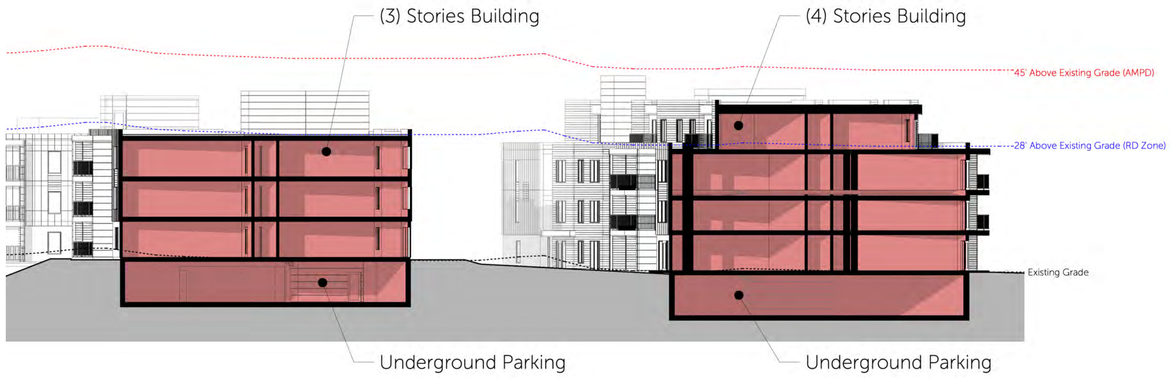
HOPA
AMPD-130
Apt. Bldg. D - Floor Plans





Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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Apt. Bldg. D - Roof Over Topography

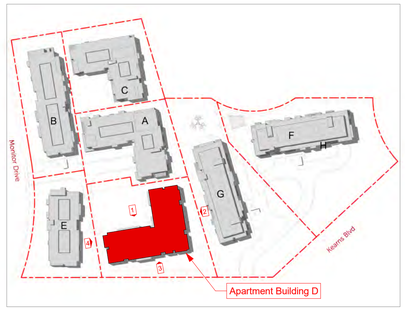
HOPA

AMPD-131



Elevation 3

SCALE: 3/32" = 1'-0"





Elevation 1

SCALE: 3/32" = 1'-0"



Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 4

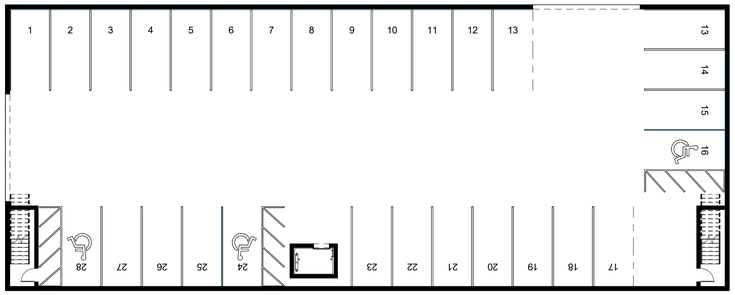
SCALE: 3/32" = 1'-0"

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Apt. Bldg. D - Elevations

HOPA
AMPD-132



Building E - Level P

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



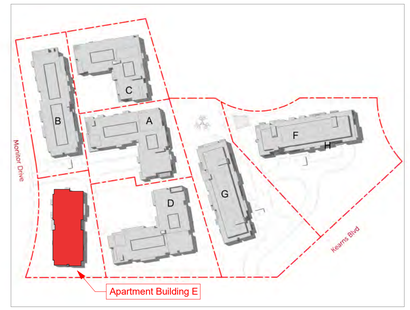
Building E - Level 1

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



Building E - Level 2

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



General Notes:

1. Datum Elevation 6779' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(28) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **162' 7" and 64' Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 29,782 SF**

***Total (N) Unit Equivalents: 29,782 / 2000 = 14.89**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
9	
2 Bed	837 Sq. Ft.
1	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
21	
Total: 36	

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5

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Apt. Bldg. E - Floor Plans

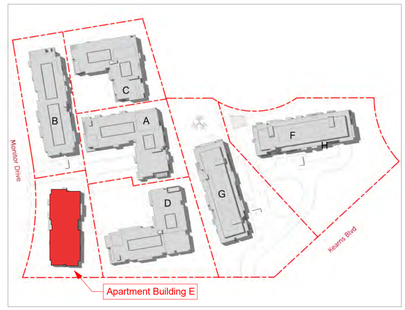
HOPA

AMPD-140



Building E - Level 3

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



General Notes:

1. Datum Elevation 6779' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (24) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (6) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(28) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **29' 6" Proposed Building Height**

* **162' 7" and 64' Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 29,782 SF**

***Total (N) Unit Equivalents: 29,782 / 2000 = 14.89**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)
1 Bed	597 Sq. Ft.
9	
2 Bed	837 Sq. Ft.
1	
3 Bed	1125 Sq. Ft.
5	
Studio	427 Sq. Ft.
21	

Total: 36

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	4.5	0
2 Bed	1	0.5
3 Bed	7.5	5
Studio	10.5	0
36	23.5	5.5

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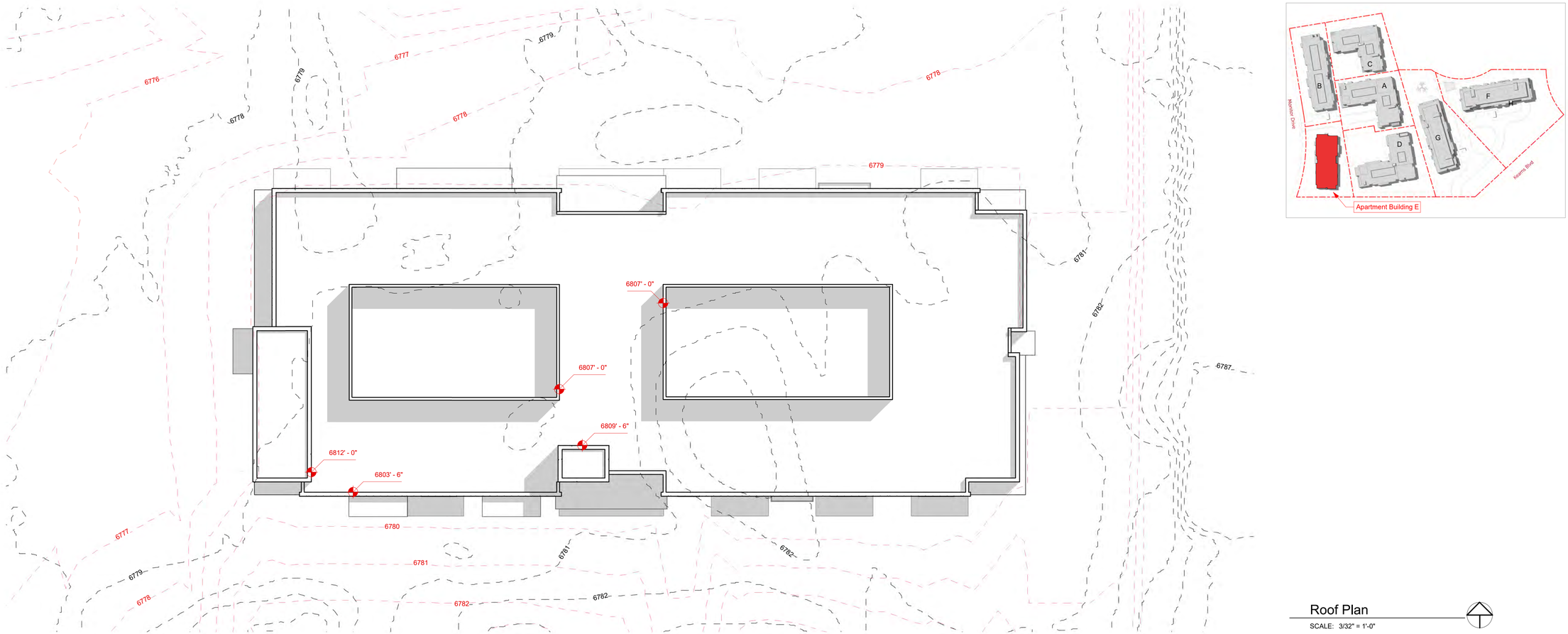
12/15/17

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Apt. Bldg. E - Floor Plans

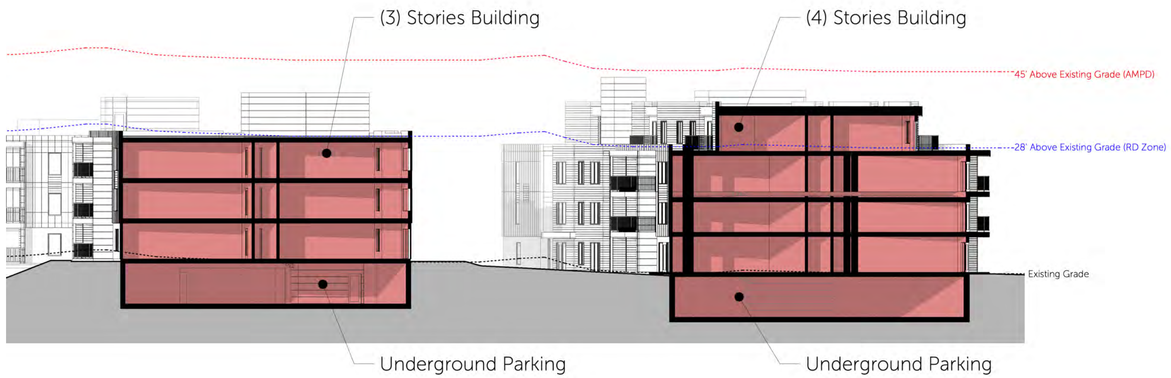
HOPA

AMPD-141



Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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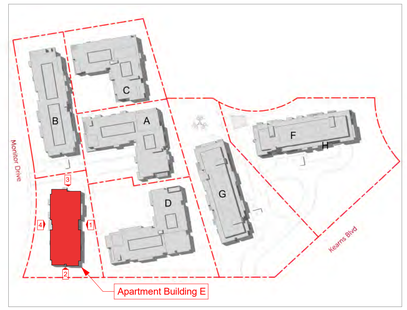
07/26/17

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Apt. Bldg. E - Roof Over Topography

HOPA

AMPD-142





Elevation 2

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

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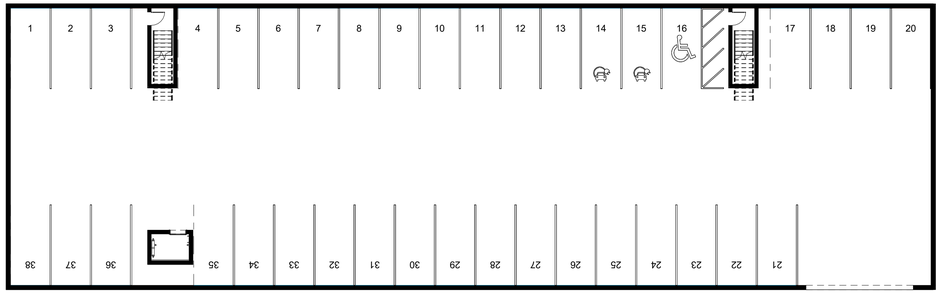
07/26/17

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Apt. Bldg. E - Elevations

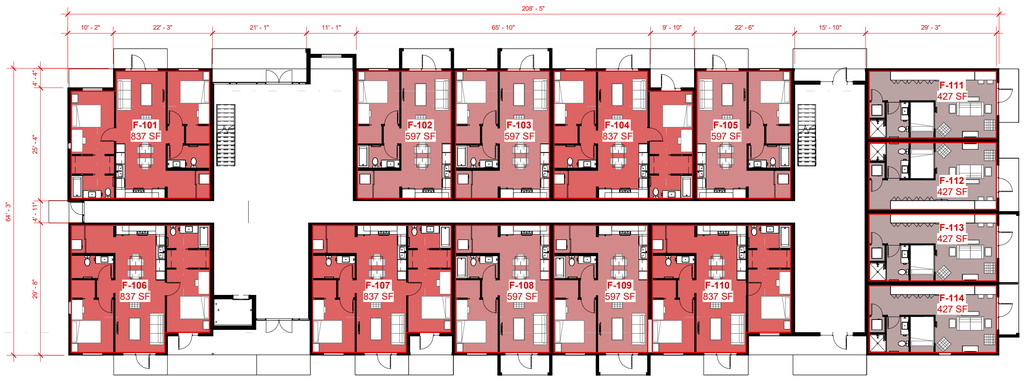
HOPA

AMPD-143



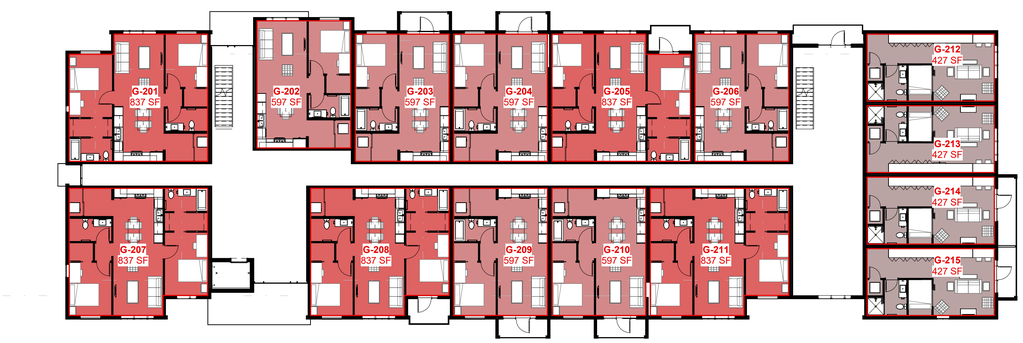
Building F - Level P

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



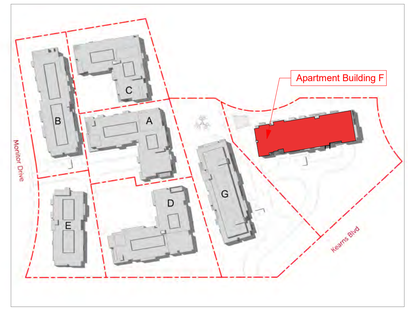
Building F - Level 1

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



Building F - Level 2

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



General Notes:

1. Datum Elevation 6771' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(44) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **37' Proposed Building Height**

* **208' 5" and 64' 3" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 45,302 SF**

***Total (N) Unit Equivalents: 45,302 / 2000 = 22.65**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)	Unit Area (L4)
1 Bed	597 Sq. Ft.	598 Sq. Ft.
20		
2 Bed	837 Sq. Ft.	782 Sq. Ft.
19		
Studio	427 Sq. Ft.	N/A
12		
Total: 51		

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

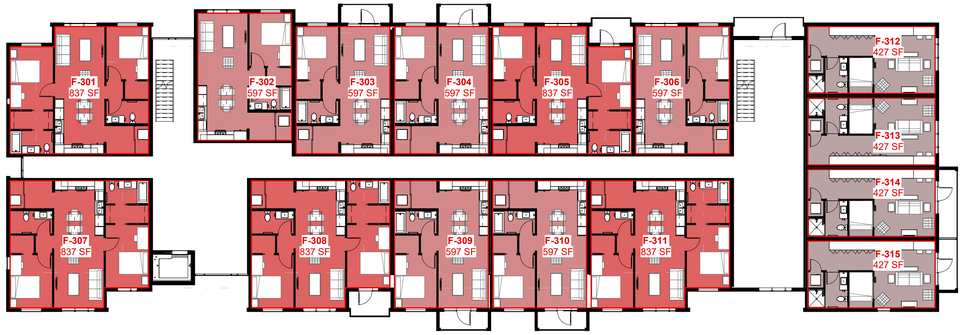
Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	19	9.5
Studio	6	0
51	35	9.5

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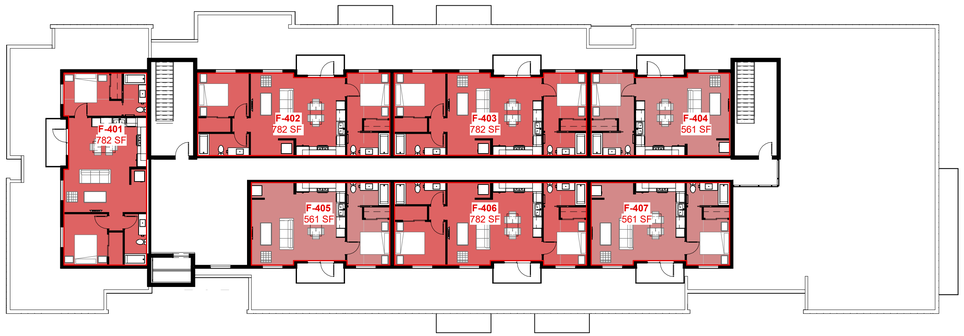
Apt. Bldg. F - Floor Plans

HOPA
AMPD-150



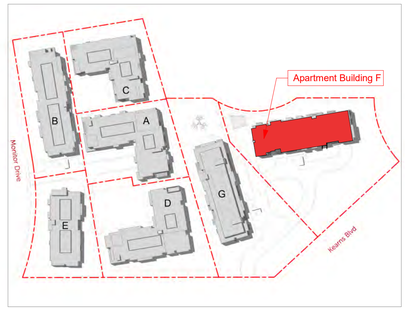
Building F - Level 3

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



2 Building F - Level 4

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



General Notes:

1. Datum Elevation 6771' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(44) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **37' Proposed Building Height**

* **208' 5" and 64' 3" Total Facade Lengths**
* **See Plans and Elevations for Facade Breaks, and Variation**

***Total Building Area: 45,302 SF**

***Total (N) Unit Equivalents: 45,302 / 2000 = 22.65**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)	Unit Area (L4)
1 Bed	597 Sq. Ft.	598 Sq. Ft.
20		
2 Bed	837 Sq. Ft.	782 Sq. Ft.
19		
Studio	427 Sq. Ft.	N/A
12		
Total: 51		

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	19	9.5
Studio	6	0
51	35	9.5

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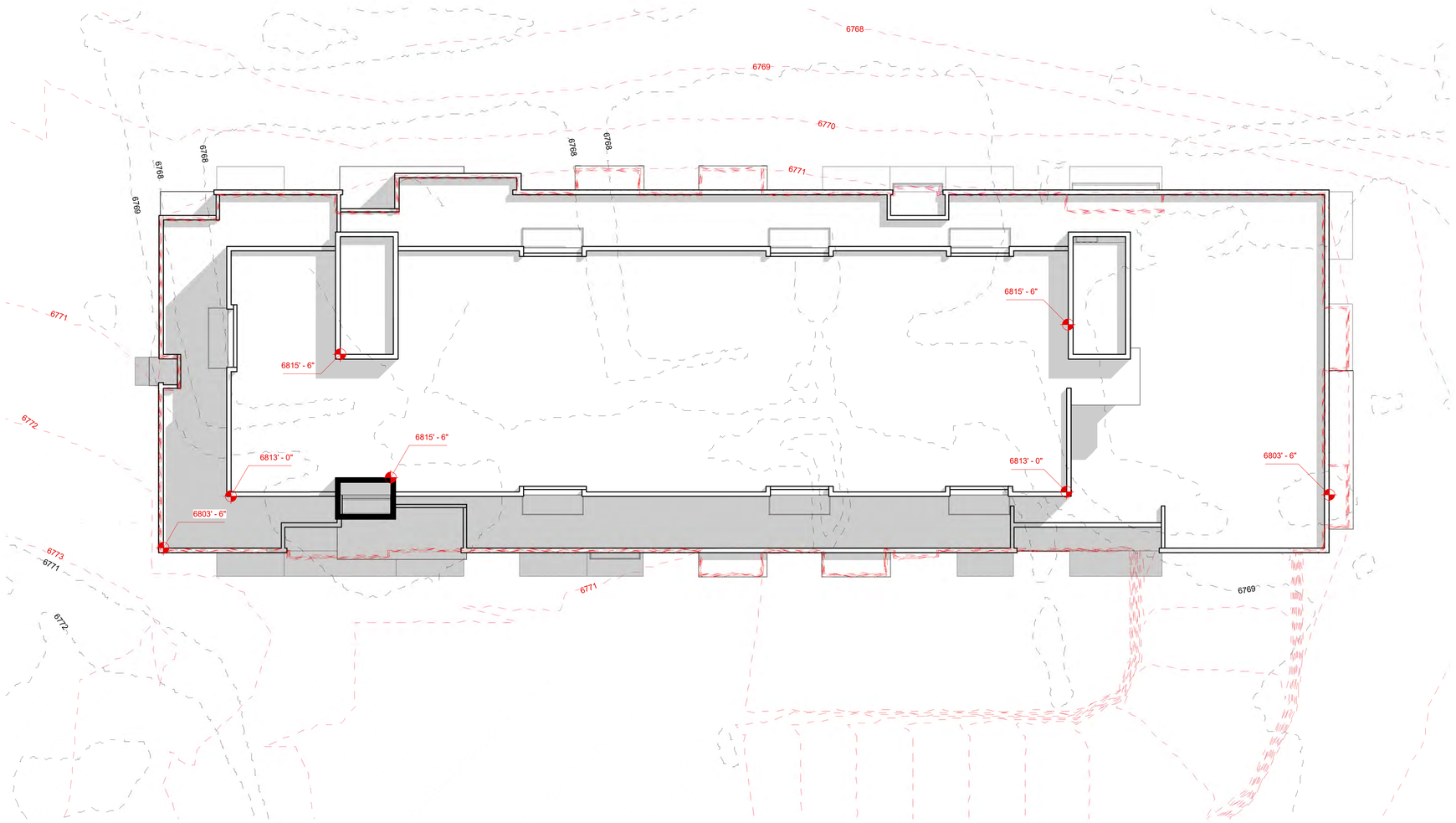
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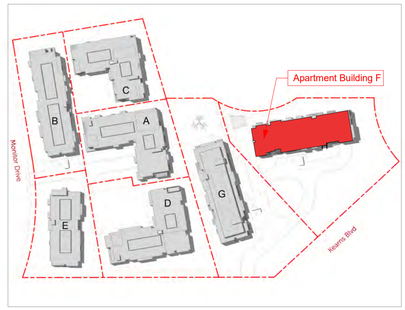
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Apt. Bldg. F - Floor Plans

HOPA

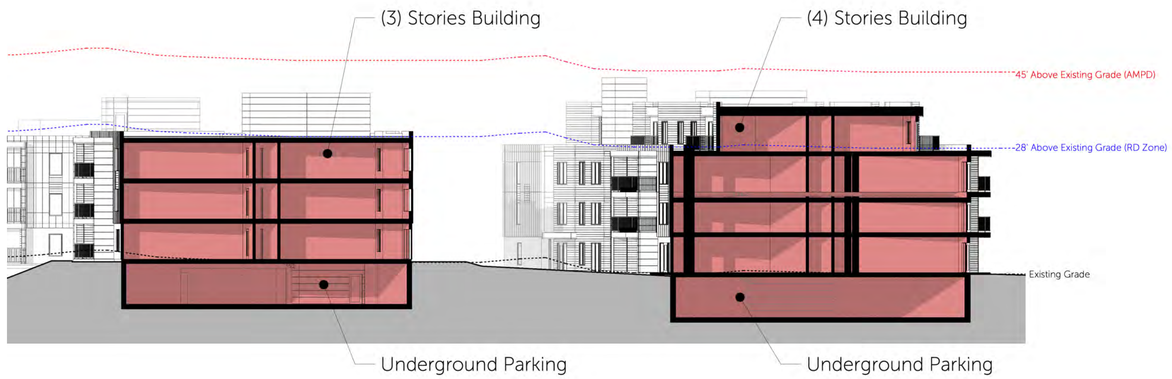
AMPD-151





Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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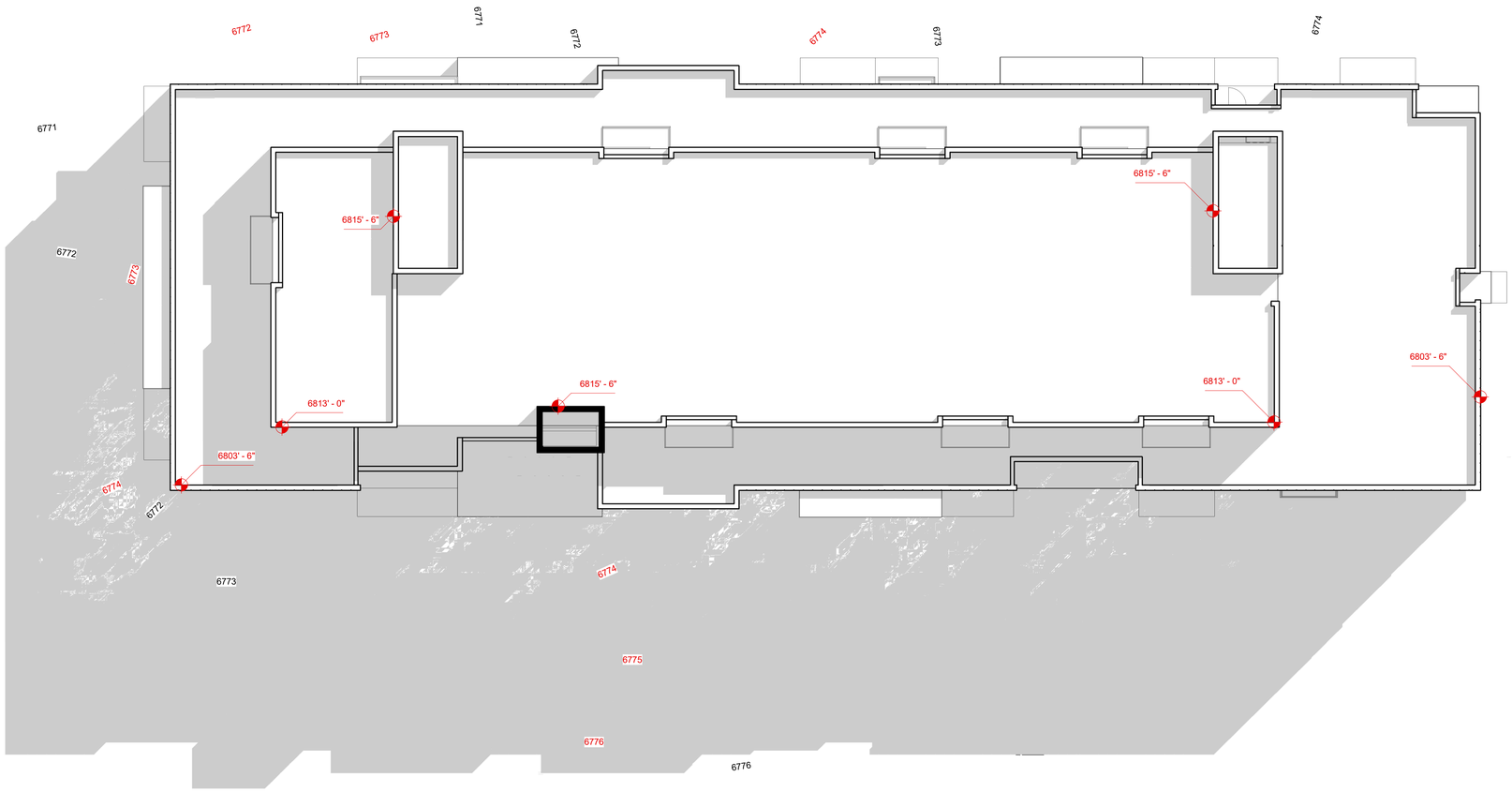
07/26/17

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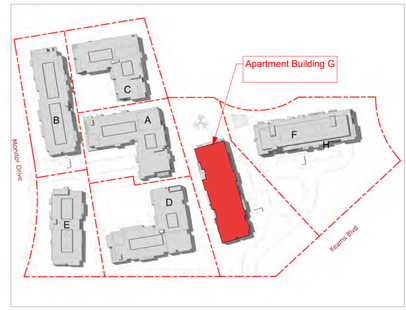
AMPD-152

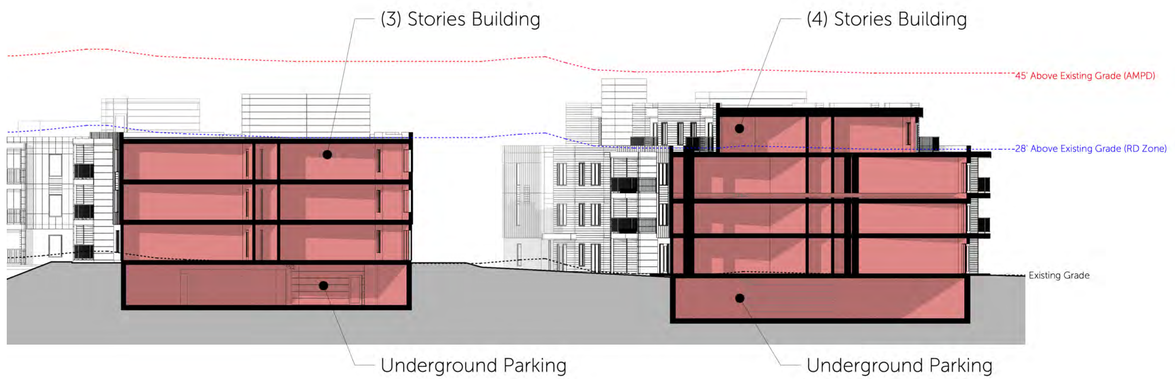
Apt. Bldg. F - Roof Over Topography



Roof Plan

SCALE: 3/32" = 1'-0"





Typical Building Section

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

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Apt. Bldg. G - Roof Over Topography

HOPA

AMPD-152

Elevation 2

SCALE: 3/32" = 1'-0"

Elevation 4

SCALE: 3/32" = 1'-0"

Elevation 1

SCALE: 3/32" = 1'-0"

Elevation 3

SCALE: 3/32" = 1'-0"

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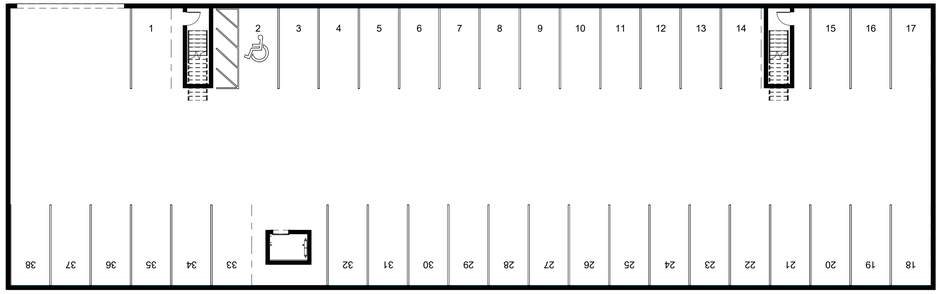
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Apt. Bldg. F - Elevations

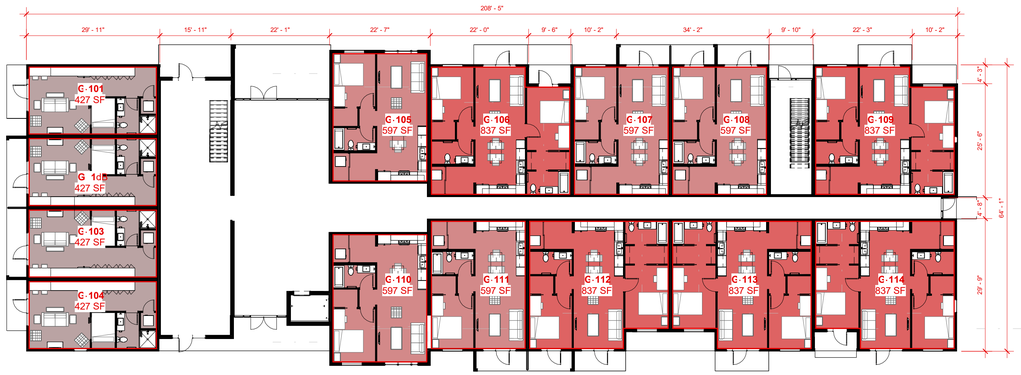
HOPA

AMPD-153



Building G - Level P

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



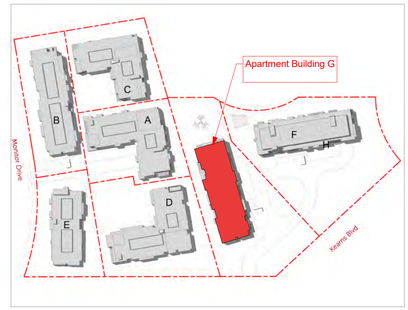
Building G - Level 1

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



Building G - Level 2

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



General Notes:

1. Datum Elevation 6774' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(44) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **37' Proposed Building Height**

*** 208' 5" and 64' Prposed Facade Length**

***Total Building Area: 45,638 SF**

***Total (N) Unit Equivalents: 45,638 / 2000 = 22.82**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)	Unit Area (L4)
1 Bed	597 Sq. Ft.	598 Sq. Ft.
20		
2 Bed	837 Sq. Ft.	782 Sq. Ft.
19		
Studio	427 Sq. Ft.	
12		
Total: 51		

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	19	9.5
Studio	6	0
51	35	9.5

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Apt. Bldg. G - Floor Plans

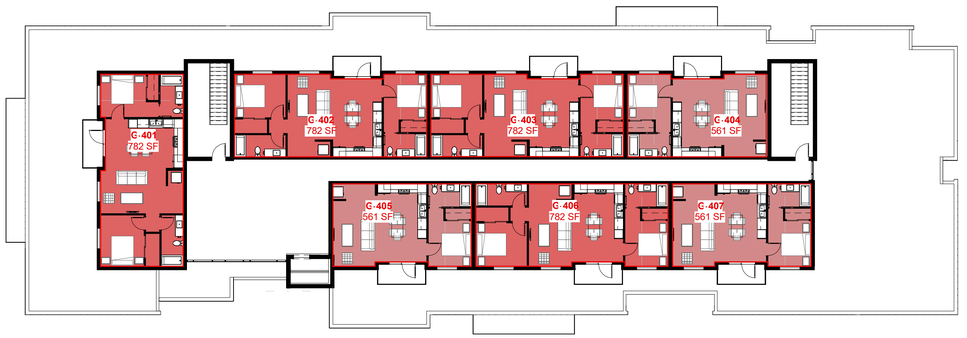
HOPA

AMPD-160



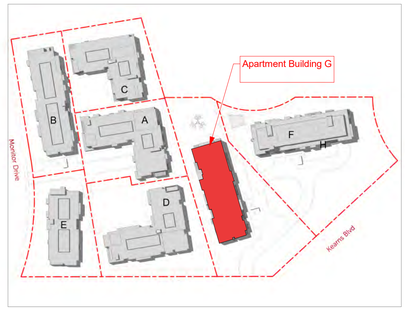
Building G - Level 3

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



Building G - Level 4

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



General Notes:

1. Datum Elevation 6774' = Architectural 100' - 0"
2. See Building Elevations for Proposed Materials
3. See AMPD-009 for Landscape Plan
4. Dimensions on Level 2 and 3 are Similar to Level 1

Building Data:

* (35) Parking Stalls Required per LMC 15-6.1-9 (Market Rate)
* (10) Parking Stalls Required per LMC 15-6.1-9 (Affordable Units)
* **(44) Parking Stalls Provided**

* 45' Allowed Building Height per LMC 15-6.1-8
* **37' Proposed Building Height**

*** 208' 5" and 64' Prposed Facade Length**

***Total Building Area: 45,638 SF**

***Total (N) Unit Equivalents: 45,638 / 2000 = 22.82**

Units:

Unit Type and Count	Unit Area (L1, L2, & L3)	Unit Area (L4)
1 Bed	597 Sq. Ft.	598 Sq. Ft.
20		
2 Bed	837 Sq. Ft.	782 Sq. Ft.
19		
Studio	427 Sq. Ft.	
12		
Total: 51		

Parking:

Parking Requirements per LMC 15-6.1-9		
Unit Type	Market Rate Units	Affordable Units
1 Bed	0.5	0
2 Bed	1	0.5
3 Bed	1.5	1
Studio	0.5	0

Parking Requirement Totals		
Unit Type	Market Rate Units	Affordable Units
1 Bed	10	0
2 Bed	19	9.5
Studio	6	0
51	35	9.5

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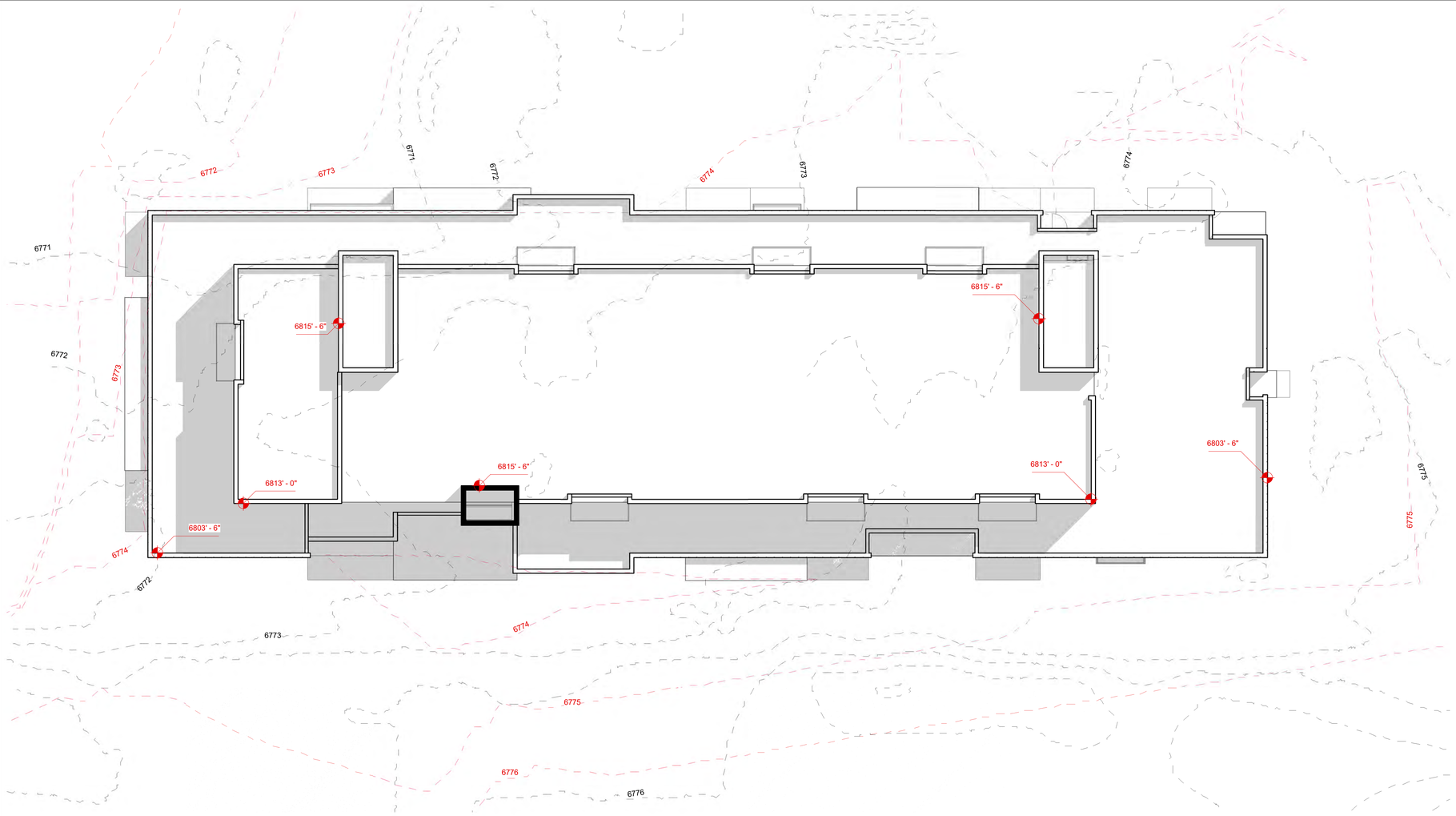
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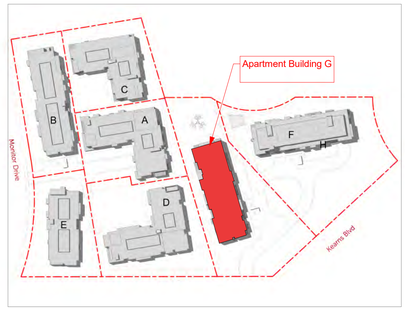
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Apt. Bldg. G - Floor Plans

HOPA

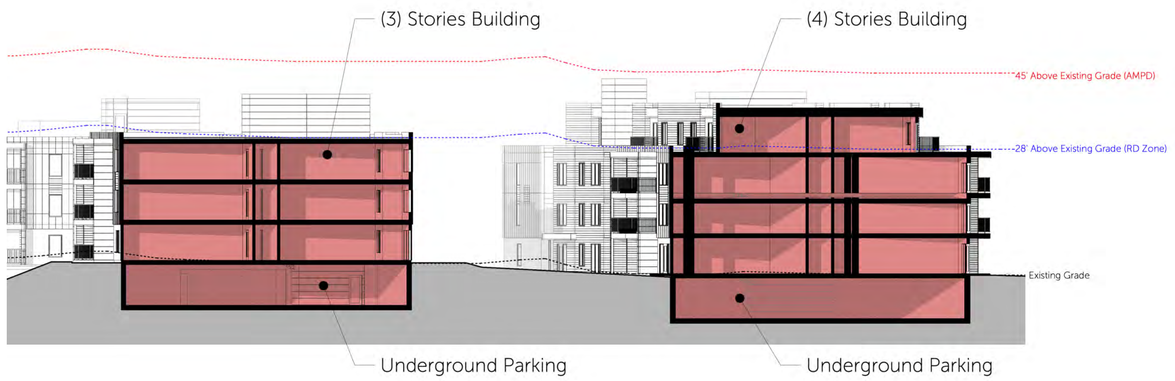
AMPD-161





Roof Plan

SCALE: 3/32" = 1'-0"



Typical Building Section

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

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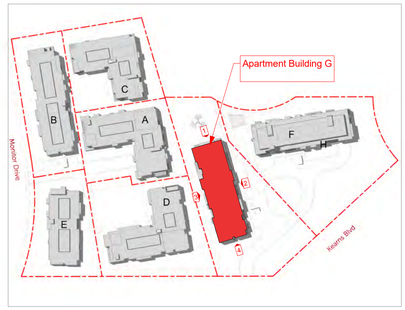
Apt. Bldg. G - Roof Over Topography

HOPA
AMPD-162



Elevation 2

SCALE: 3/32" = 1'-0"





Elevation 4

SCALE: 3/32" = 1'-0"



Elevation 3

SCALE: 3/32" = 1'-0"



Elevation 1

SCALE: 3/32" = 1'-0"

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Apt. Bldg. G - Elevations

HOPA

AMPD-163

PLANNING COMMISSION

REGULAR MEETING

April 16, 1975

The meeting was called to order by Chairman John Strand at 7:30 p.m. Members present were: Burnis Watts, Rusty Davidson, William Bertagnole, Jack Green and Jerry Perrine.

Member Watts moved to approve the minutes as submitted. Motion seconded by Member Green. Motion carried.

Zoning Administrator, Glen Smith, reported that the building is just about through on #2 building at the resort. Silvertown Condos are getting off the ground and doing real well. There is a lot of other remodeling jobs that are well underway.

The following applications were submitted for approval and/or recommendation for approval by the Planning Commission:

1. PLANNED UNIT DEVELOPMENT: Frank D. Richards, "Holiday Village."

   Mr. Richards gave the Commission a survey and plans with specified play areas.
   Member Davidson recommended approval for the apartment complex upon the condition that the Commission get a resolution from the Board of Directors from Greater Park City Company confirming this unit does qualify under the 1600 units for the area. This must be submitted by May 1.
   The City Attorney, Carl Nemelka, provided Mr. Richards with a copy of the agreement to be signed between him and the City Council.

2. CONDITIONAL USE PERMIT: William H. Coleman, "First Western Building," 1610 Park Avenue.

   Member Watts moved to approve this conditional use permit. Member Bertagnole seconded the motion. Motion carried.

3. CONDITIONAL USE PERMIT: Roger Shane, "Sirloin Saloon."

   Member Davidson recommended approval inasmuch as most of the members of the Planning Commission have seen the completed conditional use permit. Mr. Shane must either get hold of the original or complete another one within the next week and return it. The written conditions must become a part of the conditional use permit and left with us. Motion seconded by Member Green. Motion carried.

4. CONDITIONAL USE PERMIT AND BUSINESS LICENSE: Richard Weiss, "Weiss Enterprises, Inc." 434 Main Street.

   Member Watts moved to approve this conditional use permit and business license. Member Green seconded the motion. Motion carried.

5. BUSINESS LICENSE: Robert A. Nelson, "Grunion's Grub & Lunch Tub," 605 Woodside Avenue.

   Member Bertagnole moved to approve this license. Motion seconded by Member Davidson. Motion carried.

PARKSIDE APARTMENTS

Mr. Cowher abstained.

Mr. Eskelin presented the Parkside Apartment project which is a proposal for a 42 unit residential project under the Moderate Income Housing Exception of the Land Management Code. Parkside Apartments will be located on Kearns Boulevard between the High School and Park Meadows Plaza. The size of the parcel is 2.9 acres. The existing zoning is RD. The surrounding uses are the High School, office building and a low income residential development. The application was submitted on June 7, 1982. This development is intended to provide some of the off-site Deer Valley Employees housing units required as per the Special Exception Permit. The project is proposed to be built in two phases with 24 units built in the first phase on the western portion of the site. The project would be accessed from two points along Kearns Boulevard provided that adequate agreements can be arranged with the two adjoining property users. A bermed landscape area will run between the highway and parking lot. A third access was shown on the original development proposal in case one of the other accesses could not be provided. It is the Staff Review Team's opinion, however, if possible both end access should be developed and the middle access dropped. The proposal includes a playground area and a bike path which would connect with the trail system as outlined in the Parks Master Plan. The bike path would also serve as a sidewalk along Kearns Boulevard. The major issues are: A) Access - The Staff has recommended to the developers that they provide access points at either end of the project. One change Staff would like to see, and has been discussed with the developer, is that the access road into the high school, which would be a common access, be straightened to enter Kearns Boulevard at 90°. B) Extension of time for Deer Valley Employee Housing requirement - The developer will be asking for a six month extension for the development of the second phase so that they may obtain FHA financing for that phase. The first phase of 24 units has obtained FHA financing. The applicant would like to make application for next year to obtain the same type of financing for the remaining 20 units. If FHA financing cannot be obtained the developer will proceed with the second phase with use of Industrial Revenue for financing. C) Landscaping - Because this project is a low - moderate income project the developer is proposing a minimal amount of plant materials. The Staff realizes that low income housing projects may not have the type of budget for landscaping that other projects in the area might have, therefore, the Staff would recommend that the developer provide larger quantities of plant materials in size which would eventually grow larger to adequately cover the site, but large enough to become established.

The Staff would recommend that the Planning Commission consider final conditions of approval for this project at its next meeting.

Mr. Mammen was concerned that the landscaping requirements would not be the same as for other projects in the area. Mr. Mammen would like the landscaping requirements to be as stringent as any other project in the area.

Mr. Bishop would like a rendering of the project before the next Planning Commission Meeting.

Mr. Wells mentioned that the applicant is developing this project under contract with Deer Valley. The acquisition of the site is via a trade of land in which Deer Valley is trading to the Board of Education a parcel in Deer Valley for this location. In order to have the closing of the exchange of property approval from the Planning Commission and the Farmers Home Administration is necessary. Another step that will be required is that the site in Deer Valley will have to go through the density approval process that was established with the Special Exception Permit. The Special Exception Permit approval has not come before the Planning Commission as of yet but will probably be presented in August. Final approval has been obtained from the Farmers Home Administration for 24 units on the west side of the site for Parkside Apartments. The developer would like to apply to the Farmers Home Administration for additional funding at the beginning of their calendar year of October 1, 1982. This project will operate similar to the housing program as the existing low income housing facility of Holiday Village Apartments so the rent a tenant pays is based on his income up to a maximum established rent established by the Farmers Home Administration. Farmers Home Administration requires that the bidding process for the actual building process of the building be advertised for four weeks. Construction will begin in 1982. The developer is requesting an extension to June 1, 1983 for the entire 42 units. Mr. Wells stated that it is the intent of the developer to landscape according to the surroundings.

Mr. Mammen stated that the two means of access should be stressed and the third access be eliminated and work with the School District to improve the access onto Kearns Boulevard.
Mr. Wells mentioned that the developer has had discussions with the School District and it is their desire to have the road realigned also.

Chairman Lawson stated that the landscaping should meet the existing standards.

Mr. Eskelin presented the Parkside Apartment project which is a 42 unit residential project under the Moderate Income Housing Exception. The project is located on Kearns Boulevard west of the high school. At the last Planning Commission meeting Parkside Apartments was presented for first review. Final consideration is requested at this time. At the last meeting the major outstanding issue was the degree of landscaping and location of plant materials that would be provided for the project particularly in relationship to the buffer strip along highway 248. Ms. Child has been working with the developer, Mr. Wells, and will report the progress. Ms. Child then stated that she had presented some recommendations to the developer which were as follows: 1) Landscaping the bermed area in front of the bike path along Kearns Boulevard, Ms. Child thought it was important to have this area landscaped with trees,

shrubs and groundcovers. Mr. Wells has agreed to this. 2) On the rear of the site near the track there were plant materials, it has been suggested that more trees, shrubs and groundcovers be planted and Mr. Wells has agreed to comply with this request. 3) Rather than just lining up plant materials along the buildings it has been suggested that a more interesting scheme in arranging plant materials be used. Mr. Wells has agreed. 4) Ms. Child has also made some recommendations as to the species types that should be removed and replaced with other species. Mr. Wells has been willing to do this. Mr. Eskelin then presented the recommendations of Staff which were: 1) Final landscape plan be submitted and approved prior to building permit issuance. 2) That agreements be made for access points at each end of the project and that the middle access be eliminated. Discussions have taken place with the School District and they are amenable to having the highway realigned so the road meets Kearns Boulevard at a 90° intersection. 3) That construction of second phase units begin no later than August 1, 1983. The developer is requesting an extension that would allow building into the next season. Mr. Wells mentioned that the extension was for June 1, 1983 for all 42 units as opposed to August 1, 1983. The developer was requesting an extension for the second phase in order to apply to Farmers Home Administration by October 1, 1982 and an extension for the first phase because of the trade with the school district and the Deer Valley density approval from the Planning Commission that is required in order to trade to the school district. Mr. Eskelin then stated that the third condition should read: That construction of the project should begin no later than June 1, 1983.

Chairman Lawson asked for comments from the Commissioners.

Mr. Cowher abstained.

Motion

Mr. Davidson moved to approve the Parkside Apartments with the stipulations as given. Mr. Watts seconded the motion

Mr. Berrett asked if condition #2 would include the 90° change on the highway intersection with Kearns Boulevard. Mr. Eskelin agreed to add this item to condition #2.

The motion passed unanimously.

Planning Commission
Staff Report

Subject: 1875 Homestake Road
Application: PL-22-05288; PL-22-05300
Author: Spencer Cawley, Planner II
Date: March 22, 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, (II) open a public hearing, and (III) 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

On October 26, 2022, the Planning Commission approved an Affordable Master Planned Development and a Conditional Use Permit for a Multi-Unit Dwelling for the Homestake project, a 123-unit Affordable Master Planned Development (AMPD) at

[1] LMC § 15-6.1-5

1875 Homestake Road on a 1.86-acre Lot in the General Commercial Zoning District and Bonanza Park Neighborhood. 80% of the units are proposed to be deed restricted for affordable housing, and 20% are proposed to be market rate (Staff Report; Minutes, p. 29).

Project Condition of Approval 25 requires the Applicant to submit a Development Agreement to the Planning Department for ratification by the Planning Commission within six months of the approval. This item was scheduled for Planning Commission review on February 8, 2023, 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).

On March 9, 2023, the City Council conducted a Work Session, received a high-level update on the Homestake project, and held a public hearing. Details of the update are found in the Staff Report, Exhibits, and Meeting Audio.

Analysis

The Planning Commission holds a public hearing and ratifies a Development Agreement for an approved Affordable Master Planned Development.[2] Land Management Code (LMC) § 15-6.1-5(A) requires 12 criteria for Development Agreements. The following table outlines the criteria with the analysis of the Homestake Development Agreement:

Development Agreement Requirement	Analysis of Proposal
1. A legal description of the land.	Homestake DA Exhibit A – *Legal Description of the Property*
2. All relevant zoning and Land Management Code parameters, including all findings, conclusions, and conditions of approval, specifying any exceptions.	Homestake DA Exhibit B – *AMPD and CUP Approval Letter* 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 – *Vested Rights and Reserved Legislative Powers*
4. A provision to allow for minor administrative modifications without revision of the Agreement.	Homestake DA ¶ 11.7 – *Minor Administrative Modification*

[2] LMC § 15-6.1-5

5. A copy of the approved Site plan, architectural plans, Landscaping plans, Grading plans, trails and Open Space plans, and other plans, which are a part of the Planning Commission approval.	Homestake DA Exhibit J – *Updated Architectural Exhibits, dated October 14, 2022,* and Exhibit K - *Building Height*
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 – *Affordable Housing* 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 – *Form of Ownership Anticipated for the Project* 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 – *Project Phasing* 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 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.	Homestake DA ¶ 9 – *Physical Mine Hazards* and Exhibit G – *Mine Hazards Report* 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 – *Historic Structures* and Exhibit H – *Above-Ground Historic Structures Review* 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 Approval Requirements include the following:

Substation
In the Project Approval, Condition of Approval 39 requires the Applicant to obtain a baseline EMF Survey. The Applicant provided an updated EMF Survey on December 13, 2022 (Attachment 1 to Exhibit B).

Electric Vehicle Charging Station
Project Condition of Approval 22 requires the Applicant to install conduit for the future installation of 20 Electric Vehicle Charging Stations. Two Electric Vehicle Charging Station installations, one with a dual port that meets ADA standards, shall be provided in the underground parking area.

Sustainability
Finding of Fact 23 – The Applicant worked with the Sustainability Department regarding net-zero development standards. The Applicant proposes the following strategies:

a. Walkability and multi-modal connectivity to basic life amenities are supported through bike storage and electric bicycle stations
b. Elective Vehicle Charing 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 2021 standards, which exceed adopted energy codes in Utah

Affordable Housing
Finding of Fact 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**

Attachments

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

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. 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.

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

D. 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.

E. 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

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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 being in the spring of 2025, improving pedestrian and bicyclist east-west connectivity.
d. **Snow Creek Tunnel –** The Walking and Biking Liaison Committee (WALC) recommended a grade-separated active transportation facility to accommodate pedestrian and bicyclist north-south crossing from the Snow Creek neighborhood across Kearns Boulevard into the Bonanza Park neighborhood. In 2021, the City Council directed staff to conduct a feasibility study of a potential project. On May 12, 2022, the City Council reviewed options that include an underpass or and favored an underpass. Funds for the project were allocated in FY23 and the project is slated to being in the spring of 2025.

These improvements will enhance local access to the Rail Trail, Poison Creek Trail, and pathways and trails that run north of S.R. 248 alongside the east and west of S.R. 224.

18. **Internal Circulation –** In addition to pedestrian, bicyclist, and vehicle circulation improvements outlined above for the Bonanza Park neighborhood, the Homestake AMPD is centrally located in the Bonanza Park neighborhood and the project proposes enhanced pedestrian and bicyclist connectivity in an area with many transit options.
19. **Landscaping –** Because of the existing conditions of the property, there is very little Significant Vegetation. The LMC defines Significant Vegetation as “large trees six inches in diameter or greater measured four and one-half feet above the ground, groves of smaller trees, or clumps of oak and maple covering an Area 50 square feet or more measured at the drip line.” Currently, mature trees line the public Right-of-Way along Homestake Road. These trees will be removed when the City expands Homestake Road with a 12-foot multi-use pathway. The Applicant proposes to introduce new vegetation onto the site and provides open space beyond what is required in the code, achieving 29.6% open space.
20. **Lighting –** Outdoor lighting must be fully shielded with bulbs that are 3,000 degrees Kelvin or less.

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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 stepback on all building perimeters to decrease the impact of height on adjacent properties.
36. **Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing –** Bonanza Park area is in the General Commercial Zoning District, which allows for Building Height up to 35 feet from Existing Grade. To incentivize development of affordable units, the AMPD code allows Applicants to achieve a 45-foot Building Height if certain criteria are met. The adjacent properties are not built to the 35-foot allowance in the General Commercial Zoning District and most properties contain one to two-story developments. However, as the area is redeveloped and density and Building Height is maximized on adjacent properties, the Homestake AMPD, while achieving a total of 45 feet, will be more aligned with future developments that achieve the 35-foot height.
37. **Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site –** The plans as submitted do not indicate issues of vibration, odors, steam, or other mechanical factors that might affect

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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 Waster and complies with the requirements of the Park City Soils Boundary Ordinance;
16. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan;
17. Addresses and mitigates traffic;
18. Addresses and mitigates parking reductions and parking management.

Conditions of Approval

1. A Construction Mitigation Plan (CMP) shall be submitted and approved by the City for compliance with the Municipal Code, as a condition precedent to issuance of any grading or building permits. The CMP shall be updated as necessary to identify impacts and propose reasonable mitigation of these impacts on the site, neighborhood, and community due to construction of this project. The CMP shall include information about specific construction phasing, traffic, parking, service and delivery, stockpiling of materials and staging of work, work hours, noise control, temporary lighting, trash management and recycling,

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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 stepback.
13. The Applicant shall provide a minimum of 800 square feet for internal and secure bike storage for approximately 50 bikes on site in the underground parking area. The internal and secure bike storage area shall provide charging available for e-bikes. The Applicant shall also provide a bike repair amenity space for residents. The Applicant shall install 15 outdoor bike racks for residents and guests. The bike racks must be medium security racks in which both the bike frame and wheels may be locked by the user. The spaces must be designed to prevent damage to the bike and to facilitate easy and secure storage without interference from or to adjacent bikes. Bike racks or lockers must be anchored and of solid construction, resistant to rust, corrosion, hammers, and saws. Bike racks must be compatible in design and function with the surrounding building and street furniture. Bike facilities must be located in convenient, highly-visible, active, well-lit areas and shall not interfere with pedestrian movements and snow storage.
14. The Applicant agrees to allow a Summit County Bike Share location on the site, subject to Park City Transportation Department and Engineering Department and Summit County approval.
15. The Applicant shall install high-speed remote-controlled gate at the entrance to the parking structure prior to any unit Certificate of Occupancy issuance.
16. Prior to any unit Certificate of Occupancy issuance, the Applicant shall install sufficient cameras in the underground parking structure for remote monitoring 24/7 by the management company.
17. The Applicant shall ensure daily security patrol service to patrol the property and parking structure.
18. The Applicant shall ensure use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner’s expense.
19. The Applicant shall number parking stalls. 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.

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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

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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:

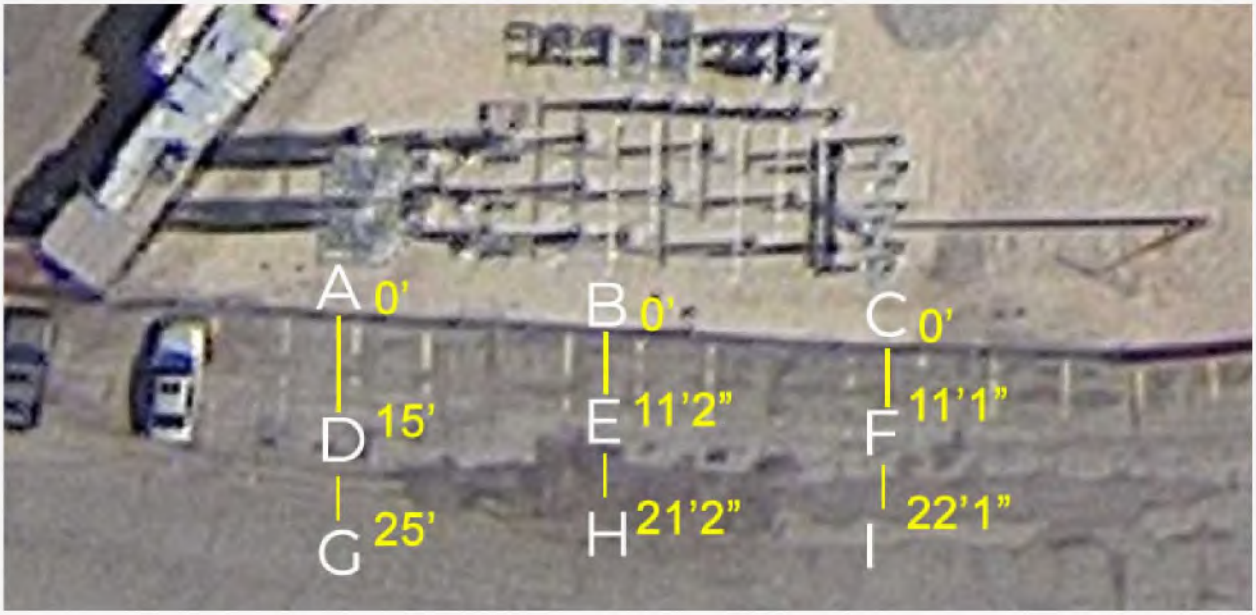
- Ground level
- 10' above ground
- 20' above ground
- 30' above ground

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**

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 is allows the residents to use their phone to open the garage door. This also allows management to grant and revote parking privileges remotely.
- Use of strategically positioned cameras in the parking structure. This will allow for remote monitoring of the parking area 24/7 by the management company.
- Engagement of a courtesy / security patrol service to patrol the property and parking structure several times a night.
- Use of parking permits / stickers for all vehicles authorized to be parked in the parking structure. Cars without stickers will be towed at the owner's expense.
- All parking stalls will be numbered, and it is anticipated that all residents will be granted at least one parking space in the parking structure.
- It is also anticipated that the property management company will have two parking spaces dedicated for the property manager and staff.
- The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis.

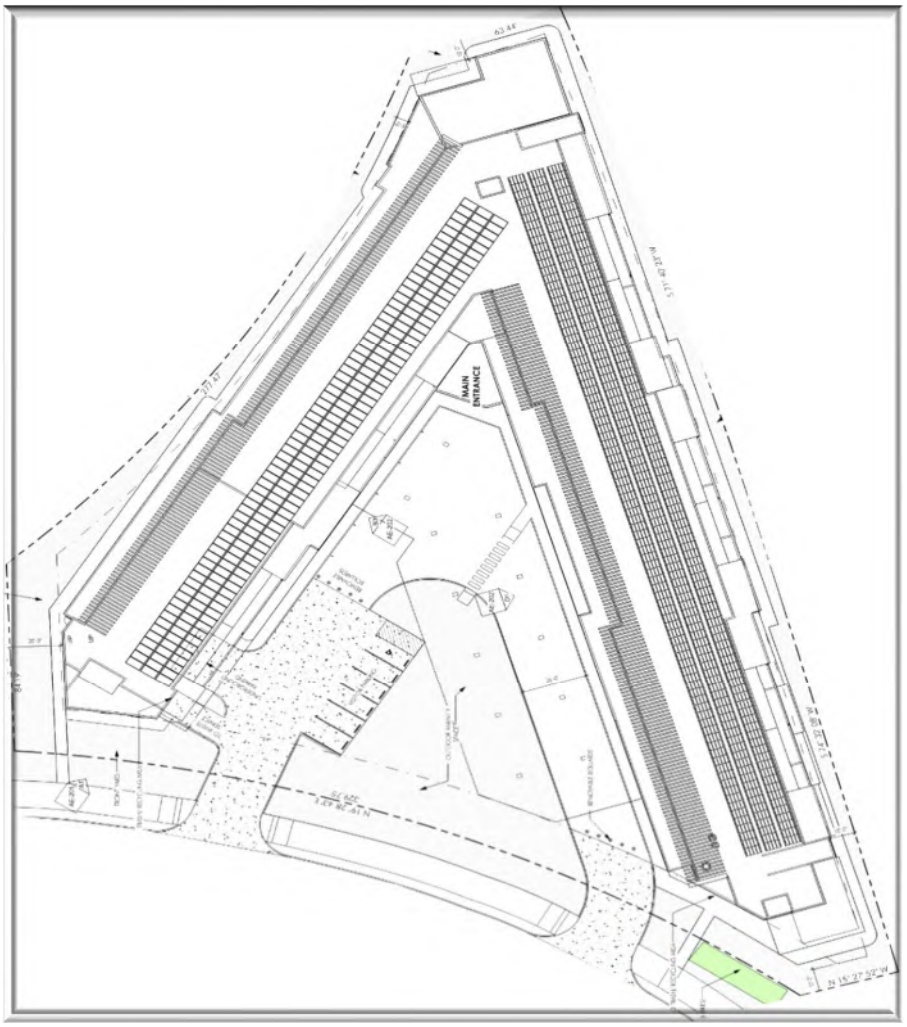
EXHIBIT D

HALES ENGINEERING TRAFFIC IMPACT STUDY

HALES ENGINEERING
innovative transportation solutions

Homestake

Traffic Impact Study



Park City, Utah

October 20, 2022

UT22-2234

LICENSED PROFESSIONAL ENGINEER
NO. 12335093
JOSHUA D. GIBBONS
10/20/2022
STATE OF UTAH

1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343
www.halesengineering.com

EXECUTIVE SUMMARY

This study addresses the traffic impacts associated with the proposed Homestake development located in Park City, Utah. The Homestake development is located southeast of Homestake Road between Kearns Boulevard (SR-248) and Park Avenue (SR-224).

The purpose of this traffic impact study is to analyze traffic operations at key intersections for existing (2022), future (2027), and future (2040) conditions with and without the proposed project and to recommend mitigation measures as needed. The peak hour level of service (LOS) results are shown in Table ES-1. Recommended storage lengths are shown in Table ES-2.

Table ES-1: Peak Hour Level of Service Results

	Intersection	Level of Service													
		Existing (2022)						Future (2027)				Future (2040)			
		Background				Plus Project		Background		Plus Project		Background		Plus Project	
		AM	AM MIT	PM	PM MIT	AM	PM	AM	PM	AM	PM	AM	PM	AM	PM
1	Bonanza Drive / Kearns Boulevard	C	C	B	C	C	C	C	D	D	D	E	F	E	F
2	Homestake Road / Kearns Boulevard	a	a	b	b	a	b	a	b	a	b	a	b	b	b
3	Kearns Boulevard / Park Avenue	B	B	B	B	B	B	B	C	B	B	B	C	B	C
4	Homestake Road / Park Avenue	b	a	f	e	a	e	a	e	a	e	a	f	a	e
5	Deer Valley Drive / Park Avenue	C	C	D	D	C	D	C	D	C	D	C	E	C	E
6	Project Access / Homestake Road	-	-	-	-	a	a	-	-	a	a	-	-	a	a

1. Intersection LOS values represent the overall intersection average for roundabout, signalized, and all-way stop-controlled (AWSC) intersections (uppercase letter) and the worst movement for all other unsignalized intersections (lowercase letter)
2. BG = Background (without project traffic), PP = Plus Project (with project traffic), MIT = Mitigated Scenario

Source: Hales Engineering, October 2022

Table ES-2: Recommended Storage Length

	Intersection	Recommended Storage Lengths (feet)													
		Northbound				Southbound				Eastbound				Westbound			
		LT		RT		LT		RT		LT		RT		LT		RT	
		E	P	E	P	E	P	E	P	E	P	E	P	E	P	E	P
1	Bonanza Drive / Kearns Boulevard	125	200	125	*	125	-	100	-	250	-	-	-	250	*	-	-
3	Kearns Boulevard / Park Avenue	-	-	50	200	200	375	-	-	-	-	-	-	250	-	-	-
5	Deer Valley Drive / Park Avenue	150	250	-	-	125	*	-	-	225	*	-	-	150	200	-	-

1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

SUMMARY OF KEY FINDINGS & RECOMMENDATIONS

The background and plus project assumptions, findings, and mitigations are listed below. All improvements listed are needed in a background conditions (without the addition of the project). *The project is anticipated to add minimal traffic to the roadway network and will not result in any further mitigations beyond the background improvements which are not associated with the project. The project related traffic will fit into the planned Homestake Roadway cross section.*

Project Conditions

- The development will consist of 123 units of multifamily residential
- The project is anticipated to generate approximately 505 weekday daily trips, including 40 trips in the morning peak hour, and 45 trips in the evening peak hour
- A 5% transit reduction and a 5% internal capture reduction were applied to align with surrounding land uses and the project's/Park City's commitment to travel demand management (TDM) strategies
- No additional auxiliary lanes are needed or recommended for the project access

2022	Background	Plus Project
Assumptions	• None	• 2022 background mitigations assumed with left-turn project trips being re-routed from Homestake Road / Park Avenue

Findings	• Poor LOS at:
	  ○ 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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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)
- Homestake Road / Park Avenue:
  - Westbound: 150 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Southbound: 525 feet (PM)
  - Westbound: 900 feet (PM)

There is also 425 feet of queuing anticipated on the northbound approach for the HAWK signal near the Homestake Road / Park Avenue intersection during the evening peak hour, which negatively impacts the Homestake Road / Park Avenue intersection.


Monitor Drive
Kearns Boulevard
Bonanza Drive
Homestake Road
Park Avenue
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
43
422
559
58
168
37
95
209
88
37
340
231
544
23
548
13
3
24
250
220
233
884
166
515
17
15
19
1104
24
842
225
232
34
489
294
336
41
141
59
300
172
36


Monitor Drive
38
394
343
48
59
25
7
195
184
4
36
587
155
Kearns Boulevard
610
22
Bonanza Drive
777
8
10
72
Park Avenue
306
193
350
1428
301
861
Homestake Road
36
17
21
1047
72
1726
Homestake Road
Park Avenue
685
181
46
Deer Valley Drive
471
269
334
41
407
93
Empire Avenue
706
246
44

Table 2: Existing (2022) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	C (23.4)	B (19.7)
Homestake Road / Kearns Boulevard	NB Stop	a (7.9) / NBL	b (10.5) / NBL
Kearns Boulevard / Park Avenue	Signal	B (11.7)	B (17.1)
Homestake Road / Park Avenue	WB Stop	b (14.3) / SBL	f (>50) / WBL
Deer Valley Drive / Park Avenue	Signal	C (21.9)	D (46.0)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

F. Mitigation Measures

To reduce the significant queuing and delays, the following mitigation measures are recommended:

- Per Park City, a future connection of Munchkin Road will be made between Homestake Road and Bonanza Drive. Along with this improvement, the Homestake Road / Park Avenue intersection would be limited to right-in / right-out movements only. Vehicles would then reroute to the new Munchkin Road intersection to turn south on Bonanza Drive.

There are no recommendations for the Bonanza Drive / Kearns Boulevard intersection. After discussions with the city, widening any of the roadways to incorporate dual left-turn lanes or channelized right-turn lanes is not a feasible option. Instead, the city would like to implement more robust travel demand reduction strategies in the city. These may include more transit ridership, better bike facilities, and car sharing. The travel demand reduction strategies being pursued by the project are discusses in the next chapter.

An analysis with these mitigation recommendations (including re-routing left-turns away from the Homestake Road / Park Avenue intersection) was analyzed and the LOS results are shown in Table 3. The mitigation measures change the calculated significant 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) *Trip Generation*, 11th Edition, 2021.
SOURCE: Hales Engineering, June 2022

D. Trip Distribution and Assignment

Project traffic is assigned to the roadway network based on the type of trip and the proximity of project access points to major streets, high population densities, and regional trip attractions. Existing travel patterns observed during data collection also provide helpful guidance to establishing these distribution percentages, especially near the site. The resulting distribution of project generated trips is shown in Table 5.

Table 5: Trip Distribution

Direction	% To/From Project
North	30%
South	35%
East	35%

These trip distribution assumptions were used to assign the peak hour generated traffic at the study intersections to create trip assignment for the proposed development. Trip assignment for the development is shown in Figure 3.

E. Access

The proposed access for the site will be gained at the following locations (see also concept plan in Appendix A):

Homestake Road:

- The north access will be located opposite of the parking lot access on the west side of the street, which is approximately 460 feet south of the Homestake Road / Kearns Boulevard intersection. It will access the project on the east side of Homestake Road. It is anticipated that the access will be stop-controlled. The north access will be the primary entrance into the underground parking structure
- The south access will be located opposite of the Claim Jumper residential development access on the west side of the street, which is approximately 625 feet south of the Homestake Road / Kearns Boulevard intersection. The two accesses will be approximately 150 feet apart. The south access will enter the project on the east side of Homestake Road and is assumed to be emergency access only.

F. Auxiliary Lane Requirements

Deceleration (ingress) lanes are generally needed when there are at least 50 right-turn vehicles or 25 left-turn vehicles in an hour. These guidelines were used for the City roadways in the study area. Based on these guidelines and the anticipated project traffic, no auxiliary lanes are recommended for the project access.


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue

G. Transportation Demand Management Strategies

Park City emphasizes the importance of transportation demand management strategies in the area in order to reduce vehicles on the road and encourage other modes of transportation. Other than those previously mentioned (proximity to transit stops and commercial areas), the following strategies are being implemented by the project to reduce travel demand:

- Car sharing program with two dedicated car share parking spaces
- Visitor bicycle stalls (15)
- An additional 30 covered and secured bike parking stalls above the requirement
    - Charging available for e-bikes
- Bike maintenance room
- On-site e-bike station

There are Park City plans to construct a multi-use path along Homestake Road and the future Munchkin Road connection in order to increase safety for multimodal transportation in the area.

IV. EXISTING (2022) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the existing (2022) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for existing background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the existing (2022) background traffic volumes to predict turning movement volumes for existing (2022) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Existing (2022) plus project peak hour turning movement volumes are shown in Figure 4.

C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersections is anticipated to continue operating at a poor level of service during the evening peak hour, as shown in Table 6.

D. Queuing Analysis

Hales Engineering calculated the 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)
- Deer Valley Drive / Park Avenue:
  - Westbound: 775 feet (PM)
- Bonanza Drive / Kearns Boulevard:
  - Southwest-bound: 825 feet (AM)
  - Northwest-bound: 525 feet (PM)
- Kearns Boulevard / Park Avenue:
  - Northbound: 900 feet (PM)

E. Mitigation Measures

No further mitigation measures are recommended beyond those mentioned in the existing (2022) background conditions. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Project Access
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
43
424
559
58
168
32
209
87
39
348
232
544
26
548
35
8
35
255
220
255
865
166
519
35
6
27
4
36
3
1104
21
27
642
226
232
34
493
291
340
41
142
56
301
172
36


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
38
401
343
48
359
27
745
105
55
37
591
156
610
32
777
37
13
78
309
193
350
1430
330
840
35
18
15
2
87
10
1047
38
82
1726
689
181
46
473
271
326
41
406
63
710
246
44

Table 6: Existing (2022) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	C (27.8)	C (24.7)
Homestake Road / Kearns Boulevard	NB Stop	a (9.1) / NBL	b (10.2) / NBL
Kearns Boulevard / Park Avenue	Signal	B (11.4)	B (18.4)
Homestake Road / Park Avenue	WB Stop	a (4.4) / NBR	e (38.9) / WBR
Deer Valley Drive / Park Avenue	Signal	C (24.0)	D (47.2)
Project Access / Homestake Road	WB Stop	a (4.8) / WBL	a (7.0) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

V. FUTURE (2027) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2027) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2027 in the study area. Therefore, no changes were made to the roadway network for the future (2027) analysis. Previous mitigations were assumed in this scenario.

C. Traffic Volumes

Hales Engineering obtained future (2027) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using National Cooperative Highway Research Program (NCHRP) 255 methodologies which utilize existing peak period turn volumes and future average weekday daily traffic (AWDT) volumes to project the future turn volumes at the major intersections. Future (2027) peak hour turning movement volumes are shown in Figure 5.

D. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue to operate at a poor level of service during the evening peak hour, as shown in Table 7. These results serve as a baseline condition for the impact analysis of the proposed development for future (2027) conditions.

E. Queuing Analysis

Hales Engineering calculated the 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)
- Kearns Boulevard / Park Avenue:
  - Northbound: >1,000 feet (PM)
- Deer Valley Drive / Park Avenue:
  - Westbound: 625 feet (PM)
  - Eastbound: 550 feet (PM)


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
45
477
560
60
170
35
15
25
8
41
360
238
565
25
609
35
5
30
262
225
284
898
187
525
1139
20
20
680
240
240
35
503
294
357
45
60
315
180
40


Monitor Drive
Kearns Boulevard
Bonanza Drive
Homestake Road
Park Avenue
Homestake Road
Park Avenue
Deer Valley Drive
Empire Avenue
40 449 360
82 50 82
790 1188 69
39 690 157
638 25
806 35
10 80
325 200
331 861
355 1466
1064
40
55 1793
697 190 50
479 234 23
45 415 91
736 255 45

Table 7: Future (2027) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	C (32.7)	D (44.8)
Homestake Road / Kearns Boulevard	NB Stop	a (8.5) / NBL	b (11.9) / NBL
Kearns Boulevard / Park Avenue	Signal	B (11.7)	C (20.3)
Homestake Road / Park Avenue	WB Stop	a (4.5) / WBR	e (49.7) / WBR
Deer Valley Drive / Park Avenue	Signal	C (23.7)	D (52.7)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

F. Mitigation Measures

No further mitigation measures are recommended to improve the Homestake Road / Park Avenue intersection. Vehicles will either be given courtesy gaps or will likely learn to reroute when undue delays and queues are observed. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

VI. FUTURE (2027) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2027) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2027) background traffic volumes to predict turning movement volumes for future (2027) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2027) plus project peak hour turning movement volumes are shown in Figure 6. Previous mitigations were assumed in this scenario.

C. Level of Service Analysis

Hales Engineering determined that the Homestake Road / Park Avenue intersection is anticipated to continue operating at a poor level of service during the peak hour in future (2027) plus project conditions, as shown in Table 8.

D. Queuing Analysis

Hales Engineering calculated the 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.


Monitor Drive
45
479
580
60
170
33
125
85
10
43
368
239
Kearns Boulevard
565
28
Bonanza Drive
609
38
41
10
Park Avenue
267
225
287
898
187
529
40
6
27
4
45
3
Project Access
1139
24
Homestake Road
23
680
Park Avenue
241
240
35
Deer Valley Drive
507
261
361
45
146
60
316
180
40
Empire Avenue


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
40
456
360
50
28
179
89
40
694
158
638
35
806
43
13
98
328
200
339
861
355
1468
50
18
15
2
102
10
42
1064
65
1793
701
190
50
481
225
336
45
417
63
740
255
45

Table 8: Future (2027) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	D (36.6)	D (45.4)
Homestake Road / Kearns Boulevard	NB Stop	a (9.5) / NBL	b (10.5) / NBL
Kearns Boulevard / Park Avenue	Signal	B (11.7)	B (20.0)
Homestake Road / Park Avenue	WB Stop	a (7.5) / WBR	e (49.1) / WBR
Deer Valley Drive / Park Avenue	Signal	C (24.3)	D (54.3)
Project Access / Homestake Road	WB Stop	a (4.9) / WBL	a (8.2) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

VII. FUTURE (2040) BACKGROUND CONDITIONS

A. Purpose

The purpose of the future (2040) background analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions. Through this analysis, future background traffic operational deficiencies can be identified, and potential mitigation measures recommended.

B. Roadway Network

According to the Park City Transportation Management Plan (2011), there are no projects planned before 2040 in the study area. Therefore, no changes were made to the roadway network for the future (2040) analysis. Previous mitigations were assumed in this scenario.

C. Traffic Volumes

Hales Engineering obtained future (2040) forecasted volumes from the Summit/Wasatch County travel demand model. The travel demand model projects approximately a 0.75-1.25% annual growth rate for the area. Peak period turning movement counts were estimated using NCHRP 255 methodologies which utilize existing peak period turn volumes and future AWDT volumes to project the future turn volumes at the major intersections. Future (2040) background peak hour turning movement volumes are shown in Figure 7.

D. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to operate at a poor level of service during the evening peak hour, as shown in Table 9.

E. Queuing Analysis

Hales Engineering calculated the 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)


Monitor Drive
55
557
665
165
170
32
350
58
96
41
435
243
Kearns Boulevard
Bonanza Drive
650
25
689
35
5
30
Park Avenue
317
255
197
555
354
933
Homestake Road
1204
20
Homestake Road
20
720
Park Avenue
240
270
35
Deer Valley Drive
533
304
392
45
145
80
Empire Avenue
355
195
40


Monitor Drive
40
519
415
55
29
25
1
88
85
39
780
162
Kearns Boulevard
Bonanza Drive
708
25
901
35
10
80
Homestake Road
Park Avenue
375
220
400
1541
381
916
1139
40
Homestake Road
55
1913
Park Avenue
732
205
50
Deer Valley Drive
509
273
379
45
415
70
Empire Avenue
821
280
45

Table 9: Future (2040) Background Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	E (77.3)	F (>80)
Homestake Road / Kearns Boulevard	NB Stop	a (7.6) / NBL	b (13.6) / NBL
Kearns Boulevard / Park Avenue	Signal	B (12.6)	C (27.7)
Homestake Road / Park Avenue	WB Stop	a (5.7) / WBR	f (>50) / WBR
Deer Valley Drive / Park Avenue	Signal	C (25.7)	E (63.9)

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

F. Mitigation Measures

Park City favors innovative multimodal strategies to reduce travel demand. If these strategies are pursued and successful, the need for mitigations may be unnecessary. However, as projected in the travel demand model future traffic volumes are significant, and as such innovative mitigation measures will be needed to keep traffic flows moving in the area between Kearns Boulevard and Deer Valley Drive.

To accomplish this, the City may need to consider roadway widening to accommodate dual southbound left-turn lanes and a westbound channelized right-turn lane at Deer Valley Drive / Park Avenue. As an alternative to widening the roadway, it may be beneficial to pursue a one-way loop in the area along Deer Valley Drive, Bonanza Drive, Kearns Boulevard, and Park Avenue. No analysis was performed for these major mitigation measures as they are not part of current Park City goals.

Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

VIII. FUTURE (2040) PLUS PROJECT CONDITIONS

A. Purpose

The purpose of the future (2040) plus project analysis is to study the intersections and roadways during the peak travel periods of the day for future background traffic and geometric conditions plus the net trips generated by the proposed development. This scenario provides valuable insight into the potential impacts of the proposed project on future background traffic conditions.

B. Traffic Volumes

Hales Engineering added the project trips discussed in Chapter III to the future (2040) background traffic volumes to predict turning movement volumes for future (2040) plus project conditions. Due to the left-turn restriction at the Homestake Road / Park Avenue intersection, westbound left-turn vehicles assigned from the project were re-routed to the Munchkin Road connection to travel south on Bonanza Drive. Southbound left-turn vehicles assigned to the Homestake Road / Park Avenue intersection were re-routed to Kearns Boulevard. Future (2040) plus project peak hour turning movement volumes are shown in Figure 8. Previous mitigations were assumed in this scenario.

C. Level of Service Analysis

Hales Engineering determined that the Bonanza Drive / Kearns Boulevard, Homestake Road / Park Avenue, and Deer Valley Drive / Park Avenue intersections are anticipated to continue operating at a poor level of service during the evening peak hour in future (2040) plus project conditions, as shown in Table 10.

D. Queuing Analysis

Hales Engineering calculated the 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)


Monitor Drive
55
559
665
65
170
33
250
38
43
443
244
Kearns Boulevard
650
28
Bonanza Drive
689
38
41
10
Park Avenue
322
255
357
933
197
559
40
9
27
4
45
3
Project Access
1204
24
Homestake Road
23
720
Park Avenue
241
270
35
Deer Valley Drive
527
307
396
45
146
60
Empire Avenue
356
195
40


Monitor Drive
Kearns Boulevard
Bonanza Drive
Park Avenue
Homestake Road
Project Access
Park Avenue
Deer Valley Drive
Empire Avenue
40
526
415
55
282
58
585
40
784
163
708
35
901
43
73
98
378
220
400
1543
389
916
50
18
15
2
102
10
42
1139
65
1913
736
205
50
511
275
381
45
417
70
825
280
45

Table 10: Future (2040) Plus Project Peak Hour LOS

Intersection		LOS (Sec. Delay / Veh.) / Movement[1]	
Description	Control	Morning Peak	Evening Peak
Bonanza Drive / Kearns Boulevard	Signal	E (65.9)	F (>80)
Homestake Road / Kearns Boulevard	NB Stop	b (10.5) / NBL	b (13.3) / NBL
Kearns Boulevard / Park Avenue	Signal	B (12.6)	C (28.4)
Homestake Road / Park Avenue	WB Stop	a (5.3) / WBR	e (46.1) / WBR
Deer Valley Drive / Park Avenue	Signal	C (26.2)	E (65.2)
Project Access / Homestake Road	WB Stop	a (6.3) / WBL	a (7.2) / WBL

1. Movement indicated for unsignalized intersections where delay and LOS represents worst movement. SBL = Southbound left movement, etc.
2. Uppercase LOS used for signalized, roundabout, and AWSC intersections. Lowercase LOS used for all other unsignalized intersections.

Source: Hales Engineering, October 2022

E. Mitigation Measures

No further mitigation measures are recommended for the Homestake Road / Park Avenue or Deer Valley Drive / Park Avenue intersections other than those listed in previous chapters. Vehicles will learn to reroute during peak times when undue delay or queues are experienced. Even with left-turn restrictions, the westbound right-turn movement at the Homestake Road / Park Avenue intersection will experience unacceptable delays during peak hours, though the magnitude of the delay is much less than the left-turn delay in existing conditions.

F. Recommended Storage Lengths

Hales Engineering determined recommended storage lengths based on the 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**	-	-

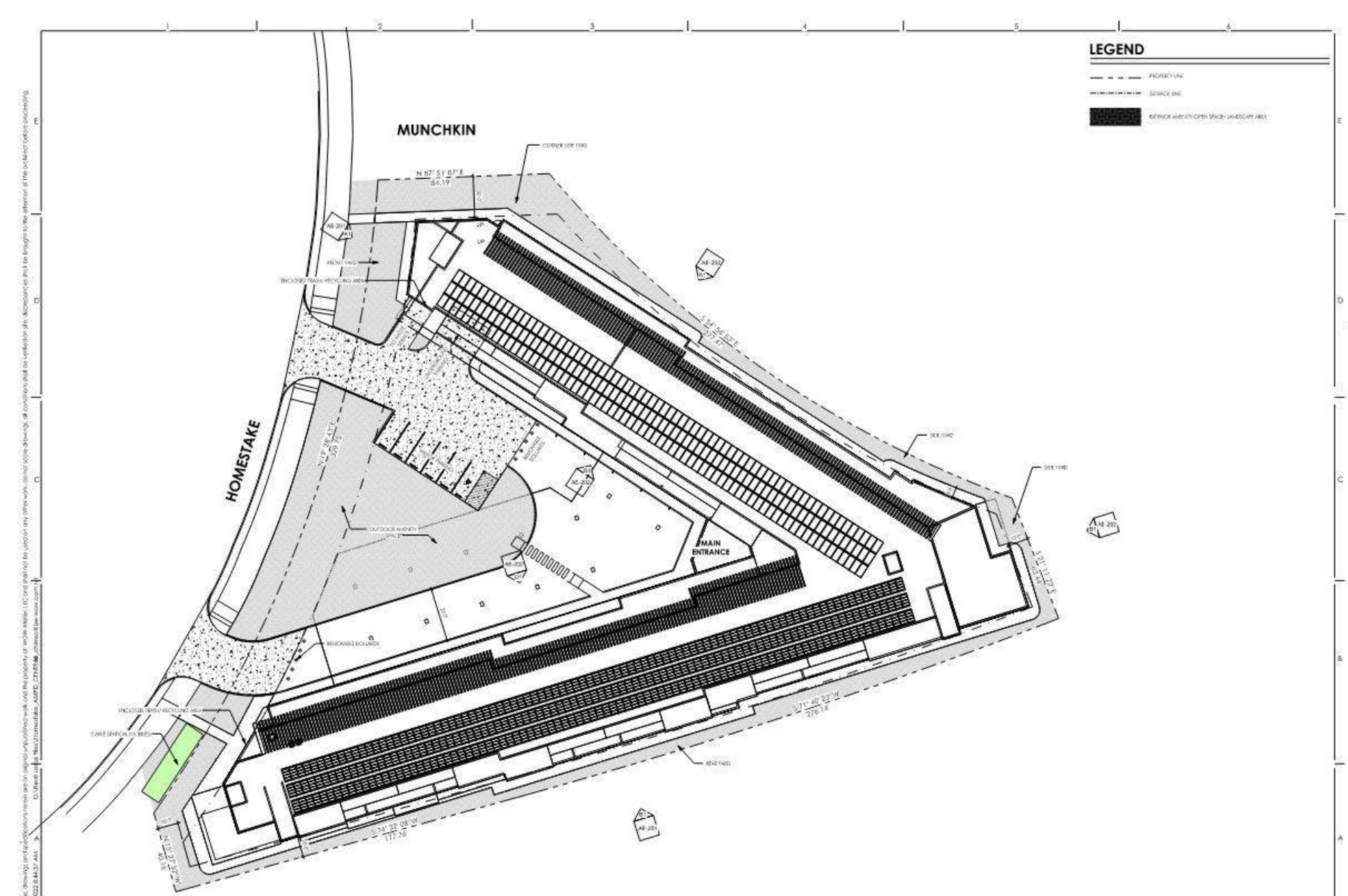
1. Storage lengths are based on 2040 95th percentile queue lengths and do not include required deceleration / taper distances
2. E = Existing storage length (approximate), if applicable; P = proposed storage length for new turn lanes or changes to existing turn lanes, if applicable

* denotes a turn lane with signficant queues that far exceeds the current storage

Source: Hales Engineering, October 2022

APPENDIX A

Site Plan



WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TAUSAHAN
STRUCTURAL:
MECHANICAL: PYE INC
ELECTRICAL: PYE INC
LANDSCAPE ARCHITECT: SIX SCORCH
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 08-19-2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ARCHITECTURAL SITE PLAN

AS-101

COPYRIGHT WOW

APPENDIX B

Turning Movement Counts

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

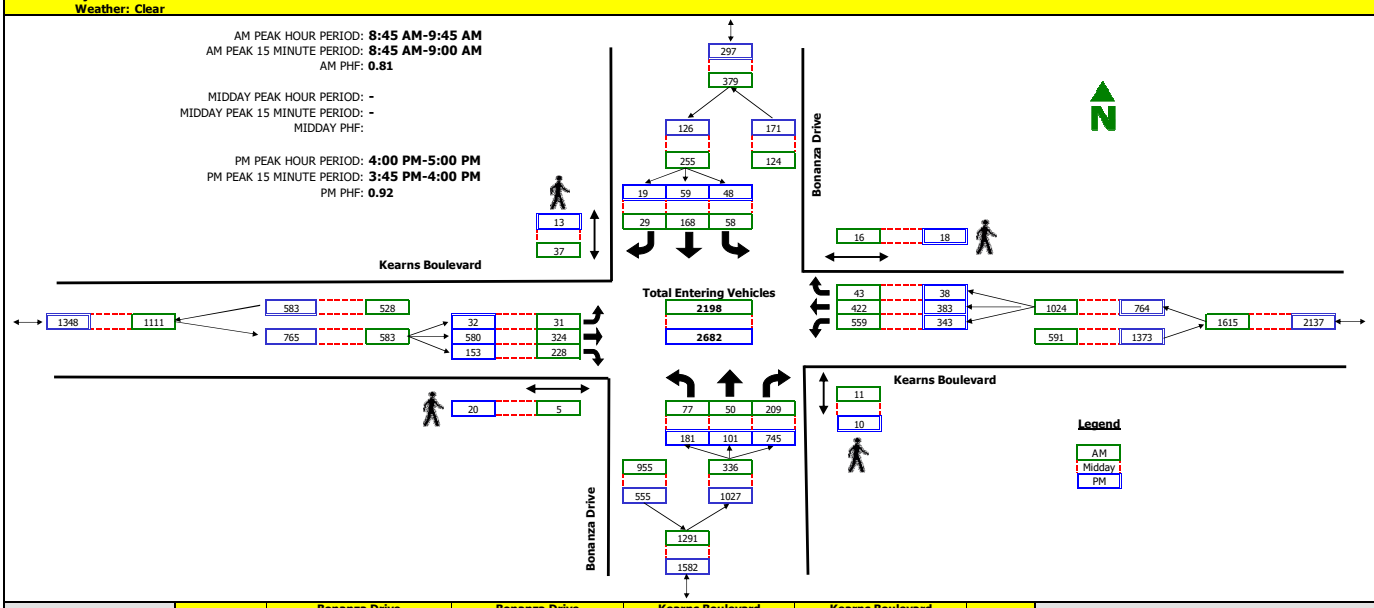
Intersection: Bonanza Drive / Kearns Boulevard
North/South: Bonanza Drive
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Yarrow
Project No: UT22-2092
Weather: Clear

Date: 1-29-22, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 606
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.81**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:45 PM-4:00 PM**
PM PHF: **0.92**



RAW COUNT SUMMARIES	Bonanza Drive Northbound				Bonanza Drive Southbound				Kearns Boulevard Eastbound				Kearns Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	14	12	18	0	11	21	8	0	5	45	26	0	152	163	8	0	483
8:15 - 8:30	14	9	18	0	10	56	8	0	1	43	69	0	171	129	9	4	537
8:30 - 8:45	16	8	32	3	10	64	4	0	4	43	76	0	173	125	6	0	561
8:45 - 9:00	20	15	57	0	23	89	8	2	10	112	74	0	135	124	12	0	679
9:00 - 9:15	16	15	47	8	11	27	10	2	10	66	67	0	153	101	8	3	531
9:15 - 9:30	25	11	57	3	14	27	9	12	3	76	52	3	142	107	7	1	530
9:30 - 9:45	16	9	48	0	10	25	2	21	8	70	35	2	129	90	16	12	458
9:45 - 10:00	18	13	57	0	12	27	11	4	7	88	39	1	126	91	12	10	501

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	39	27	131	1	12	15	5	0	6	125	44	0	78	96	11	0	589
15:15 - 15:30	45	27	141	2	1	30	5	1	11	130	34	5	104	92	7	0	627
15:30 - 15:45	55	22	188	5	11	21	5	0	4	148	36	1	110	95	9	3	704
15:45 - 16:00	49	31	178	0	19	19	8	3	5	169	37	0	99	108	8	0	730
16:00 - 16:15	57	37	191	0	5	19	2	5	13	127	42	7	98	88	10	0	689
16:15 - 16:30	29	22	201	6	18	13	8	0	9	142	35	3	68	93	6	3	644
16:30 - 16:45	44	22	173	0	14	14	6	4	8	159	47	4	103	98	14	9	702
16:45 - 17:00	51	20	180	4	11	13	3	4	2	152	29	6	74	104	8	6	647

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

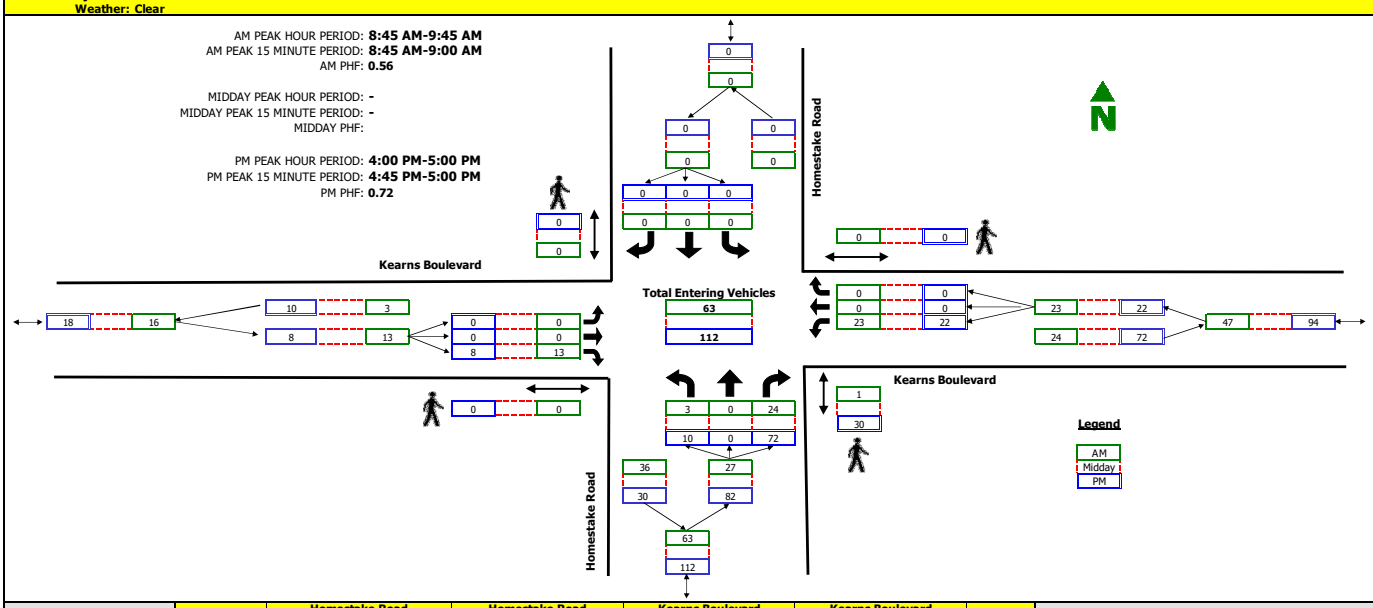
Intersection: Homestake Road / Kearns Boulevard
North/South: Homestake Road
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Yarrow
Project No: UT22-2092
Weather: Clear

Date: 1-29-22, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 606
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:45 AM-9:00 AM**
AM PHF: **0.56**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:45 PM-5:00 PM**
PM PHF: **0.72**



RAW COUNT SUMMARIES	Homestake Road Northbound				Homestake Road Southbound				Kearns Boulevard Eastbound				Kearns Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	1	0	5	0	0	0	0	0	0	0	0	0	4	0	0	0	10
8:15 - 8:30	2	0	4	2	0	0	0	0	0	0	3	0	0	0	0	0	9
8:30 - 8:45	0	0	3	0	0	0	0	0	0	0	4	0	4	0	0	0	11
8:45 - 9:00	1	0	7	0	0	0	0	0	0	0	6	0	14	0	0	0	28
9:00 - 9:15	0	0	3	0	0	0	0	0	0	0	2	0	4	0	0	0	9
9:15 - 9:30	1	0	4	0	0	0	0	0	0	0	3	0	0	0	0	0	8
9:30 - 9:45	1	0	10	1	0	0	0	0	0	0	2	0	5	0	0	0	18
9:45 - 10:00	1	0	11	1	0	0	0	0	0	0	1	0	4	0	0	0	17

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	10	0	0	0	0	0	0	0	4	0	2	0	0	0	16
15:15 - 15:30	0	0	8	8	0	0	0	0	0	0	3	0	7	0	0	0	18
15:30 - 15:45	1	0	9	0	0	0	0	0	0	0	4	0	3	0	0	0	17
15:45 - 16:00	1	0	18	0	0	0	0	0	0	0	0	0	7	0	0	0	26
16:00 - 16:15	2	0	15	7	0	0	0	0	0	0	2	0	6	0	0	0	25
16:15 - 16:30	2	0	15	7	0	0	0	0	0	0	2	0	6	0	0	0	25
16:30 - 16:45	1	0	12	10	0	0	0	0	0	0	4	0	6	0	0	0	23
16:45 - 17:00	5	0	30	6	0	0	0	0	0	0	0	0	4	0	0	0	39

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

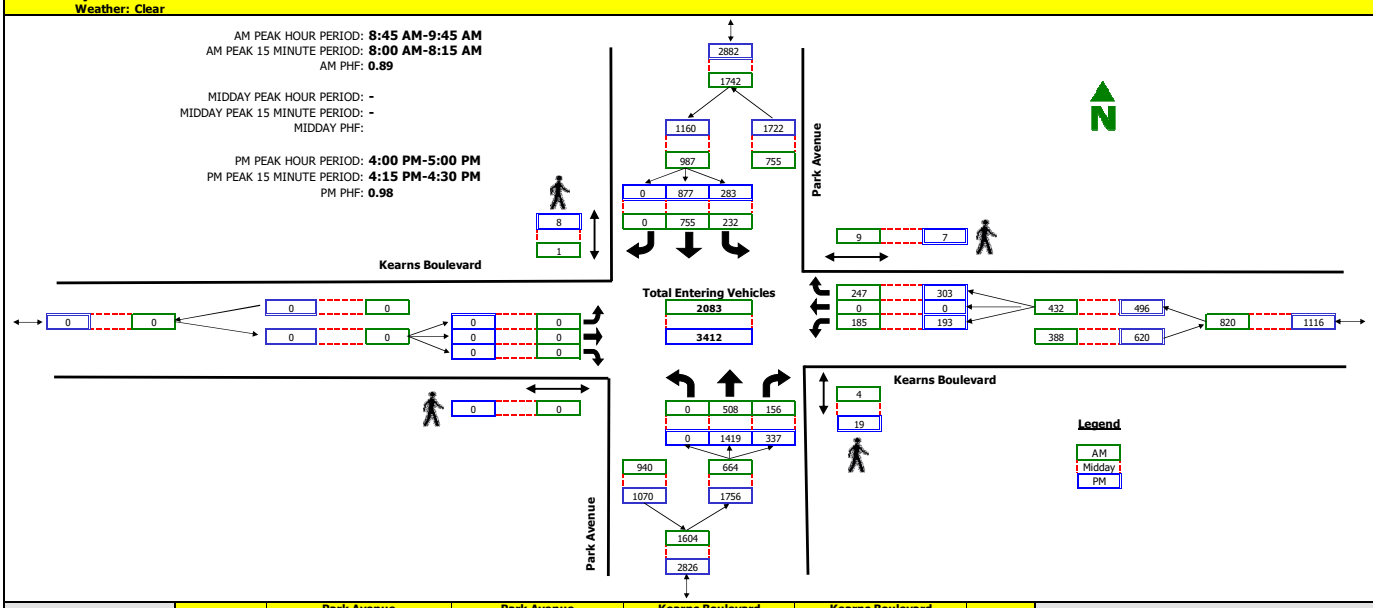
Intersection: Park Avenue / Kearns Boulevard
North/South: Park Avenue
East/West: Kearns Boulevard
Jurisdiction: Park City
Project Title: Yarrow
Project No: UT22-2092
Weather: Clear

Date: 1-29-22, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 605
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **8:00 AM-8:15 AM**
AM PHF: **0.89**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **4:15 PM-4:30 PM**
PM PHF: **0.98**



RAW COUNT SUMMARIES	Park Avenue Northbound				Park Avenue Southbound				Kearns Boulevard Eastbound				Kearns Boulevard Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	84	15	1	30	294	0	3	0	0	0	0	110	0	51	0	584
8:15 - 8:30	0	73	25	0	40	117	0	0	0	0	0	0	78	0	64	2	397
8:30 - 8:45	0	98	21	0	27	157	0	3	0	0	0	0	79	0	64	0	446
8:45 - 9:00	0	128	47	0	61	190	0	1	0	0	0	0	70	0	67	0	563
9:00 - 9:15	0	128	29	2	54	203	0	0	0	0	0	0	52	0	62	3	528
9:15 - 9:30	0	126	44	1	63	169	0	0	0	0	0	0	34	0	61	1	497
9:30 - 9:45	0	126	36	1	54	193	0	0	0	0	0	0	29	0	57	5	495
9:45 - 10:00	0	144	51	3	59	196	0	0	0	0	0	0	37	0	65	3	552

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	312	64	6	75	210	0	1	0	0	0	0	45	0	71	0	777
15:15 - 15:30	0	343	80	1	73	217	0	0	0	0	0	0	60	0	61	0	834
15:30 - 15:45	0	326	84	1	83	240	0	3	0	0	0	0	56	0	71	0	860
15:45 - 16:00	0	323	97	5	74	205	0	3	0	0	0	0	43	0	81	0	823
16:00 - 16:15	0	343	78	7	72	212	0	2	0	0	0	0	46	0	87	1	838
16:15 - 16:30	0	363	96	2	76	213	0	3	0	0	0	0	44	0	75	0	867
16:30 - 16:45	0	325	93	5	70	236	0	0	0	0	0	0	56	0	66	2	846
16:45 - 17:00	0	388	70	5	65	216	0	3	0	0	0	0	47	0	75	4	861

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

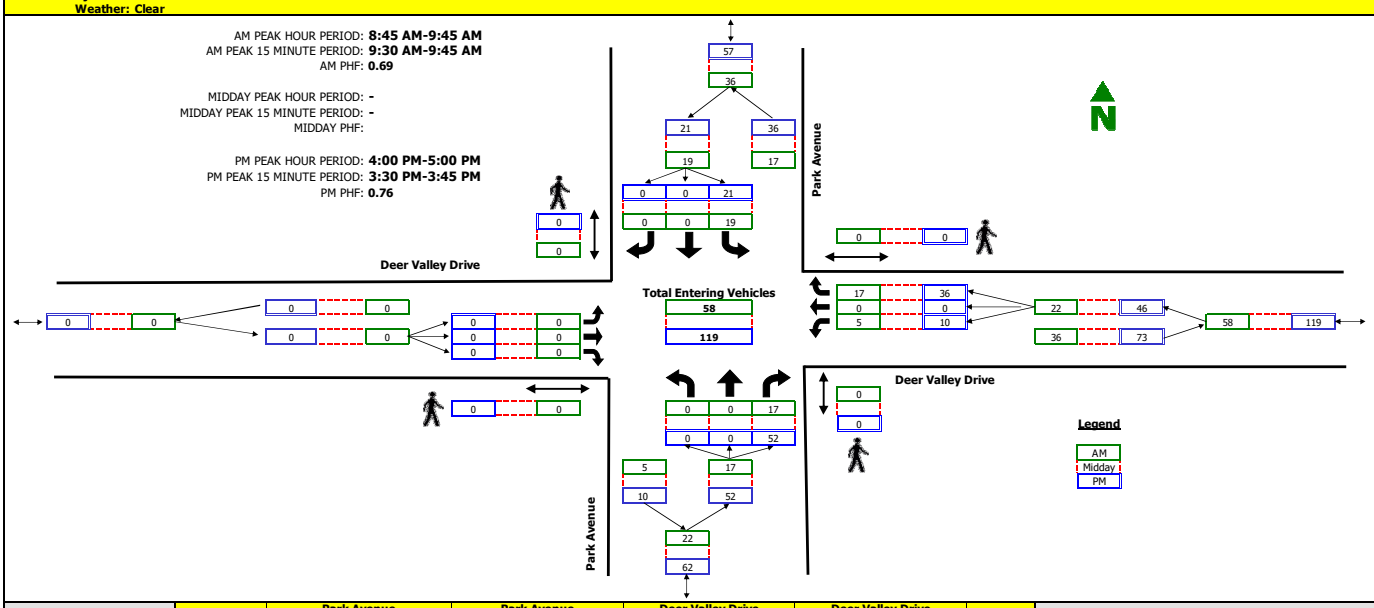
Intersection: Park Avenue / Deer Valley Drive
North/South: Park Avenue
East/West: Deer Valley Drive
Jurisdiction: Park City
Project Title: Yarrow
Project No: UT22-2092
Weather: Clear

Date: 1-29-22, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 605
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.69**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.76**



RAW COUNT SUMMARIES	Park Avenue Northbound				Park Avenue Southbound				Deer Valley Drive Eastbound				Deer Valley Drive Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	0	0	3	0	1	0	0	0	0	0	0	0	2	0	1	0	7
8:15 - 8:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1	0	1
8:30 - 8:45	0	0	1	0	0	0	0	0	0	0	0	0	1	0	4	0	6
8:45 - 9:00	0	0	4	0	2	0	0	0	0	0	0	0	1	0	6	0	13
9:00 - 9:15	0	0	3	0	3	0	0	0	0	0	0	0	1	0	3	0	10
9:15 - 9:30	0	0	4	0	5	0	0	0	0	0	0	0	2	0	3	0	14
9:30 - 9:45	0	0	6	0	9	0	0	0	0	0	0	0	1	0	5	0	21
9:45 - 10:00	0	0	2	0	2	0	0	0	0	0	0	0	0	0	0	0	4

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	0	0	11	0	13	0	0	0	0	0	0	0	2	0	5	0	31
15:15 - 15:30	0	0	7	0	8	0	0	0	0	0	0	0	5	0	1	0	21
15:30 - 15:45	0	0	15	0	7	0	0	0	0	0	0	0	4	0	13	0	39
15:45 - 16:00	0	0	12	0	10	0	0	0	0	0	0	0	1	0	7	0	30
16:00 - 16:15	0	0	10	0	5	0	0	0	0	0	0	0	2	0	9	0	26
16:15 - 16:30	0	0	11	0	7	0	0	0	0	0	0	0	4	0	7	0	29
16:30 - 16:45	0	0	16	0	4	0	0	0	0	0	0	0	1	0	10	0	31
16:45 - 17:00	0	0	15	0	5	0	0	0	0	0	0	0	3	0	10	0	33

TrafficCounts

2364 North 1450 East
Lehi, UT 84043
801.636.0891

Intersection Turning Movement Summary

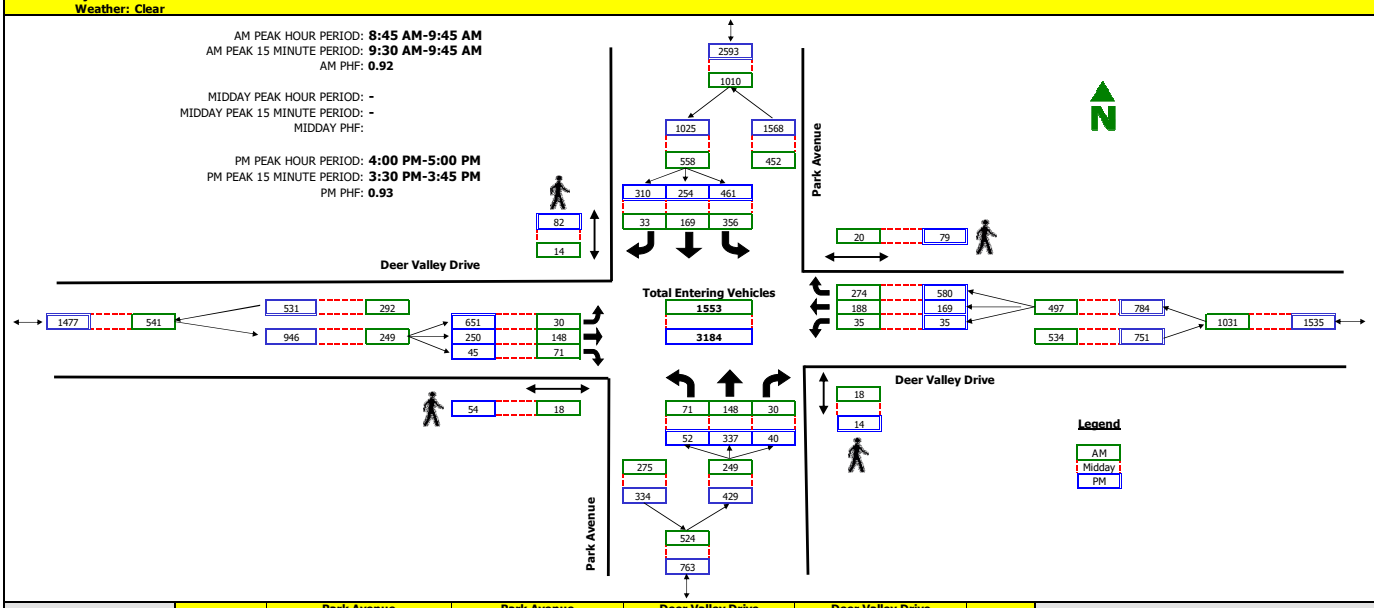
Intersection: Park Avenue / Deer Valley Drive
North/South: Park Avenue
East/West: Deer Valley Drive
Jurisdiction: Park City
Project Title: Yarrow
Project No: UT22-2092
Weather: Clear

Date: 1-29-22, Sat
Day of Week Adjustment: 100.0%
Month of Year Adjustment: 100.0%
Adjustment Station #: 605
Growth Rate: 0.0%
Number of Years: 0

AM PEAK HOUR PERIOD: **8:45 AM-9:45 AM**
AM PEAK 15 MINUTE PERIOD: **9:30 AM-9:45 AM**
AM PHF: **0.92**

MIDDAY PEAK HOUR PERIOD: **-**
MIDDAY PEAK 15 MINUTE PERIOD: **-**
MIDDAY PHF:

PM PEAK HOUR PERIOD: **4:00 PM-5:00 PM**
PM PEAK 15 MINUTE PERIOD: **3:30 PM-3:45 PM**
PM PHF: **0.93**



RAW COUNT SUMMARIES	Park Avenue Northbound				Park Avenue Southbound				Deer Valley Drive Eastbound				Deer Valley Drive Westbound				TOTAL
	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	Left	Thru	Right	Peds	

AM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
8:00 - 8:15	13	21	4	1	43	24	6	1	4	21	13	1	6	80	42	3	277
8:15 - 8:30	22	19	6	0	41	32	3	0	6	19	22	0	6	87	64	1	327
8:30 - 8:45	16	34	4	2	83	32	2	7	4	34	16	2	23	42	35	5	325
8:45 - 9:00	23	34	12	6	90	36	11	5	12	34	23	6	13	45	65	2	398
9:00 - 9:15	13	33	8	4	68	54	10	3	8	33	13	4	5	49	77	7	371
9:15 - 9:30	17	42	2	1	69	33	5	2	2	42	17	1	10	53	69	4	361
9:30 - 9:45	18	39	8	7	129	46	7	4	8	39	18	7	7	41	63	7	423
9:45 - 10:00	12	35	15	9	76	50	16	7	15	35	12	9	7	34	72	5	379

MIDDAY PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
9:00 - 9:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:15 - 9:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:30 - 9:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
9:45 - 10:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:00 - 10:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:15 - 10:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:30 - 10:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
10:45 - 11:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:00 - 11:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:15 - 11:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:30 - 11:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
11:45 - 12:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:00 - 12:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:15 - 12:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:30 - 12:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
12:45 - 13:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:00 - 13:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:15 - 13:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:30 - 13:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
13:45 - 14:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:00 - 14:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:15 - 14:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:30 - 14:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
14:45 - 15:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:00 - 15:15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:15 - 15:30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:30 - 15:45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15:45 - 16:00	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0

PM PEAK PERIOD COUNTS

Period	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	TOTAL
15:00 - 15:15	13	99	13	7	105	40	86	20	146	65	17	2	9	43	145	16	781
15:15 - 15:30	11	89	11	4	138	57	70	14	167	61	10	7	14	42	159	12	829
15:30 - 15:45	17	79	11	9	125	71	91	14	190	65	6	5	14	37	152	8	858
15:45 - 16:00	15	96	9	9	118	78	95	18	143	57	17	1	10	55	150	20	843
16:00 - 16:15	12	85	10	2	117	59	77	13	143	64	8	9	10	52	159	19	796
16:15 - 16:30	14	68	10	8	124	63	89	25	176	51	16	13	10	47	153	10	821
16:30 - 16:45	10	94	11	3	102	65	62	11	177	81	13	6	8	32	123	28	778
16:45 - 17:00	16	90	9	1	118	67	82	33	155	54	8	26	7	38	145	22	789

APPENDIX C

LOS Results

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	78	76	97	40.2	*D*
	T	50	50	100	27.8	*C*
	R	209	209	100	3.9	*A*
	Subtotal	337	335	99	15.7	*B*
SE	L	58	57	98	34.1	*C*
	T	168	160	95	32.3	*C*
	R	31	34	109	6.5	*A*
	Subtotal	257	251	98	29.2	*C*
NE	L	37	35	95	32.4	*C*
	T	340	330	97	33.0	*C*
	R	231	239	104	28.7	*C*
	Subtotal	608	604	99	31.3	*C*
SW	L	559	577	103	29.0	*C*
	T	422	424	100	8.7	*A*
	R	43	46	108	5.4	*A*
	Subtotal	1,024	1,047	102	19.7	*B*
Total		2,226	2,237	100	23.4	*C*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***3***	***2***	***67***	***7.9***	***A***
	R	24	25	104	5.2	*A*
	Subtotal	27	27	100	5.4	*A*
EB	T	548	543	99	0.4	*A*
	R	13	14	110	0.2	*A*
	Subtotal	561	557	99	0.4	*A*
WB	L	23	19	83	6.9	*A*
	T	544	549	101	1.9	*A*
	Subtotal	567	568	100	2.1	*A*
Total		1,155	1,152	100	1.3	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	515	508	99	17.2	*B*
	R	166	162	98	6.2	*A*
	Subtotal	681	670	98	14.5	*B*
SE	L	233	238	102	12.1	*B*
	T	884	872	99	5.4	*A*
	Subtotal	1,117	1,110	99	6.8	*A*
SW	L	220	215	98	36.5	*D*
	T	77	79	103	0.6	*A*
	R	250	256	102	7.5	*A*
	Subtotal	547	550	101	17.8	*B*
Total		2,346	2,330	99	11.7	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	642	635	99	2.0	*A*
	R	24	23	96	2.0	*A*
	Subtotal	666	658	99	2.0	*A*
SB	***L***	***19***	***18***	***96***	***14.3***	***B***
	T	1,104	1,087	98	4.1	*A*
	Subtotal	1,123	1,105	98	4.3	*A*
WB	L	15	14	95	9.5	*A*
	R	17	15	90	4.5	*A*
	Subtotal	32	29	91	6.9	*A*
Total		1,821	1,792	98	3.5	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	56	58	103	28.4	*C*
	T	141	139	99	29.5	*C*
	R	41	43	106	10.8	*B*
	Subtotal	238	240	101	25.9	*C*
SB	L	489	476	97	30.4	*C*
	T	294	289	98	15.9	*B*
	R	336	338	101	4.3	*A*
	Subtotal	1,119	1,103	99	18.6	*B*
EB	L	300	292	97	33.5	*C*
	T	172	171	99	23.9	*C*
	R	36	37	102	16.5	*B*
	Subtotal	508	500	98	29.0	*C*
WB	L	34	31	91	40.7	*D*
	T	232	228	98	32.1	*C*
	R	225	225	100	5.4	*A*
	Subtotal	491	484	99	20.2	*C*
Total		2,357	2,327	99	21.9	*C*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	184	185	100	31.3	C
	T	101	102	101	26.6	C
	R	745	740	99	21.5	C
	Subtotal	1,030	1,027	100	23.8	C
SE	L	48	47	97	37.2	D
	T	59	59	100	27.8	C
	R	25	24	95	6.0	A
	Subtotal	132	130	98	27.2	C
NE	L	36	34	94	21.2	C
	T	658	649	99	18.8	B
	R	155	155	100	17.6	B
	Subtotal	849	838	99	18.7	B
SW	L	343	346	101	22.6	C
	T	394	388	99	7.3	A
	R	38	39	102	5.0	A
	Subtotal	775	773	100	14.0	B
Total		2,788	2,768	99	19.7	B

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***90***	***10.5***	***B***
	R	72	70	97	7.2	A
	Subtotal	82	79	96	7.6	A
EB	T	777	768	99	0.4	A
	R	8	8	100	0.1	A
	Subtotal	785	776	99	0.4	A
WB	L	22	21	95	7.5	A
	T	610	607	100	1.8	A
	Subtotal	632	628	99	2.0	A
Total		1,500	1,483	99	1.5	A

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,428	1,428	100	17.2	*B*
	R	350	355	101	13.4	*B*
	Subtotal	1,778	1,783	100	16.4	*B*
SE	L	301	294	98	35.5	*D*
	T	861	873	101	4.9	*A*
	Subtotal	1,162	1,167	100	12.6	*B*
SW	L	193	194	100	51.4	*D*
	T	121	125	104	0.8	*A*
	R	306	298	97	23.0	*C*
	Subtotal	620	617	100	27.4	*C*
Total		3,560	3,567	100	17.1	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,726	1,733	100	5.2	*A*
	R	72	70	97	4.1	*A*
	Subtotal	1,798	1,803	100	5.2	*A*
SB	L	21	22	105	49.9	*E*
	T	1,047	1,058	101	5.9	*A*
	Subtotal	1,068	1,080	101	6.8	*A*
WB	***L***	***17***	***15***	***88***	***137.7***	***F***
	R	36	37	102	80.1	*F*
	Subtotal	53	52	98	96.7	*F*
Total		2,919	2,935	101	7.4	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	63	61	96	49.3	*D*
	T	407	408	100	61.3	*E*
	R	41	41	99	44.6	*D*
	Subtotal	511	510	100	58.5	*E*
SB	L	471	474	101	49.9	*D*
	T	269	280	104	26.9	*C*
	R	324	326	101	4.6	*A*
	Subtotal	1,064	1,080	102	30.3	*C*
EB	L	706	714	101	55.8	*E*
	T	246	241	98	37.9	*D*
	R	44	47	106	30.2	*C*
	Subtotal	996	1,002	101	50.3	*D*
WB	L	46	46	99	73.6	*E*
	T	181	186	103	65.0	*E*
	R	685	680	99	47.9	*D*
	Subtotal	912	912	100	52.7	*D*
Total		3,484	3,504	101	46.0	*D*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	78	75	96	39.9	*D*
	T	50	50	100	28.3	*C*
	R	209	206	99	3.7	*A*
	Subtotal	337	331	98	15.6	*B*
SE	L	58	56	96	35.0	*C*
	T	168	166	99	32.9	*C*
	R	31	33	106	6.5	*A*
	Subtotal	257	255	99	29.9	*C*
NE	L	37	38	103	34.8	*C*
	T	340	337	99	34.2	*C*
	R	231	232	101	28.5	*C*
	Subtotal	608	607	100	32.1	*C*
SW	L	559	568	102	50.8	*D*
	T	422	423	100	9.3	*A*
	R	43	48	112	6.1	*A*
	Subtotal	1,024	1,039	101	31.8	*C*
Total		2,226	2,232	100	29.3	*C*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***3***	***3***	***100***	***8.0***	***A***
	R	24	28	117	5.0	*A*
	Subtotal	27	31	115	5.3	*A*
EB	T	548	545	99	0.5	*A*
	R	32	32	99	0.1	*A*
	Subtotal	580	577	99	0.5	*A*
WB	L	23	22	96	6.5	*A*
	T	544	542	100	1.8	*A*
	Subtotal	567	564	99	2.0	*A*
Total		1,174	1,172	100	1.3	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	515	503	98	15.0	*B*
	R	166	166	100	5.9	*A*
	Subtotal	681	669	98	12.7	*B*
SE	L	252	248	98	12.1	*B*
	T	865	875	101	5.3	*A*
	Subtotal	1,117	1,123	101	6.8	*A*
SW	L	220	216	98	36.9	*D*
	T	77	80	104	0.6	*A*
	R	250	249	100	7.4	*A*
	Subtotal	547	545	100	18.1	*B*
Total		2,346	2,337	100	11.2	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	642	630	98	4.1	*A*
	R	24	22	92	2.9	*A*
	Subtotal	666	652	98	4.1	*A*
SB	T	1,104	1,110	101	3.8	*A*
	Subtotal	1,104	1,110	101	3.8	*A*
WB	***R***	***17***	***16***	***96***	***6.8***	***A***
	Subtotal	17	16	94	6.8	*A*
Total		1,787	1,778	99	4.0	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	56	57	101	33.1	*C*
	T	141	140	99	33.3	*C*
	R	41	40	98	14.4	*B*
	Subtotal	238	237	100	30.1	*C*
SB	L	489	496	101	25.9	*C*
	T	294	284	97	16.1	*B*
	R	336	346	103	4.4	*A*
	Subtotal	1,119	1,126	101	16.8	*B*
EB	L	300	290	97	40.3	*D*
	T	172	182	106	28.8	*C*
	R	36	36	99	19.9	*B*
	Subtotal	508	508	100	34.7	*C*
WB	L	34	32	93	48.5	*D*
	T	232	238	103	39.0	*D*
	R	225	222	99	5.2	*A*
	Subtotal	491	492	100	24.4	*C*
Total		2,356	2,363	100	23.6	*C*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	184	186	101	30.0	C
	T	101	99	98	25.1	C
	R	745	735	99	15.6	B
	Subtotal	1,030	1,020	99	19.1	B
SE	L	48	47	97	42.5	D
	T	59	54	91	29.8	C
	R	25	25	99	6.7	A
	Subtotal	132	126	95	30.0	C
NE	L	36	36	99	24.5	C
	T	658	643	98	21.0	C
	R	155	158	102	19.7	B
	Subtotal	849	837	99	20.9	C
SW	L	343	347	101	68.3	E
	T	394	391	99	7.5	A
	R	38	37	97	5.7	A
	Subtotal	775	775	100	34.6	C
Total		2,788	2,758	99	24.6	C

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***90***	***10.8***	***B***
	R	72	72	100	7.2	A
	Subtotal	82	81	99	7.6	A
EB	T	777	762	98	0.4	A
	R	29	33	113	0.1	A
	Subtotal	806	795	99	0.4	A
WB	L	22	24	109	8.2	A
	T	610	609	100	1.9	A
	Subtotal	632	633	100	2.1	A
Total		1,521	1,509	99	1.5	A

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,428	1,430	100	19.0	*B*
	R	350	344	98	15.0	*B*
	Subtotal	1,778	1,774	100	18.2	*B*
SE	L	322	320	99	36.7	*D*
	T	840	841	100	4.8	*A*
	Subtotal	1,162	1,161	100	13.6	*B*
SW	L	193	188	97	50.5	*D*
	T	121	122	101	1.0	*A*
	R	306	307	100	24.6	*C*
	Subtotal	620	617	100	27.8	*C*
Total		3,560	3,552	100	18.4	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,726	1,713	99	12.5	*B*
	R	72	72	100	11.9	*B*
	Subtotal	1,798	1,785	99	12.5	*B*
SB	T	1,047	1,042	100	5.6	*A*
	Subtotal	1,047	1,042	100	5.6	*A*
WB	***R***	***36***	***36***	***99***	***43.3***	***E***
	Subtotal	36	36	100	43.3	*E*
Total		2,881	2,863	99	10.3	*B*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Background (Mitigated)*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	63	62	98	53.6	*D*
	T	407	396	97	69.0	*E*
	R	41	42	102	54.1	*D*
	Subtotal	511	500	98	65.8	*E*
SB	L	471	471	100	44.0	*D*
	T	269	265	99	25.7	*C*
	R	324	327	101	5.4	*A*
	Subtotal	1,064	1,063	100	27.6	*C*
EB	L	706	694	98	58.3	*E*
	T	246	246	100	41.4	*D*
	R	44	43	97	35.9	*D*
	Subtotal	996	983	99	53.1	*D*
WB	L	46	41	89	81.3	*F*
	T	181	178	98	67.7	*E*
	R	685	691	101	41.5	*D*
	Subtotal	912	910	100	48.4	*D*
Total		3,484	3,456	99	46.0	*D*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	78	76	97	38.8	*D*
	T	50	47	94	32.0	*C*
	R	209	208	100	3.8	*A*
	Subtotal	337	331	98	15.8	*B*
SE	L	58	55	94	34.8	*C*
	T	168	164	98	34.8	*C*
	R	32	33	102	6.5	*A*
	Subtotal	258	252	98	31.1	*C*
NE	L	39	40	103	34.7	*C*
	T	348	352	101	34.5	*C*
	R	232	227	98	28.9	*C*
	Subtotal	619	619	100	32.5	*C*
SW	L	559	560	100	44.3	*D*
	T	424	418	99	8.5	*A*
	R	43	45	105	5.9	*A*
	Subtotal	1,026	1,023	100	28.0	*C*
Total		2,240	2,225	99	27.8	*C*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***8***	***7***	***85***	***9.1***	***A***
	T	20	18	91	0.3	*A*
	R	35	34	96	5.8	*A*
	Subtotal	63	59	94	4.5	*A*
EB	T	548	552	101	0.5	*A*
	R	35	36	102	0.1	*A*
	Subtotal	583	588	101	0.5	*A*
WB	L	26	26	100	6.5	*A*
	T	544	534	98	1.8	*A*
	Subtotal	570	560	98	2.0	*A*
Total		1,216	1,207	99	1.4	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	519	522	101	15.7	*B*
	R	166	170	102	6.3	*A*
	Subtotal	685	692	101	13.4	*B*
SE	L	255	260	102	12.5	*B*
	T	865	868	100	5.2	*A*
	Subtotal	1,120	1,128	101	6.9	*A*
SW	L	220	214	97	37.0	*D*
	T	78	79	102	0.5	*A*
	R	255	251	99	7.7	*A*
	Subtotal	553	544	98	18.2	*B*
Total		2,357	2,364	100	11.4	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***T***	***643***	***650***	***101***	***4.5***	***A***
	R	27	27	100	4.4	*A*
	Subtotal	670	677	101	4.5	*A*
SB	T	1,104	1,102	100	4.2	*A*
	Subtotal	1,104	1,102	100	4.2	*A*
WB	T	18	19	104	0.1	*A*
	R	21	20	95	4.3	*A*
	Subtotal	39	39	100	2.3	*A*
Total		1,814	1,818	100	4.3	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	56	54	96	35.5	*D*
	T	142	142	100	35.0	*C*
	R	41	44	108	13.6	*B*
	Subtotal	239	240	100	31.2	*C*
SB	L	493	494	100	26.3	*C*
	T	297	293	99	16.7	*B*
	R	340	340	100	4.5	*A*
	Subtotal	1,130	1,127	100	17.2	*B*
EB	L	301	305	101	41.4	*D*
	T	172	170	99	29.0	*C*
	R	36	36	99	19.8	*B*
	Subtotal	509	511	100	35.8	*D*
WB	L	34	33	96	46.9	*D*
	T	232	238	103	37.5	*D*
	R	226	226	100	5.3	*A*
	Subtotal	492	497	101	23.5	*C*
Total		2,371	2,375	100	24.0	*C*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	36	33	91	0.2	*A*
	R	3	3	100	0.0	*A*
	Subtotal	39	36	92	0.2	*A*
SB	L	6	6	96	2.8	*A*
	T	55	55	100	0.4	*A*
	Subtotal	61	61	100	0.6	*A*
WB	***L***	***4***	***4***	***100***	***4.8***	***A***
	R	27	27	100	4.0	*A*
	Subtotal	31	31	100	4.1	*A*
Total		132	128	97	1.3	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	185	183	99	31.4	C
	T	101	98	97	25.2	C
	R	745	737	99	15.6	B
	Subtotal	1,031	1,018	99	19.4	B
SE	L	48	50	104	37.0	D
	T	59	59	100	30.6	C
	R	27	27	99	6.7	A
	Subtotal	134	136	101	28.2	C
NE	L	37	37	99	23.9	C
	T	662	659	100	21.7	C
	R	156	149	96	20.0	B
	Subtotal	855	845	99	21.5	C
SW	L	343	344	100	67.6	E
	T	401	403	101	7.9	A
	R	38	37	97	5.8	A
	Subtotal	782	784	100	34.0	C
Total		2,803	2,783	99	24.7	C

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***13***	***13***	***100***	***10.2***	***B***
	T	11	12	109	0.2	A
	R	78	79	102	7.6	A
	Subtotal	102	104	102	7.1	A
EB	T	777	768	99	0.4	A
	R	37	38	102	0.1	A
	Subtotal	814	806	99	0.4	A
WB	L	32	30	93	8.0	A
	T	610	611	100	1.9	A
	Subtotal	642	641	100	2.2	A
Total		1,558	1,551	100	1.6	A

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,430	1,432	100	19.0	*B*
	R	350	348	99	14.6	*B*
	Subtotal	1,780	1,780	100	18.1	*B*
SE	L	330	329	100	36.7	*D*
	T	840	832	99	4.7	*A*
	Subtotal	1,170	1,161	99	13.8	*B*
SW	L	193	194	100	49.7	*D*
	T	121	123	102	0.8	*A*
	R	309	302	98	24.2	*C*
	Subtotal	623	619	99	27.5	*C*
Total		3,573	3,560	100	18.4	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,726	1,724	100	12.1	*B*
	R	82	82	100	11.8	*B*
	Subtotal	1,808	1,806	100	12.1	*B*
SB	T	1,047	1,038	99	5.3	*A*
	Subtotal	1,047	1,038	99	5.3	*A*
WB	***R***	***38***	***40***	***105***	***38.9***	***E***
	Subtotal	38	40	105	38.9	*E*
Total		2,894	2,884	100	10.1	*B*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Existing (2022) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	63	66	104	49.7	*D*
	T	409	409	100	67.6	*E*
	R	41	39	95	51.2	*D*
	Subtotal	513	514	100	64.1	*E*
SB	L	473	472	100	45.1	*D*
	T	271	262	97	26.9	*C*
	R	326	326	100	5.0	*A*
	Subtotal	1,070	1,060	99	28.3	*C*
EB	L	710	718	101	61.3	*E*
	T	246	256	104	42.5	*D*
	R	44	45	102	34.0	*C*
	Subtotal	1,000	1,019	102	55.4	*E*
WB	L	46	44	95	84.6	*F*
	T	181	182	100	69.0	*E*
	R	689	681	99	42.9	*D*
	Subtotal	916	907	99	50.2	*D*
Total		3,500	3,500	100	47.2	*D*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	87	87	100	0.3	*A*
	R	10	12	120	0.3	*A*
	Subtotal	97	99	102	0.3	*A*
SB	L	18	17	94	3.0	*A*
	T	52	52	101	0.5	*A*
	Subtotal	70	69	99	1.1	*A*
WB	***L***	***2***	***1***	***50***	***7.0***	***A***
	R	15	16	107	4.3	*A*
	Subtotal	17	17	100	4.5	*A*
Total		183	185	101	1.0	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	81	80	98	43.5	*D*
	T	50	52	104	34.7	*C*
	R	225	231	103	6.4	*A*
	Subtotal	356	363	102	18.6	*B*
SE	L	60	61	101	36.2	*D*
	T	170	167	98	34.1	*C*
	R	32	33	102	6.8	*A*
	Subtotal	262	261	100	31.1	*C*
NE	L	41	34	83	34.6	*C*
	T	361	366	101	34.8	*C*
	R	238	244	103	30.1	*C*
	Subtotal	640	644	101	33.0	*C*
SW	L	580	584	101	58.7	*E*
	T	477	478	100	13.6	*B*
	R	45	48	107	10.1	*B*
	Subtotal	1,102	1,110	101	37.2	*D*
Total		2,360	2,378	101	32.7	*C*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***5***	***5***	***95***	***8.5***	***A***
	R	30	32	106	5.3	*A*
	Subtotal	35	37	106	5.7	*A*
EB	T	609	614	101	0.5	*A*
	R	35	36	102	0.1	*A*
	Subtotal	644	650	101	0.5	*A*
WB	L	25	24	96	6.9	*A*
	T	565	566	100	2.2	*A*
	Subtotal	590	590	100	2.4	*A*
Total		1,270	1,277	101	1.5	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	526	529	101	15.9	*B*
	R	187	191	102	6.3	*A*
	Subtotal	713	720	101	13.4	*B*
SE	L	284	285	100	13.1	*B*
	T	898	897	100	5.7	*A*
	Subtotal	1,182	1,182	100	7.5	*A*
SW	L	225	223	99	36.7	*D*
	T	84	84	101	0.7	*A*
	R	262	264	101	8.2	*A*
	Subtotal	571	571	100	18.2	*B*
Total		2,464	2,473	100	11.7	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	681	687	101	4.0	*A*
	R	20	19	96	4.2	*A*
	Subtotal	701	706	101	4.0	*A*
SB	T	1,139	1,140	100	3.8	*A*
	Subtotal	1,139	1,140	100	3.8	*A*
WB	***R***	***20***	***21***	***106***	***4.5***	***A***
	Subtotal	20	21	105	4.5	*A*
Total		1,860	1,867	100	3.9	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	63	105	34.3	*C*
	T	145	146	101	35.6	*D*
	R	45	52	116	14.3	*B*
	Subtotal	250	261	104	31.0	*C*
SB	L	503	496	99	25.6	*C*
	T	295	301	102	16.7	*B*
	R	357	360	101	4.2	*A*
	Subtotal	1,155	1,157	100	16.6	*B*
EB	L	315	316	100	41.3	*D*
	T	180	182	101	28.6	*C*
	R	40	39	98	22.4	*C*
	Subtotal	535	537	100	35.6	*D*
WB	L	35	34	96	45.3	*D*
	T	240	239	100	38.3	*D*
	R	240	245	102	5.7	*A*
	Subtotal	515	518	101	23.3	*C*
Total		2,455	2,473	101	23.7	*C*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	188	189	100	50.0	*D*
	T	105	104	99	44.1	*D*
	R	790	797	101	37.2	*D*
	Subtotal	1,083	1,090	101	40.1	*D*
SE	L	50	49	98	39.7	*D*
	T	60	58	96	31.0	*C*
	R	26	30	114	7.0	*A*
	Subtotal	136	137	101	28.9	*C*
NE	L	39	39	99	23.5	*C*
	T	690	700	101	24.7	*C*
	R	157	160	102	21.2	*C*
	Subtotal	886	899	101	24.0	*C*
SW	L	360	354	98	154.1	*F*
	T	449	438	98	13.9	*B*
	R	40	44	109	9.8	*A*
	Subtotal	849	836	98	73.1	*E*
Total		2,956	2,962	100	44.8	*D*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***90***	***11.9***	***B***
	R	80	80	100	7.2	*A*
	Subtotal	90	89	99	7.7	*A*
EB	T	806	823	102	0.4	*A*
	R	35	34	96	0.1	*A*
	Subtotal	841	857	102	0.4	*A*
WB	L	25	25	99	8.0	*A*
	T	638	632	99	2.0	*A*
	Subtotal	663	657	99	2.2	*A*
Total		1,595	1,603	101	1.6	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,479	1,469	99	22.0	*C*
	R	355	366	103	17.7	*B*
	Subtotal	1,834	1,835	100	21.1	*C*
SE	L	331	341	103	39.0	*D*
	T	861	848	98	4.9	*A*
	Subtotal	1,192	1,189	100	14.7	*B*
SW	L	200	201	100	50.2	*D*
	T	123	123	100	1.1	*A*
	R	325	317	97	24.4	*C*
	Subtotal	648	641	99	28.0	*C*
Total		3,675	3,665	100	20.3	*C*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,793	1,803	101	14.4	*B*
	R	55	57	103	13.5	*B*
	Subtotal	1,848	1,860	101	14.4	*B*
SB	T	1,064	1,052	99	5.6	*A*
	Subtotal	1,064	1,052	99	5.6	*A*
WB	***R***	***40***	***37***	***92***	***49.7***	***E***
	Subtotal	40	37	93	49.7	*E*
Total		2,953	2,949	100	11.7	*B*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	65	64	98	52.5	*D*
	T	415	416	100	77.2	*E*
	R	45	47	104	61.4	*E*
	Subtotal	525	527	100	72.8	*E*
SB	L	479	476	99	43.6	*D*
	T	273	268	98	27.1	*C*
	R	334	327	98	5.4	*A*
	Subtotal	1,086	1,071	99	27.8	*C*
EB	L	736	743	101	74.1	*E*
	T	255	253	99	47.9	*D*
	R	45	48	106	41.1	*D*
	Subtotal	1,036	1,044	101	66.2	*E*
WB	L	50	50	100	90.2	*F*
	T	190	188	99	79.9	*E*
	R	697	702	101	45.3	*D*
	Subtotal	937	940	100	54.6	*D*
Total		3,585	3,582	100	52.7	*D*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	81	81	100	41.9	*D*
	T	50	54	108	30.6	*C*
	R	225	225	100	5.8	*A*
	Subtotal	356	360	101	17.6	*B*
SE	L	60	55	91	38.9	*D*
	T	170	174	102	35.7	*D*
	R	33	32	96	7.2	*A*
	Subtotal	263	261	99	32.9	*C*
NE	L	43	40	94	34.9	*C*
	T	368	368	100	36.6	*D*
	R	239	240	100	32.5	*C*
	Subtotal	650	648	100	35.0	*C*
SW	L	580	581	100	71.9	*E*
	T	479	478	100	13.9	*B*
	R	45	44	98	10.5	*B*
	Subtotal	1,104	1,103	100	44.3	*D*
Total		2,374	2,372	100	36.6	*D*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***10***	***98***	***9.5***	***A***
	T	21	21	100	0.4	*A*
	R	41	44	108	5.8	*A*
	Subtotal	72	75	104	4.8	*A*
EB	T	609	605	99	0.5	*A*
	R	38	39	103	0.2	*A*
	Subtotal	647	644	100	0.5	*A*
WB	L	28	27	96	7.0	*A*
	T	565	564	100	2.2	*A*
	Subtotal	593	591	100	2.4	*A*
Total		1,312	1,310	100	1.6	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	530	525	99	16.1	*B*
	R	187	189	101	6.6	*A*
	Subtotal	717	714	100	13.6	*B*
SE	L	287	281	98	13.6	*B*
	T	898	894	100	5.7	*A*
	Subtotal	1,185	1,175	99	7.6	*A*
SW	L	225	228	101	35.6	*D*
	T	83	88	106	0.7	*A*
	R	267	259	97	7.6	*A*
	Subtotal	575	575	100	17.6	*B*
Total		2,476	2,464	99	11.7	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	681	683	100	4.5	*A*
	R	23	24	104	3.3	*A*
	Subtotal	704	707	100	4.5	*A*
SB	T	1,139	1,139	100	4.1	*A*
	Subtotal	1,139	1,139	100	4.1	*A*
WB	T	20	19	96	0.0	*A*
	R	***24***	***23***	***96***	***7.5***	***A***
	Subtotal	44	42	95	4.1	*A*
Total		1,886	1,888	100	4.2	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	63	105	34.1	*C*
	T	146	150	103	36.7	*D*
	R	45	47	104	14.3	*B*
	Subtotal	251	260	104	32.0	*C*
SB	L	507	499	98	26.6	*C*
	T	297	290	98	17.0	*B*
	R	361	372	103	4.3	*A*
	Subtotal	1,165	1,161	100	17.1	*B*
EB	L	316	311	98	40.9	*D*
	T	180	174	97	28.5	*C*
	R	40	43	108	20.1	*C*
	Subtotal	536	528	99	35.1	*D*
WB	L	35	36	102	51.2	*D*
	T	240	250	104	40.5	*D*
	R	241	245	102	5.6	*A*
	Subtotal	516	531	103	25.1	*C*
Total		2,469	2,480	100	24.3	*C*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	45	46	102	0.3	*A*
	R	3	4	133	0.1	*A*
	Subtotal	48	50	104	0.3	*A*
SB	L	6	5	80	2.5	*A*
	T	60	61	103	0.4	*A*
	Subtotal	66	66	100	0.6	*A*
WB	***L***	***4***	***4***	***100***	***4.9***	***A***
	R	27	29	107	4.1	*A*
	Subtotal	31	33	106	4.2	*A*
Total		145	149	103	1.3	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	189	185	98	49.5	*D*
	T	105	105	100	46.9	*D*
	R	790	791	100	36.2	*D*
	Subtotal	1,084	1,081	100	39.5	*D*
SE	L	50	49	98	39.0	*D*
	T	60	60	100	31.3	*C*
	R	28	31	110	6.8	*A*
	Subtotal	138	140	101	28.6	*C*
NE	L	40	39	97	24.1	*C*
	T	694	702	101	25.0	*C*
	R	158	154	97	22.1	*C*
	Subtotal	892	895	100	24.5	*C*
SW	L	360	346	96	160.7	*F*
	T	456	458	100	14.2	*B*
	R	40	42	104	9.5	*A*
	Subtotal	856	846	99	73.9	*E*
Total		2,972	2,962	100	45.4	*D*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***13***	***11***	***85***	***10.5***	***B***
	T	18	18	100	0.2	*A*
	R	86	83	97	7.6	*A*
	Subtotal	117	112	96	6.7	*A*
EB	T	806	812	101	0.5	*A*
	R	43	44	102	0.1	*A*
	Subtotal	849	856	101	0.5	*A*
WB	L	35	34	96	9.3	*A*
	T	639	643	101	2.1	*A*
	Subtotal	674	677	100	2.5	*A*
Total		1,640	1,645	100	1.7	*A*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,481	1,464	99	21.4	*C*
	R	355	359	101	16.7	*B*
	Subtotal	1,836	1,823	99	20.5	*C*
SE	L	339	350	103	37.9	*D*
	T	861	858	100	4.9	*A*
	Subtotal	1,200	1,208	101	14.5	*B*
SW	L	200	196	98	50.7	*D*
	T	123	121	99	1.1	*A*
	R	328	339	103	25.8	*C*
	Subtotal	651	656	101	28.7	*C*
Total		3,688	3,687	100	20.0	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,793	1,790	100	13.0	*B*
	R	65	65	100	12.4	*B*
	Subtotal	1,858	1,855	100	13.0	*B*
SB	T	1,064	1,057	99	5.6	*A*
	Subtotal	1,064	1,057	99	5.6	*A*
WB	T	10	11	110	0.0	*A*
	R	***42***	***41***	***97***	***49.1***	***E***
	Subtotal	52	52	100	38.7	*E*
Total		2,975	2,964	100	10.8	*B*

SimTraffic LOS Report

Project: Park City Homestake TIS
Analysis Period: *Future (2027) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	65	63	97	57.3	*E*
	T	417	415	100	73.4	*E*
	R	45	48	106	58.4	*E*
	Subtotal	527	526	100	70.1	*E*
SB	L	481	476	99	45.0	*D*
	T	275	267	97	26.9	*C*
	R	336	338	101	5.0	*A*
	Subtotal	1,092	1,081	99	28.0	*C*
EB	L	740	754	102	85.4	*F*
	T	255	258	101	48.9	*D*
	R	45	47	104	39.9	*D*
	Subtotal	1,040	1,059	102	74.5	*E*
WB	L	50	48	96	85.2	*F*
	T	190	184	97	72.9	*E*
	R	701	690	98	44.7	*D*
	Subtotal	941	922	98	52.4	*D*
Total		3,601	3,588	100	54.3	*D*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	102	99	97	0.2	*A*
	R	10	9	90	0.3	*A*
	Subtotal	112	108	96	0.2	*A*
SB	L	18	17	94	3.0	*A*
	T	62	62	101	0.7	*A*
	Subtotal	80	79	99	1.2	*A*
WB	***L***	***2***	***1***	***50***	***8.2***	***A***
	R	15	13	87	4.2	*A*
	Subtotal	17	14	82	4.5	*A*
Total		208	201	97	0.9	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	86	90	105	44.0	*D*
	T	50	51	102	36.3	*D*
	R	250	251	100	6.5	*A*
	Subtotal	386	392	102	19.0	*B*
SE	L	65	70	108	39.2	*D*
	T	170	176	104	41.1	*D*
	R	32	36	112	8.0	*A*
	Subtotal	267	282	106	36.4	*D*
NE	L	41	38	93	36.6	*D*
	T	436	438	101	39.5	*D*
	R	243	246	101	34.9	*C*
	Subtotal	720	722	100	37.8	*D*
SW	L	665	606	91	205.4	*F*
	T	557	553	99	39.3	*D*
	R	55	61	110	27.0	*C*
	Subtotal	1,277	1,220	96	121.2	*F*
Total		2,650	2,616	99	77.3	*E*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***5***	***6***	***114***	***7.6***	***A***
	R	30	31	102	5.9	*A*
	Subtotal	35	37	106	6.2	*A*
EB	T	689	685	99	0.5	*A*
	R	35	38	108	0.2	*A*
	Subtotal	724	723	100	0.5	*A*
WB	L	25	22	88	7.4	*A*
	T	651	658	101	2.4	*A*
	Subtotal	676	680	101	2.6	*A*
Total		1,436	1,440	100	1.6	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	555	553	100	16.5	*B*
	R	197	196	99	7.5	*A*
	Subtotal	752	749	100	14.1	*B*
SE	L	354	354	100	15.6	*B*
	T	933	922	99	5.9	*A*
	Subtotal	1,287	1,276	99	8.6	*A*
SW	L	255	250	98	36.4	*D*
	T	83	83	100	0.9	*A*
	R	317	324	102	9.3	*A*
	Subtotal	655	657	100	18.6	*B*
Total		2,694	2,682	100	12.6	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	721	719	100	4.7	*A*
	R	20	22	111	4.6	*A*
	Subtotal	741	741	100	4.7	*A*
SB	T	1,204	1,190	99	4.2	*A*
	Subtotal	1,204	1,190	99	4.2	*A*
WB	***R***	***20***	***19***	***96***	***5.7***	***A***
	Subtotal	20	19	95	5.7	*A*
Total		1,964	1,950	99	4.4	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	57	95	35.3	*D*
	T	145	151	104	38.3	*D*
	R	45	46	102	16.7	*B*
	Subtotal	250	254	102	33.7	*C*
SB	L	523	511	98	28.6	*C*
	T	304	306	101	18.4	*B*
	R	392	388	99	4.7	*A*
	Subtotal	1,219	1,205	99	18.3	*B*
EB	L	355	348	98	42.6	*D*
	T	195	193	99	28.3	*C*
	R	40	38	96	22.0	*C*
	Subtotal	590	579	98	36.5	*D*
WB	L	35	32	91	53.1	*D*
	T	270	273	101	40.9	*D*
	R	240	241	100	6.2	*A*
	Subtotal	545	546	100	26.3	*C*
Total		2,604	2,584	99	25.7	*C*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	188	180	96	115.8	*F*
	T	105	106	101	113.9	*F*
	R	885	858	97	104.6	*F*
	Subtotal	1,178	1,144	97	107.2	*F*
SE	L	55	54	98	40.2	*D*
	T	60	65	108	33.5	*C*
	R	26	27	103	7.3	*A*
	Subtotal	141	146	104	31.1	*C*
NE	L	39	38	97	24.0	*C*
	T	780	766	98	25.6	*C*
	R	162	162	100	21.9	*C*
	Subtotal	981	966	98	24.9	*C*
SW	L	415	359	87	392.3	*F*
	T	519	514	99	39.0	*D*
	R	40	43	107	18.0	*B*
	Subtotal	974	916	94	176.5	*F*
Total		3,275	3,172	97	105.3	*F*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***90***	***13.6***	***B***
	R	80	83	104	8.4	*A*
	Subtotal	90	92	102	8.9	*A*
EB	T	901	882	98	0.5	*A*
	R	35	36	102	0.1	*A*
	Subtotal	936	918	98	0.5	*A*
WB	L	25	24	95	9.2	*A*
	T	708	696	98	2.2	*A*
	Subtotal	733	720	98	2.4	*A*
Total		1,759	1,730	98	1.7	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,554	1,532	99	35.6	*D*
	R	400	392	98	28.6	*C*
	Subtotal	1,954	1,924	98	34.2	*C*
SE	L	381	383	101	42.8	*D*
	T	916	919	100	5.6	*A*
	Subtotal	1,297	1,302	100	16.5	*B*
SW	L	220	216	98	51.3	*D*
	T	123	120	98	1.5	*A*
	R	375	373	100	27.3	*C*
	Subtotal	718	709	99	30.2	*C*
Total		3,968	3,935	99	27.7	*C*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,913	1,895	99	22.2	*C*
	R	55	52	94	21.4	*C*
	Subtotal	1,968	1,947	99	22.2	*C*
SB	T	1,139	1,138	100	5.5	*A*
	Subtotal	1,139	1,138	100	5.5	*A*
WB	***R***	***40***	***39***	***97***	***64.3***	***F***
	Subtotal	40	39	98	64.3	*F*
Total		3,148	3,124	99	16.7	*C*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Background*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	67	95	63.2	*E*
	T	415	420	101	91.4	*F*
	R	45	48	106	75.8	*E*
	Subtotal	530	535	101	86.5	*F*
SB	L	509	510	100	50.3	*D*
	T	273	263	96	27.2	*C*
	R	379	381	101	5.4	*A*
	Subtotal	1,161	1,154	99	30.2	*C*
EB	L	821	802	98	97.4	*F*
	T	280	282	101	52.9	*D*
	R	45	42	93	47.9	*D*
	Subtotal	1,146	1,126	98	84.4	*F*
WB	L	50	52	103	96.5	*F*
	T	205	200	97	94.5	*F*
	R	732	740	101	57.4	*E*
	Subtotal	987	992	101	66.9	*E*
Total		3,825	3,807	100	63.9	*E*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	86	81	94	46.0	*D*
	T	50	49	98	34.1	*C*
	R	250	245	98	6.7	*A*
	Subtotal	386	375	97	18.8	*B*
SE	L	65	58	90	41.3	*D*
	T	170	170	100	38.1	*D*
	R	33	33	99	8.3	*A*
	Subtotal	268	261	97	35.0	*C*
NE	L	43	40	94	35.4	*D*
	T	443	445	100	38.6	*D*
	R	244	245	100	35.2	*D*
	Subtotal	730	730	100	37.3	*D*
SW	L	665	627	94	167.7	*F*
	T	559	555	99	31.2	*C*
	R	55	56	101	19.3	*B*
	Subtotal	1,279	1,238	97	99.8	*F*
Total		2,664	2,604	98	65.9	*E*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***10***	***9***	***88***	***10.5***	***B***
	T	21	22	105	0.3	*A*
	R	41	42	103	6.6	*A*
	Subtotal	72	73	101	5.2	*A*
EB	T	689	688	100	0.5	*A*
	R	38	38	101	0.1	*A*
	Subtotal	727	726	100	0.5	*A*
WB	L	28	27	96	7.1	*A*
	T	651	644	99	2.2	*A*
	Subtotal	679	671	99	2.4	*A*
Total		1,478	1,470	99	1.6	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	559	565	101	16.0	*B*
	R	197	197	100	7.1	*A*
	Subtotal	756	762	101	13.7	*B*
SE	L	357	359	101	15.7	*B*
	T	933	939	101	6.0	*A*
	Subtotal	1,290	1,298	101	8.7	*A*
SW	L	255	250	98	36.5	*D*
	T	83	82	99	0.9	*A*
	R	322	317	98	10.0	*A*
	Subtotal	660	649	98	19.1	*B*
Total		2,706	2,709	100	12.6	*B*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	720	730	101	4.8	*A*
	R	23	24	104	3.8	*A*
	Subtotal	743	754	101	4.8	*A*
SB	T	1,204	1,203	100	4.2	*A*
	Subtotal	1,204	1,203	100	4.2	*A*
WB	T	20	21	106	0.0	*A*
	R	***24***	***20***	***83***	***5.3***	***A***
	Subtotal	44	41	93	2.6	*A*
Total		1,991	1,998	100	4.4	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Morning Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	60	59	98	36.6	*D*
	T	146	145	99	40.0	*D*
	R	45	45	100	17.5	*B*
	Subtotal	251	249	99	35.1	*D*
SB	L	527	529	100	29.5	*C*
	T	307	302	98	18.3	*B*
	R	396	402	101	4.7	*A*
	Subtotal	1,230	1,233	100	18.7	*B*
EB	L	356	364	102	44.1	*D*
	T	195	188	96	28.2	*C*
	R	40	39	98	21.5	*C*
	Subtotal	591	591	100	37.6	*D*
WB	L	35	35	99	53.2	*D*
	T	270	264	98	41.4	*D*
	R	241	242	100	5.8	*A*
	Subtotal	546	541	99	26.2	*C*
Total		2,618	2,614	100	26.2	*C*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	45	46	102	0.3	*A*
	R	3	3	100	0.1	*A*
	Subtotal	48	49	102	0.3	*A*
SB	L	6	6	96	2.6	*A*
	T	60	58	97	0.5	*A*
	Subtotal	66	64	97	0.7	*A*
WB	***L***	***4***	***2***	***50***	***6.3***	***A***
	R	27	27	100	4.0	*A*
	Subtotal	31	29	94	4.2	*A*
Total		145	142	98	1.3	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Kearns Boulevard & Bonanza Drive/Monitor Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	L	189	185	98	113.3	*F*
	T	105	97	93	110.0	*F*
	R	885	846	96	101.0	*F*
	Subtotal	1,179	1,128	96	103.8	*F*
SE	L	55	57	103	42.9	*D*
	T	60	59	98	32.3	*C*
	R	28	28	99	8.2	*A*
	Subtotal	143	144	101	31.8	*C*
NE	L	40	40	99	24.3	*C*
	T	785	793	101	25.4	*C*
	R	163	163	100	22.5	*C*
	Subtotal	988	996	101	24.9	*C*
SW	L	415	345	83	454.1	*F*
	T	526	512	97	56.7	*E*
	R	40	38	94	30.8	*C*
	Subtotal	981	895	91	208.8	*F*
Total		3,292	3,163	96	114.5	*F*

Intersection: Homestake Road & Kearns Boulevard
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	***L***	***13***	***14***	***108***	***13.3***	***B***
	T	18	18	100	0.2	*A*
	R	86	86	100	8.7	*A*
	Subtotal	117	118	101	7.9	*A*
EB	T	901	907	101	0.5	*A*
	R	43	44	102	0.2	*A*
	Subtotal	944	951	101	0.5	*A*
WB	L	35	31	88	10.6	*B*
	T	709	696	98	2.3	*A*
	Subtotal	744	727	98	2.7	*A*
Total		1,805	1,796	100	1.9	*A*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Kearns Boulevard
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NW	T	1,556	1,532	98	36.6	*D*
	R	400	390	98	29.2	*C*
	Subtotal	1,956	1,922	98	35.1	*C*
SE	L	389	400	103	44.1	*D*
	T	916	933	102	5.6	*A*
	Subtotal	1,305	1,333	102	17.2	*B*
SW	L	220	212	96	52.4	*D*
	T	123	123	100	1.5	*A*
	R	378	375	99	28.2	*C*
	Subtotal	721	710	98	30.8	*C*
Total		3,981	3,965	100	28.4	*C*

Intersection: Park Avenue & Homestake Road
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	1,913	1,884	98	22.8	*C*
	R	65	65	100	22.7	*C*
	Subtotal	1,978	1,949	99	22.8	*C*
SB	T	1,139	1,148	101	5.6	*A*
	Subtotal	1,139	1,148	101	5.6	*A*
WB	T	10	11	110	0.1	*A*
	R	***42***	***43***	***102***	***46.1***	***E***
	Subtotal	52	54	104	36.7	*E*
Total		3,170	3,151	99	16.8	*C*

SimTraffic LOS Report

Project: Park City Homestake Avengers TIS
Analysis Period: *Future (2040) Plus Project*
Time Period: *Evening Peak Hour* **Project #:** *UT22-2234*

Intersection: Park Avenue & Empire Avenue/Deer Valley Drive
Type: Signalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	L	70	72	102	59.4	*E*
	T	417	419	100	89.4	*F*
	R	45	46	102	71.9	*E*
	Subtotal	532	537	101	83.9	*F*
SB	L	511	513	100	49.3	*D*
	T	275	279	101	30.7	*C*
	R	381	387	102	5.9	*A*
	Subtotal	1,167	1,179	101	30.7	*C*
EB	L	825	798	97	102.3	*F*
	T	280	279	100	56.5	*E*
	R	45	44	97	51.0	*D*
	Subtotal	1,150	1,121	97	88.9	*F*
WB	L	50	48	96	97.6	*F*
	T	205	205	100	95.7	*F*
	R	736	740	101	58.1	*E*
	Subtotal	991	993	100	67.8	*E*
Total		3,841	3,830	100	65.2	*E*

Intersection: Homestake Road & Project Access
Type: Unsignalized

Approach	Movement	Demand Volume	Volume Served		Delay/Veh (sec)	
			Avg	%	Avg	LOS
NB	T	102	100	98	0.2	*A*
	R	10	11	110	0.2	*A*
	Subtotal	112	111	99	0.2	*A*
SB	L	18	15	83	3.0	*A*
	T	62	62	101	0.6	*A*
	Subtotal	80	77	96	1.1	*A*
WB	***L***	***2***	***1***	***50***	***7.2***	***A***
	R	15	17	113	4.1	*A*
	Subtotal	17	18	106	4.3	*A*
Total		208	206	99	0.9	*A*

APPENDIX D

95th Percentile Queue Length Reports

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	275	125	100	100				125	75	175	600		275	175								
02: Homestake Road & Kearns Boulevard		50																						50			
03: Park Avenue & Kearns Boulevard									150	200				125		175	150	125									
04: Park Avenue & Homestake Road			100	150							50		200												50		
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	100							400	100	225								150		175	75		100	225

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	200	250	175	750	525				75	50	100	225		100	100							
02: Homestake Road & Kearns Boulevard		75																						50			
03: Park Avenue & Kearns Boulevard									200	475				250		175	175	225									
04: Park Avenue & Homestake Road			425	425							75		225												150		
05: Park Avenue & Empire Avenue/Deer Valley Drive	150		325	300							525	125	325								400		350	150		900	275

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Background (Mitigated)

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	200	275	125	100	100				125	50	175	550		825	275						
02: Homestake Road & Kearns Boulevard		50																						50		
03: Park Avenue & Kearns Boulevard									125	175				150		175	150	100								
04: Park Avenue & Homestake Road			100	125									175													
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	100							375	100	225								175		200	100	100	250

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Background (Mitigated)

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	250	225	275	500				100	50	100	450		425	200						
02: Homestake Road & Kearns Boulevard		75																						50		
03: Park Avenue & Kearns Boulevard									200	950				275		175	150	250								
04: Park Avenue & Homestake Road			375	400									200												75	
05: Park Avenue & Empire Avenue/Deer Valley Drive	200		425	300							500	125	275								425		350	150	800	300

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB				SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	275	125	100	100					125	75	200	825		475	250								
02: Homestake Road & Kearns Boulevard		50																							50			
03: Park Avenue & Kearns Boulevard									150	200					150		150	150	125									
04: Park Avenue & Homestake Road			100	150										175														
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	125							375		100	225								175		200	100		100	250
06: Homestake Road & Project Access																										50		

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Existing (2022) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB				SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	250	175	275	525					100	50	100	675		300	200								
02: Homestake Road & Kearns Boulevard		75																							50			
03: Park Avenue & Kearns Boulevard									200	900					275		175	175	225									
04: Park Avenue & Homestake Road			350	400										200													100	
05: Park Avenue & Empire Avenue/Deer Valley Drive	225		400	325							475		125	300								450		400	150		775	300
06: Homestake Road & Project Access																										50		

SimTraffic Queueing Report

Project: Park City Homestake TIS

Analysis: Future (2027) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	300	125	100	100				125	75	175	525		600	250						
02: Homestake Road & Kearns Boulevard		50																						50		
03: Park Avenue & Kearns Boulevard									125	200				150		175	150	125								
04: Park Avenue & Homestake Road			100	125									175													
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	125							375	100	225								175		200	100	125	250

SimTraffic Queueing Report

Project: Park City Homestake TIS

Analysis: Future (2027) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	250	275	175	275	1,000				100	50	100	575		975	500						
02: Homestake Road & Kearns Boulevard		75																						50		
03: Park Avenue & Kearns Boulevard									200	575				300		175	175	250								
04: Park Avenue & Homestake Road			425	450									200												75	
05: Park Avenue & Empire Avenue/Deer Valley Drive	225		475	325							475	125	275								550		450	200	625	350

SimTraffic Queueing Report

Project: Park City Homestake TIS

Analysis: Future (2027) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB				SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	225	300	125	100	100					125	75	200	550		875	500								
02: Homestake Road & Kearns Boulevard		50																							50			
03: Park Avenue & Kearns Boulevard									150	200					150		175	150	125									
04: Park Avenue & Homestake Road			100	150										175													50	
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	125							375		125	200								175		200	125		100	275
06: Homestake Road & Project Access																										50		

SimTraffic Queueing Report

Project: Park City Homestake TIS

Analysis: Future (2027) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB				SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	250	275	175	275	1,000					100	50	100	575		1,075	500								
02: Homestake Road & Kearns Boulevard		75																							50			
03: Park Avenue & Kearns Boulevard									200	550					300		175	150	250									
04: Park Avenue & Homestake Road			400	425										200													75	
05: Park Avenue & Empire Avenue/Deer Valley Drive	225		425	325							500		125	350								650		500	175		650	300
06: Homestake Road & Project Access																										50		

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Future (2040) Background

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	275	325	125	100	100				175	75	200	575		2,650	2,525						
02: Homestake Road & Kearns Boulevard		50																						50		
03: Park Avenue & Kearns Boulevard									150	225				200		175	150	175								
04: Park Avenue & Homestake Road			125	150									175													
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	125							400	125	225								200		225	125	125	300

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Future (2040) Background

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB		
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	275	300	175	250	2,350				100	50	100	550		2,500	2,075						
02: Homestake Road & Kearns Boulevard		75																						50		
03: Park Avenue & Kearns Boulevard									200	725				350		200	175	325								
04: Park Avenue & Homestake Road			600	625									200												100	
05: Park Avenue & Empire Avenue/Deer Valley Drive	275		575	350							575	150	450								725		525	200	650	375

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Future (2040) Plus Project

Time Period: Morning Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB			SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	275	325	125	100	100				150	75	200	550		2,075	2,000							
02: Homestake Road & Kearns Boulevard		50																						50			
03: Park Avenue & Kearns Boulevard									150	225				200		175	175	175									
04: Park Avenue & Homestake Road			125	150									200														
05: Park Avenue & Empire Avenue/Deer Valley Drive	100		125	125							400	125	225								200		200	125		100	275
06: Homestake Road & Project Access																									50		

SimTraffic Queueing Report

Project: Park City Homestake Avengers TIS

Analysis: Future (2040) Plus Project

Time Period: Evening Peak Hour

95th Percentile Queue Length (feet) - Rounded Up to Nearest Multiple of 25 ft

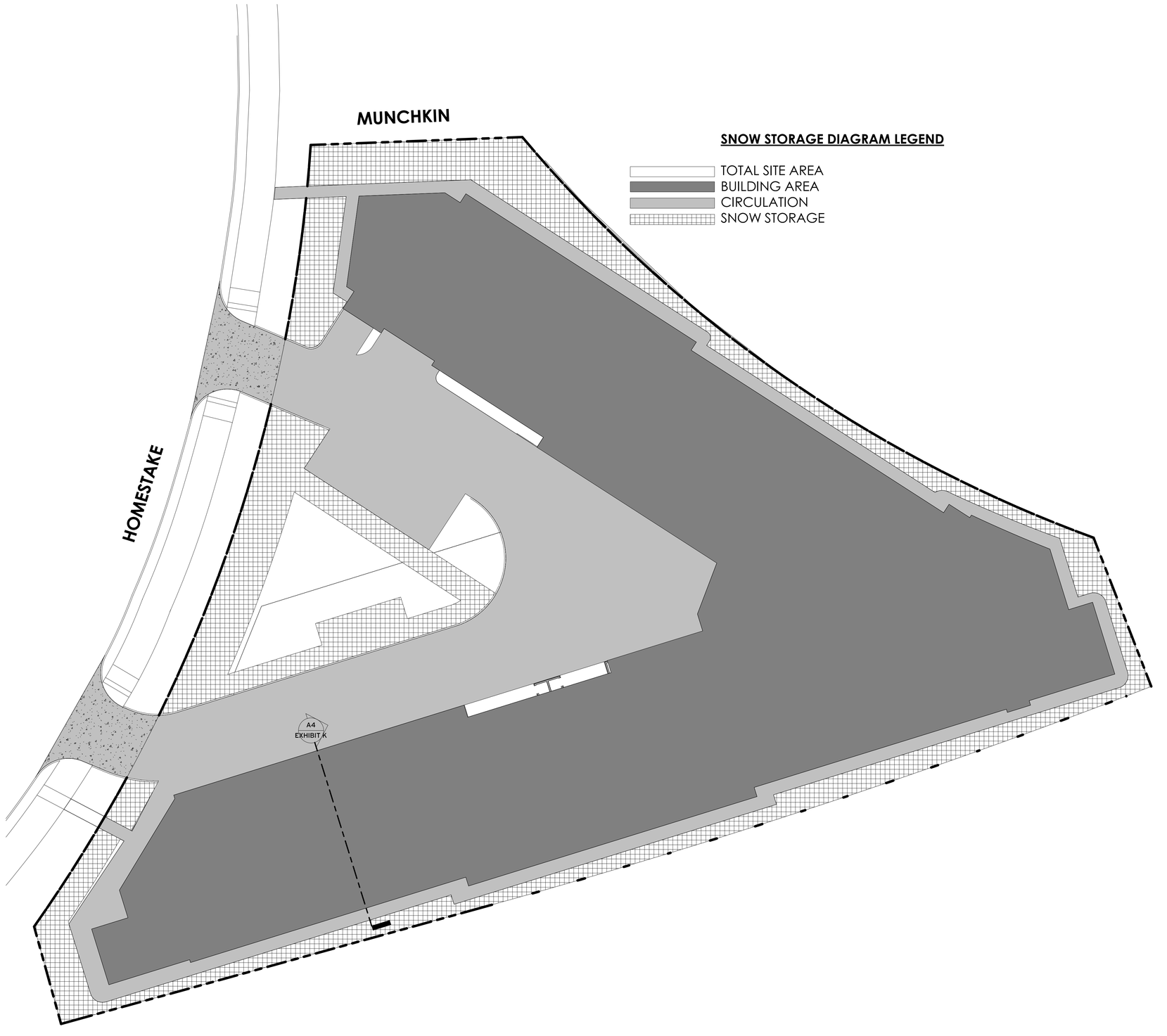
HALES ENGINEERING
innovative transportation solutions

Project #: UT22-2234

Intersection	NB				NE			NW			SB				SE			SW				EB			WB			
	L	LR	T	TR	L	T	TR	L	R	T	L	LT	R	T	L	R	T	L	R	T	TR	L	T	TR	L	LR	R	T
01: Kearns Boulevard & Bonanza Drive/Monitor Drive					75	275	300	200	250	2,350					100	50	100	550		2,775	2,825								
02: Homestake Road & Kearns Boulevard		75																							50			
03: Park Avenue & Kearns Boulevard									200	750					375		225	175	325									
04: Park Avenue & Homestake Road			600	650										200													100	
05: Park Avenue & Empire Avenue/Deer Valley Drive	250		525	350							550		150	400								775		525	225		675	425
06: Homestake Road & Project Access																										50		

EXHIBIT E

SNOW STORAGE PLAN



A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 09.02.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

SNOW STORAGE DIAGRAM

EXHIBIT F

COPYRIGHT: WOW atelier, LLC, 2022

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/10/2022 12:57:52 PM > D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

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

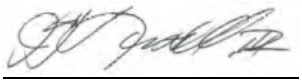
Prepared by:
Stantec Consulting Services Inc.
2890 East Cottonwood Parkway; Suite 300
Salt Lake City UT 84121-7283

Project No.: 203722755

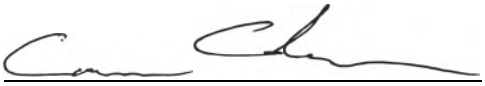
September 13, 2022

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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Table 2 Comparative Analysis of XRF and Laboratory Results

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Appendix A Chemtech-Ford Laboratories' Soil Result Report

1.0 INTRODUCTION

On behalf of J. Fisher Companies ("Client"), and in accordance with Stantec Consulting Services Inc.'s ("Stantec") July 8, 2022 *Proposal and Cost Estimate*, Stantec conducted a limited topsoil and subsurface soil investigation at the Homestake parcel located at 1875 Homestake Road in Park City, Summit County, Utah ("Property"). The intent of the investigation was to investigate if, and to what degree, soils might be impacted by heavy metals at specific locations where the Client is considering redevelopment activities, including proposed construction of abovegrade residences and underground parking structures. This report presents a summary of field activities and analytical results associated with the investigation.

The limited soil investigation was conducted in response to the Client's and Stantec's review of historical *Phase I Environmental Site Assessment (ESA) Reports* (Terracon, 2016 and 2017), a *Limited Site Investigation Report* (Terracon, 2016), and a more recent *Site Assessment Report* (Blue Ledge Consulting, LLC, 2021), documents prepared on behalf of the Park City Municipal Corporation (PCMC) and shared with the Client. The 2016 and 2017 investigations included the Property and off-site lands located immediately north of the Property, which extended from the generalized northern Property boundary to Kearns Boulevard (a distance of approximately 400 feet).

The 2016 investigation included field-screening of soils at eight soil test borings to 20 to 25 feet below grade, utilizing a portable x-ray fluorescence (XRF) analyzer to screen for metals and a portable photoionization detector (PID) to screen for volatile organic compound (VOC) constituents. The 2016 XRF study identified localized Property topsoil and near-surface soil (generally within the upper two feet of the ground surface) that contained lead concentrations in excess of PCMC's *Soil Ordinance* screening level for lead at occupied properties (200 milligrams per kilogram (mg/kg); i.e., parts per million-ppm). Reportedly, all other metal XRF concentrations were deemed representative of typical background metal concentrations. Field-screening of soils using the PID indicated no qualitative signs of VOCs.

This 2022 limited soil investigation, conducted on August 22, 2022, included the collection of topsoil and subsurface soil samples and field-screening for metals using an XRF analyzer, with select soil samples being submitted for quantitative laboratory analysis of the eight Resource Conservation and Recovery Act (RCRA) Metals by Method EPA 6010B/C/D (mercury: EPA 7471A). Stantec, the Client, and PCMC representatives agreed on the sampling locations in advance of the investigation, as outlined and proposed within Stantec's July 8, 2022 Proposal. In accordance with United States Environmental Protection Agency (US EPA) *Method 6200. Field Portable X-Ray Fluorescence Spectrometry for the Determination of Elemental Concentrations in Soil and Sediment*, the XRF field results were used in part to identify which soil samples were analyzed by the laboratory.

The 2022 site and soil test boring locations are identified on Figures 1 and 2, respectively herein. Metal results and sampling depths of particular interest are presented on Figure 3. A copy of the

laboratory Quality Assurance/Quality Control (QA/QC) Level III result report is attached as Appendix A.

2.0 SOIL SAMPLING ACTIVITIES

In advance of field drilling activities, Stantec spray-painted the proposed boring locations for easy reference when locating buried utilities. Stantec coordinated a private ground-penetrating radar (GPR) utility locate by GPRS, LLC (GPRS) of Salt Lake City, Utah and a public utility locate by Blue Stakes Utility Locators of Utah (Blue Stakes). GPRS and Blue Stakes did not identify any buried utilities within 10 feet of any proposed soil test boring location.

2.1 SOIL SAMPLING PROTOCOL

On August 22, 2022, a Stantec geologist observed the drilling and sampling of 17 soil test borings by Direct Push Services, LLC of Salt Lake City, Utah, utilizing direct-push technology (reference Figure 2). Each soil test boring was drilled and sampled using a GeoProbe™ direct-push drill rig, equipped with an approximate 3.25-inch (3.25-in.) diameter, steel drive-point that was pushed hydraulically into the subsurface. Soil samples were collected continuously within new disposable, 5-feet long, clear-acrylic, sampling tubes for easy visual inspection and sample collection.

Stantec observed that the land surface was covered by an approximate 4-inch thick, asphalt-paved surface. There appeared to be a thin layer of imported or other roadbase material located between the bottom of the asphalt cover and underlying soil material, although at some borings it was difficult to differentiate between possible imported material and underlying soils. During soil sampling, Stantec screened soil samples for qualitative signs (visual and olfactory observations) of potential contamination. Stantec did not observe any qualitative signs of potential contamination at any of the borings.

At ten of the shallow topsoil sampling boreholes noted on Figure 2 (borings HS-2, -4, -6, -8, -10, -12, -14, -15, -16, and HS-17), Stantec used a portable XRF analyzer to screen soils in approximate six-inch vertical intervals within the upper, approximate 1.5 feet (i.e., 3-in., 9-in., 15-in. depths beneath the bottom of the asphalt pavement, etc.) of soils located immediately beneath the asphalt-paved surface. At the seven deep soil test boreholes (borings HS-1, -3, -5, -7, -9, -11, and HS-13), Stantec used the XRF to screen soils in approximate 2.5-ft. intervals within the upper, approximate 20 feet (i.e., 3-in., 2.5-ft., 5-ft., 7.5-ft., 10-ft., 12.5-ft., 15-ft., 17.5-ft., and 20-ft.) of soils beneath the asphalt pavement. Stantec's uppermost soil sample collected beneath the asphalt-paved, parking lot was collected of material that appeared to represent uppermost natural soil (i.e., not asphalt material or underlying roadbase, etc.).

Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils at depths between 15 to 20 feet, including increasing moisture content with increasing depth.

All soil samples were screened in the field for 11 of the 13 Priority Pollutant Metals using a hand-held, XRF analyzer (i.e., Niton™ XL2 GOLDD analyzer). Prior to analyzing samples, the calibration of the XRF analyzer was checked using a RCRA 500 standard and a blank standard (pure silica sand). Beryllium is too light for analysis by typical hand-held, XRF analyzers, and the Niton XRF did not screen for Thallium. Neither metal is anticipated to be of environmental concern, related to the Property or nearby, surrounding lands, based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years. The XRF Limit of Detection (LOD) differed for each metal, typically between 5 to 10 ppm.

Stantec's field geologist extended the X-ray detector end of the XRF analyzer atop each sample to measure the outer, exposed surface of soil, in general accordance with the XRF analyzing protocol detailed within US EPA Method 6200. All XRF readings were logged within the XRF analyzer and then downloaded subsequently onto a Stantec computer for archiving.

Stantec reviewed the XRF results in terms of criteria outlined within Stantec's July 8, 2022 Proposal, including at least one soil representative of each of the highest, moderate, and lowest lead concentrations and 12 additional samples that exhibited some of the highest lead or other metal concentrations, to help select which specific soil samples would be analyzed quantitatively by the laboratory. In some instances, Stantec collected samples for laboratory analysis which represented sampling intervals that were either overlying or underlying soils that exhibited slightly elevated lead or other metal XRF concentrations.

As outlined within Stantec's Proposal, a total of 15 soil samples were collected within laboratory-provided sample containers for quantitative analysis of the eight Resource Conservation and Recovery Act (RCRA) metals by Method EPA 6010B/C/D (Mercury by EPA 7471A). Stantec's field geologist utilized nitrile gloves during soil sample collection and XRF screening. Following sample collection, each container was labeled as to sample location, date, and analysis and then hand-delivered to Chemtech-Ford Laboratories of Salt Lake City, Utah, a Utah-certified, analytical laboratory. Strict Chain-of Custody (CoC) and Quality Assurance/Quality Control (QA/QC) protocol were administered throughout the sampling program and delivery of samples to the laboratory.

Following sampling activities, each borehole was backfill-abandoned with bentonite pellets, from the bottom of each borehole, progressing upward and including an asphalt-patch material emplaced within the upper approximate 1- to 1.5 feet, flush to grade. Stantec inspected the backfilled boreholes on the evening of August 22 and the morning of August 23, 2002 to verify that all borings' asphalt backfill had cured flush with the existing asphalt-paved, land surface.

2.2 SOIL ANALYTICAL RESULTS

Attached Table 1 presents a summary of Stantec's XRF field-screening results, while attached Table 2 presents a comparative analysis of XRF and laboratory results. A copy of the analytical report is presented as Appendix A herein.

In consideration of the heterogenous nature of the lithologic characteristics of the soil materials (sand, gravel, pebbles, rock fragments, etc.), it is not surprising that XRF field-screening results and analytical laboratory results may differ. However, in general, Stantec's review of XRF and laboratory results indicate reasonable correlation between the data. Stantec's review of the XRF and laboratory results indicates that all but seven soil samples exhibited metal concentrations deemed representative of natural background metal concentrations – based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years.

Seven soil samples exhibited a lead concentration in excess of the PCMC's *Soil Ordinance* screening level of 200 ppm:

Sample	**Depth** (below asphalt)	***XRF* Lead (ppm*)**	***Lab* Lead (ppm)**
HS-1-2.5	2.5 feet	592	531
HS-2-1	9-inches	541	193 (less than 200 ppm)
HS-3-2.5	2.5 feet	471	668
HS-5-2.5	2.5 feet	6,686	11,000
HS-6-1.5	15-inches	589	1,730
HS-16-1	9-inches	413	374
HS-17-1	9-inches	440	572

* ppm – milligrams per kilogram; aka, parts per million

XRF and laboratory lead concentrations in all other soil samples are deemed by Stantec to represent typical background lead concentrations. The US EPA Risk-Based Screening Level (RSL) for lead, deemed protective of residential land use, is 400 ppm. The RSL for lead under industrial land use scenarios is 800 ppm. Aside from lead and arsenic, no other metal concentration in any soil sample exceeded a corollary RSL deemed protective of residential land use.

It is well-documented throughout Utah that natural background concentrations of arsenic almost always exceed the US EPA's residential RSL for arsenic of 0.68 ppm, which is based on national, generic exposure factors. Stantec's review of the analytical data indicates that there were only three soil samples that exhibited what Stantec believes to be representative of arsenic concentrations in excess of natural background conditions, namely laboratory samples: HS-5-2.5 (arsenic at 260 ppm); HS-6-1.5 (79.2 ppm); and HS-17-1 (61 ppm). As listed above, each of the three samples also exhibited elevated lead concentrations. All other XRF and laboratory arsenic concentrations are deemed representative of typical, natural background arsenic concentrations.

3.0 SUMMARY OBSERVATIONS AND CONCLUSIONS

This limited soil sampling investigation provided a timely and cost-effective means by which soil beneath the asphalt-paved, land surface were investigated for heavy metal presence. The intent of the investigation was not to fully delineate potential metal contamination at the property but provide data to help estimate potential presence and generalized concentrations of metals within near-surface and subsurface soils beneath the property.

The XRF and laboratory results should be reviewed in light of corollary boring locations and soil sampling depths for extrapolation of subsurface soil conditions and lateral and vertical metal concentrations laterally between the different soil test borings and vertically within individual soil boreholes. Since individual XRF and laboratory samples were collected at specific sampling depths within each individual soil test boring (every 6-inches at shallow borings and at 2.5-ft. intervals at the 20-ft. deep borings), the results should be used to estimate metal concentrations across the property in adjacent, overlying, and/or underlying soils that were not XRF field-screened or laboratory-analyzed.

At the time of investigation, the property was covered by an approximate, 4-inch thick, asphalt-paved, vehicle parking lot. Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils between 15 to 20 feet, including increasing moisture content with increasing depth to borehole completion depths of 20 feet below grade. Stantec estimated that the depth to the water table may approximate 20 or more feet below grade.

Topsoil and near-surface soil sampling across the property indicated that at least the upper six inches of soil beneath the bottom of the approximate four inch thick, asphalt parking lot appear to contain metal concentrations representative of typical, natural background metal concentrations. The results suggest the possibility that, under future potential land redevelopment activities which may include removal of the asphalt pavement, the upper six inches of soil (if exposed to the natural elements but not disturbed) may pose little to no risk to human health as regards heavy metal concentrations in topsoil.

For instance, as long as the upper six inches of soil is not penetrated, it is possible that movement of pedestrians, vehicles, and/or equipment across exposed property topsoil may pose no unacceptable risk to human health and the environment. Since the upper six inches of soil appear to reflect natural background conditions and metal concentrations, risk associated with potential direct physical contact (dermal exposure) and/or air dispersion of soil/particulate matter (inhalation and/or ingestion exposure) appears to be of little to no significant risk as regards metal concentrations in the soil. For instance, as long as the upper six inches of soil is not penetrated, it may be possible to mobilize vehicles, construction trailers, and earth-moving

equipment onto the property in preparation for future land redevelopment with little to no risk to human health and the environment as regards metal concentrations in topsoil.

However, if the upper six inches of soil at the property is penetrated during future land redevelopment activities, thereby exposing underlying, subsurface soil to the natural atmosphere, there are localized subsurface soils that *may* pose unacceptable risk to human health. As identified on Figure 3, three soil samples contained lead concentrations in excess of 200 ppm at a depth of nine inches below the bottom of the asphalt, namely samples HS-2-1, HS-16-1, and HS-17-1. The next deepest depth at which an elevated lead concentration was identified in any boring was at 15 inches beneath the bottom of the asphalt parking lot at lone boring HS-6. The next depth at which an elevated lead concentration was identified was at 2.5-ft. beneath the bottom of the asphalt parking lot at borings HS-1, HS-3, and HS-5. Subsurface soils at deeper depths at borings HS-1, -3, -5, -7, -9, -11, and HS-13 appeared to reflect typical, natural background metal concentrations, which are anticipated to pose little to no risk to human health and the environment as regards metal concentrations.

Figure 1 General Property Location Map

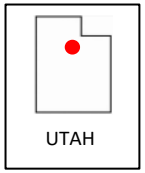




INSET

SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS*

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)



Stantec

INSET SCALE
1 in = 70 feet

0 35 70

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

DRAWN BY: JR	1ST REVIEW: CC	2ND REVIEW: SS
DATE: 8/23/2022	PROJECT NO: 203722755	

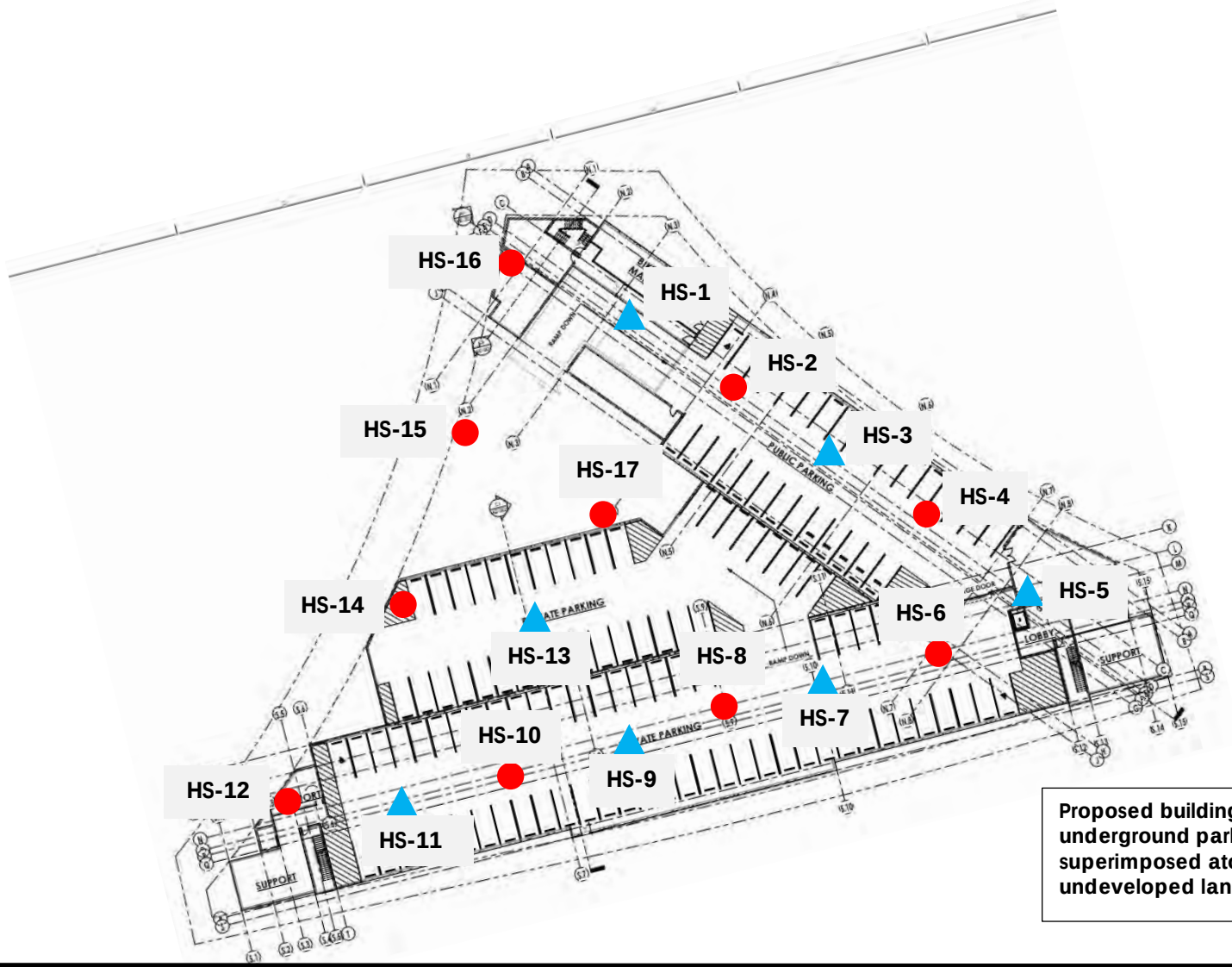
PCMC-Homestake Project

Figure 1

General Property Location, Aerial Map

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

Figure 2 Soil Test Boring Location Map



Proposed buildings and/or underground parking structures superimposed atop vacant, undeveloped land surface

SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS*

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)

HS – Topsoil (0 to 18 inches) Boring

HS – Subsurface Soil (20-ft. depth) Boring

UTAH

Stantec

N

Feet

0 50 100 1 in = 100 feet

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

DRAWN BY: JR	1ST REVIEW: CC	2ND REVIEW: SS
DATE: 8/23/2022	PROJECT NO: 203722755	

PCMC-Homestake Project

Figure 2

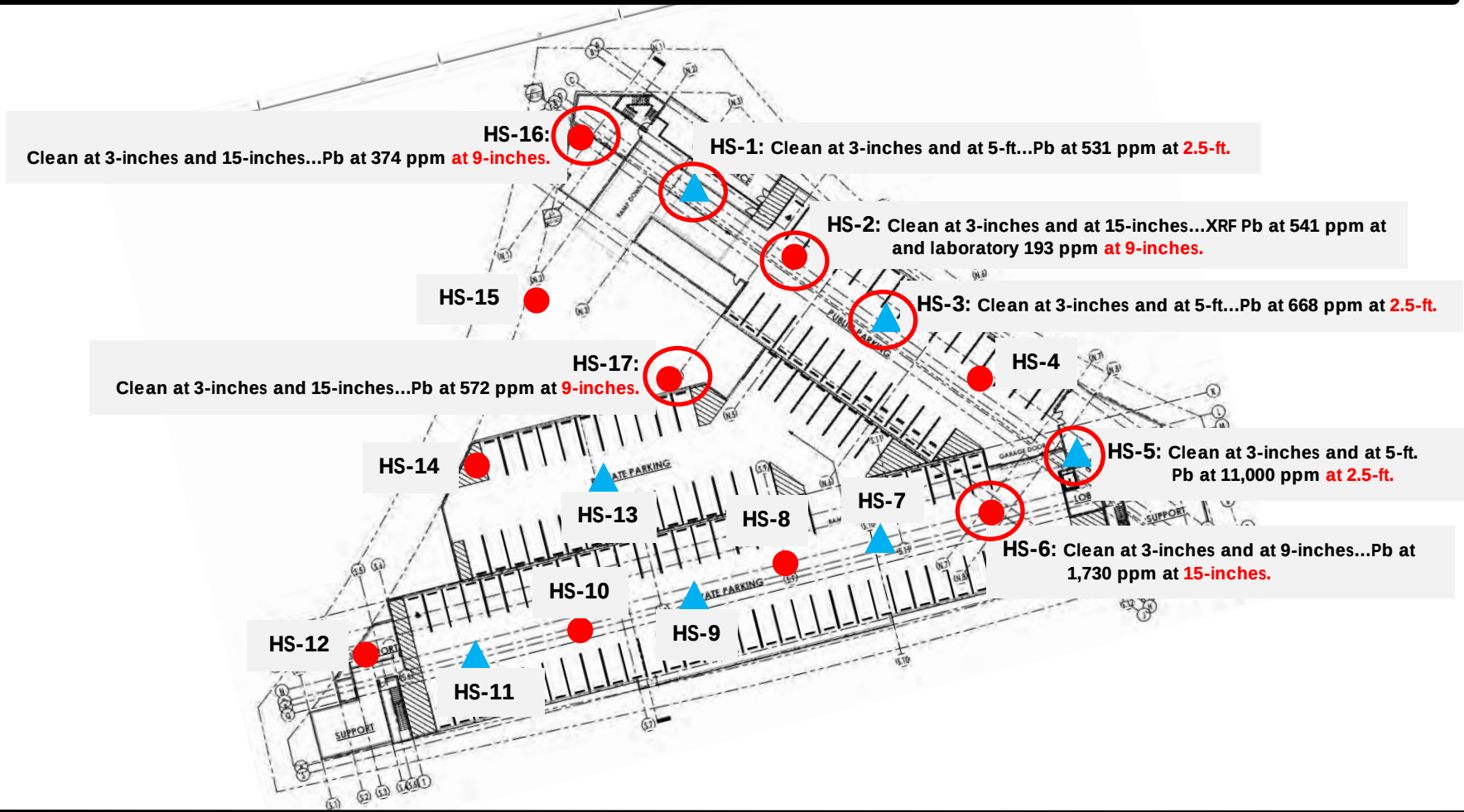
Soil Test Boring Locations

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Figure 3 Laboratory Analytical Results

Only those samples with Lead (Pb) laboratory concentrations in excess of PCMC's *Soil Ordinance* screening level for lead of 200 ppm are noted herein. All other samples are "clean."

Depths are below the asphalt-paved, land surface.



SUMMIT *COUNTY TAX ASSESSOR OFFICE RECORDS*

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)

UTAH

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.

N

Stantec

Feet

0 50 100 1 in = 100 feet

T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

DRAWN BY: JR	1ST REVIEW: CC	2ND REVIEW: SS
DATE: 9/7/2022	PROJECT NO: 203722755	

PCMC-Homestake Project

Figure 3
Laboratory Results

Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

TABLE 1 XRF FIELD-SCREENING RESULTS

TABLE 1. XRF FIELD-SCREENING RESULTS
Homestake Property
Park City, Utah

SAMPLE	Sb**	Cd	Ag	Pb, Lead	Se	As	Hg	Zn	Cu	Ni	Cr
HS-1 (3-inches) *	23.04	13	8.55	< LOD ***	< LOD	6.54	< LOD	32.21	16.92	< LOD	126.1
HS-1-2.5 (2.5-ft.)	21.65	14.47	< LOD	**592.28**	< LOD	46.82	< LOD	2137.7	78.55	< LOD	< LOD
HS-1-5 (5-ft.)	33.35	12.17	11.34	31.98	< LOD	12.57	< LOD	236.32	< LOD	< LOD	< LOD
HS-1-7.5 (7.5-ft.)	23.75	< LOD	< LOD	30.46	< LOD	13.42	< LOD	129.11	< LOD	< LOD	< LOD
HS-1-10 (10-ft.)	40.81	13.92	14.7	107.61	< LOD	20.52	< LOD	164.04	37.57	37.93	< LOD
HS-1-12.5 (12.5-ft.)	26.2	11.19	9.81	54.2	< LOD	8.92	< LOD	206.64	18.55	< LOD	< LOD
HS-1-15 (15-ft.)	32.3	9	8.44	52.28	< LOD	15.58	< LOD	142.17	24.7	32.05	< LOD
HS-1-17.5 (17.5-ft.)	33.04	11.71	< LOD	30.3	< LOD	14.85	< LOD	136.31	< LOD	< LOD	< LOD
HS-1-20 (20-ft.)	42.67	12.66	12.35	27.13	< LOD	26.67	< LOD	267.41	19.02	< LOD	< LOD
HS-2-0.5 (3-inches)	38.8	< LOD	10.17	< LOD	< LOD	6.53	< LOD	41.82	25.52	< LOD	< LOD
HS-2-1 (9-inches)	46.22	32.65	< LOD	**541.15**	< LOD	< LOD	< LOD	924.75	63.18	< LOD	< LOD
HS-2-1.5 (15-inches)	< LOD	< LOD	< LOD	29.15	< LOD	11.92	< LOD	762.45	25.07	< LOD	< LOD
HS-3 (3-inches)	42.27	18.55	9.51	14.7	< LOD	< LOD	< LOD	39.29	24	28.09	< LOD
HS-3-2.5 (2.5-ft.)	20.19	< LOD	< LOD	**471.96**	< LOD	21.03	< LOD	1291.6	59.39	< LOD	< LOD
HS-3-5 (5-ft.)	35.96	15.83	9.87	38.53	< LOD	16.17	< LOD	132.41	20.59	33.51	< LOD
HS-3-7.5 (7.5-ft.)	28.97	< LOD	< LOD	55.54	< LOD	23.76	< LOD	140.63	20.46	< LOD	< LOD
HS-3-10 (10-ft.)	18.73	< LOD	< LOD	58.95	< LOD	16.18	< LOD	165.13	19.35	< LOD	< LOD
HS-3-12.5 (12.5-ft.)	23.31	< LOD	< LOD	28.82	< LOD	12.8	< LOD	76.62	16.13	< LOD	87.55
HS-3-15 (15-ft.)	31.63	8.6	< LOD	20.57	< LOD	8.69	< LOD	107.53	54.85	38.58	< LOD
HS-3-17.5 (17.5-ft.)	< LOD	< LOD	< LOD	20.89	< LOD	12.68	< LOD	93.65	34.37	< LOD	< LOD
HS-3-20 (20-ft.)	22.79	< LOD	< LOD	45.45	< LOD	14.25	< LOD	115.74	33.13	36.95	115.2
HS-4-0.5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	7.7	< LOD	29.82	17.82	< LOD	< LOD
HS-4-1 (9-inches)	33.11	8.53	8.73	16.16	< LOD	5.62	< LOD	75.19	348.6	< LOD	< LOD
HS-4-1.5 (15-inches)	< LOD	< LOD	< LOD	34.16	< LOD	17.33	< LOD	186.45	35.69	< LOD	< LOD
HS-5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	12.84	< LOD	47.58	27.97	< LOD	< LOD
HS-5-2.5 (2.5-ft.)	253.4	13.57	64.52	**6686.27**	< LOD	107.5	9.7	3821.3	399.7	< LOD	< LOD
HS-5-5 (5-ft.)	< LOD	< LOD	< LOD	79.86	< LOD	24.65	< LOD	2974.5	21.37	39.69	< LOD
HS-5-7.5 (7.5-ft.)	< LOD	9.99	< LOD	64.51	< LOD	23.07	< LOD	1306.2	22.37	29.25	< LOD
HS-5-10 (10-ft.)	34.67	13.64	13.56	< LOD	< LOD	9.74	< LOD	236.09	< LOD	< LOD	< LOD
HS-5-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	69	< LOD	17.95	< LOD	243.84	26	29.21	< LOD
HS-5-15 (15-ft.)	16.61	< LOD	< LOD	50.03	< LOD	21.34	< LOD	186.81	25.31	< LOD	< LOD
HS-5-17.5 (17.5-ft.)	20.35	< LOD	< LOD	44.34	< LOD	26.82	< LOD	185.91	33.31	23.17	109.7
HS-5-20 (20-ft.)	21.96	< LOD	8.49	24.36	< LOD	12.74	< LOD	135.66	18.04	< LOD	< LOD
HS-6-0.5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	9.6	< LOD	66.56	33.09	< LOD	< LOD
HS-6-1 (9-inches)	54.06	15.05	8.92	61.93	< LOD	< LOD	< LOD	217.57	22.4	< LOD	< LOD
HS-6-1.5 (15-inches)	44.73	9.29	< LOD	**589.75**	< LOD	< LOD	< LOD	1212.5	60.28	< LOD	< LOD
HS-7 (3-inches)	21.31	< LOD	8.98	< LOD	< LOD	12.57	< LOD	39.2	25.08	< LOD	< LOD
HS-7-2.5 (2.5-ft.)	20.56	< LOD	< LOD	81.15	< LOD	17.1	< LOD	192.88	23.65	< LOD	< LOD
HS-7-5 (5-ft.)	57.24	15.74	9.32	41.31	< LOD	27.83	6.46	245.83	21.04	40.77	< LOD
HS-7-7.5 (7.5-ft.)	17.54	< LOD	< LOD	46.93	< LOD	17.11	< LOD	132.98	26.35	< LOD	< LOD

TABLE 1. XRF FIELD-SCREENING RESULTS
Homestake Property
Park City, Utah

SAMPLE	Sb	Cd	Ag	Pb, Lead	Se	As, Arsenic	Hg	Zn	Cu	Ni	Cr
HS-7-10 (10-ft.)	< LOD	< LOD	< LOD	63.86	< LOD	18.7	< LOD	156.09	22.5	24.62	< LOD
HS-7-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	23.93	< LOD	13.63	< LOD	116.09	15.49	25.9	< LOD
HS-7-15 (15-ft.)	48.97	16.06	13.04	40.1	< LOD	13.69	< LOD	110.31	27.52	< LOD	< LOD
HS-7-17.5 (17.5-ft.)	21.81	< LOD	< LOD	73.61	< LOD	19.71	< LOD	144.61	39.94	36.57	< LOD
HS-7-20 (20-ft.)	< LOD	< LOD	< LOD	16.58	< LOD	14.46	< LOD	136.53	25.25	< LOD	< LOD
HS-8-0.5 (3-inches)	52.92	14.38	15.22	< LOD	< LOD	10.45	< LOD	54.77	37.53	< LOD	< LOD
HS-8-1 (9-inches)	52.67	13.51	15.31	14.47	< LOD	8.73	< LOD	48.37	30.63	< LOD	< LOD
HS-8-1.5 (15-inches)	17.05	< LOD	< LOD	170.29	< LOD	13.49	< LOD	529.19	128.3	26.71	< LOD
HS-9 (3-inches)	32.56	< LOD	< LOD	13.1	< LOD	6.9	< LOD	41.07	34.47	< LOD	138.8
HS-9-2.5 (2.5-ft.)	35.36	11.86	9.44	46.82	< LOD	14.55	< LOD	130.96	21.05	< LOD	< LOD
HS-9-5 (5-ft.)	27.11	10.88	7.41	26.46	< LOD	16.65	< LOD	171.12	20.06	< LOD	< LOD
HS-9-7.5 (7.5-ft.)	20.88	12.19	9.41	38.2	< LOD	20.82	< LOD	96.66	22.42	< LOD	< LOD
HS-9-10 (10-ft.)	39.61	10.63	11.56	90.56	< LOD	25.22	< LOD	168.88	27.73	29.83	< LOD
HS-9-12.5 (12.5-ft.)	35.23	13.47	10.21	43.89	< LOD	19.55	< LOD	140.59	25.78	< LOD	< LOD
HS-9-15 (15-ft.)	43.76	16.76	13.43	19.68	< LOD	13.03	< LOD	91.86	14.86	< LOD	< LOD
HS-9-17.5 (17.5-ft.)	20.03	< LOD	6.85	31.3	< LOD	13.88	< LOD	105.82	27.43	30.96	113.8
HS-9-20 (20-ft.)	26.53	< LOD	< LOD	27.24	< LOD	16.28	< LOD	96.26	13.94	< LOD	97.37
HS-10-0.5 (3-inches)	38.08	14.23	18.23	< LOD	< LOD	13.28	< LOD	61.91	< LOD	< LOD	< LOD
HS-10-1 (9-inches)	36.89	13.25	7.32	9.36	< LOD	7.8	< LOD	43.31	32.23	< LOD	< LOD
HS-10-1.5 (15-inches)	< LOD	< LOD	< LOD	6.37	< LOD	8.24	< LOD	44.14	22.71	< LOD	< LOD
HS-11 (3-inches)	34.36	10.34	8.39	< LOD	< LOD	7.33	< LOD	46.8	43.74	31.99	< LOD
HS-11-2.5 (2.5-ft.)	15	< LOD	< LOD	13.96	< LOD	6.92	< LOD	69.04	34.34	< LOD	115.9
HS-11-5 (5-ft.)	29.85	< LOD	< LOD	65.89	< LOD	14.97	< LOD	166.22	15.54	< LOD	< LOD
HS-11-7.5 (7.5-ft.)	26.75	< LOD	< LOD	32.61	< LOD	16.1	< LOD	141.66	< LOD	40.01	102
HS-11-10 (10-ft.)	24.3	< LOD	< LOD	78.62	< LOD	24.87	< LOD	134.28	18.75	< LOD	< LOD
HS-11-12.5 (12.5-ft.)	44.91	11.74	12.21	70.2	< LOD	15.53	< LOD	89.84	16.86	< LOD	122.3
HS-11-15 (15-ft.)	21.79	8.3	< LOD	50.82	< LOD	13.68	< LOD	179.39	19.68	< LOD	< LOD
HS-11-17.5 (17.5-ft.)	31.57	10.1	9.76	77.62	< LOD	15.18	< LOD	121.89	24.78	< LOD	< LOD
HS-11-20 (20-ft.)	36.11	11.51	7.71	18.74	< LOD	19.11	< LOD	211.89	12.79	< LOD	< LOD
HS-12-0.5 (3-inches)	69.23	23.33	24.12	12.04	< LOD	7.94	< LOD	51.07	< LOD	< LOD	< LOD
HS-12-1 (9-inches)	25.61	< LOD	< LOD	75.42	< LOD	21.29	< LOD	285.43	32.04	< LOD	< LOD
HS-12-1.5 (15-inches)	31.71	8.99	< LOD	130.33	< LOD	23.12	< LOD	310.82	40.39	< LOD	< LOD
HS-13 (3-inches)	39.3	14.54	15.46	12.32	< LOD	< LOD	< LOD	40.6	42.95	< LOD	< LOD
HS-13-2.5 (2.5-ft.)	36.47	12.6	8.5	32.92	< LOD	14.94	< LOD	98.46	44.87	< LOD	< LOD
HS-13-5 (5-ft.)	26.72	< LOD	12.46	< LOD	< LOD	11.74	< LOD	70.08	< LOD	< LOD	< LOD
HS-13-7.5 (7.5-ft.)	38.85	11.16	11.17	84.01	< LOD	20.48	< LOD	150	25.38	31.91	< LOD
HS-13-10 (10-ft.)	13.74	< LOD	< LOD	99.94	< LOD	18.88	< LOD	177.36	31.54	< LOD	< LOD
HS-13-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	51.04	< LOD	17.76	< LOD	114.38	13.97	< LOD	< LOD
HS-13-15 (15-ft.)	< LOD	< LOD	< LOD	29.86	< LOD	9.31	< LOD	121.19	18.21	24.18	< LOD
HS-13-17.5 (17.5-ft.)	25.54	< LOD	< LOD	20.77	< LOD	13.56	< LOD	156.75	82.27	< LOD	< LOD

TABLE 1. XRF FIELD-SCREENING RESULTS
Homestake Property
Park City, Utah

SAMPLE	Sb	Cd	Ag	Pb	Se	As	Hg	Zn	Cu	Ni	Cr
HS-13-20 (20-ft.)	< LOD	< LOD	< LOD	< LOD	< LOD	< LOD	< LOD	51.58	< LOD	< LOD	< LOD
HS-14-0.5 (3-inches)	46.73	13.22	11.77	< LOD	< LOD	10.62	< LOD	52.66	52.66	31.9	119.1
HS-14-1 (9-inches)	57.28	14.39	18.53	28.15	< LOD	< LOD	< LOD	309.36	34.77	< LOD	< LOD
HS-14-1.5 (15-inches)	35.52	< LOD	16.79	17.52	< LOD	16.13	< LOD	66.2	< LOD	< LOD	< LOD
HS-15-0.5 (3-inches)	48.09	21.05	13.46	6.69	< LOD	7.54	< LOD	31.17	30.39	23.89	< LOD
HS-15-1 (9-inches))	50	< LOD	< LOD	52.43	< LOD	< LOD	< LOD	91.71	38.92	< LOD	< LOD
HS-15-1.5 (1.5-ft.)	< LOD	< LOD	< LOD	44.7	< LOD	14.85	< LOD	133.65	21.33	< LOD	< LOD
HS-16-0.5 (3-inches)	23.86	< LOD	< LOD	< LOD	< LOD	13.06	< LOD	45.19	35.91	< LOD	< LOD
HS-16-1 (9-inches)	52.13	10.67	11.11	**413.5**	< LOD	25.12	< LOD	527.18	75.52	28.41	< LOD
HS-16-1.5 (15-inches)	< LOD	< LOD	< LOD	32.21	< LOD	12.05	< LOD	162.76	26.89	< LOD	< LOD
HS-17-0.5 (3-inches)	24.24	12.54	7.72	13.9	< LOD	9.48	< LOD	71.41	31.15	< LOD	< LOD
HS-17-1 (9-inches)	< LOD	< LOD	< LOD	**440.1**	< LOD	27	< LOD	787.58	64.76	< LOD	< LOD
HS-17-1.5 (15-inches)	38.89	19.68	7.97	141.06	< LOD	< LOD	< LOD	319.6	28.98	< LOD	< LOD

All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.

* Depth beneath the approximate 4-inch thick, asphalt-paved, land surface.

Sb**: Antimony

Cd: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Zn: Zinc

Cu: Copper

Ni: Nickel

Cr: Chromium

< LOD ***: Less than Limit of Detection (all LOD < corollary US EPA *Risk-Based Screening Levels* [RSLs]).

Emboldened Lead (Pb) XRF Field Results exceed PCMC *Soils Ordinance* screening level of 200 ppm for occupied properties.

TABLE 2 COMPARATIVE ANALYSIS OF XRF AND LABORATORY ANALYTICAL RESULTS

TABLE 2. XRF and Laboratory Comparative Analysis
Homestake Property
Park City, Utah

SAMPLE	Cd * XRF	Cd lab	Ag XRF	Ag lab	Pb XRF	Pb lab	Se XRF	Se lab	As XRF	As lab	Hg XRF	Hg lab	Cr XRF	Cr lab
HS-1	13	0.319 J	8.55	< 0.479	< LOD **	15.2	< LOD	< 4.79	6.54	5.35 J	< LOD	0.02 J	126.1	13.7
HS-1-2.5	14.47	17.60	< LOD	3.54	**592.28**	**531.00**	< LOD	< 12.7	46.82	25 J	< LOD	1.24	< LOD	20.7
HS-2-1	32.65	5.20	< LOD	1.7	**541.15**	193.00	< LOD	< 3.52	< LOD	11.7	< LOD	1.04	< LOD	12.7
HS-3-2.5	< LOD	11.7	< LOD	4.58	**471.96**	**668.00**	< LOD	< 13.3	21.03	32.30	< LOD	0.73	< LOD	21.1
HS-5	< LOD	0.171 J	< LOD	0.152 J	< LOD	30.2	< LOD	< 3.28	12.84	8.35	< LOD	0.02 J	< LOD	6.92
HS-5-2.5	13.57	39.30	64.52	45.10	**6686.27**	**11000.00**	< LOD	< 10.4	107.5	260.0	9.7	2.7	< LOD	12.2
HS-5-5	< LOD	12.1	< LOD	0.646 J	79.86	81.10	< LOD	< 5.38	24.65	17.80	< LOD	0.48	< LOD	19.8
HS-5-7.5	9.99	17.20	< LOD	0.672 J	64.51	73.70	< LOD	< 5.42	23.07	45.10	< LOD	0.5	< LOD	21.6
HS-6-1	15.05	9.42	8.92	1.64 J	61.93	179.00	< LOD	< 16.4	< LOD	14 J	< LOD	0.03	< LOD	19.3
HS-6-1.5	9.29	21.20	< LOD	12.9	**589.75**	**1730.00**	< LOD	< 10.8	< LOD	79.2	< LOD	0.98	< LOD	21.9
HS-7-5	15.74	1.45 J	9.32	< 1.12	41.31	32.40	< LOD	< 11.2	27.83	30.10	6.46	0.05	< LOD	21.7
HS-11-10	< LOD	0.977 J	< LOD	0.448 J	78.62	107.00	< LOD	< 3.39	24.87	24.10	< LOD	0.04	< LOD	21.4
HS-12-0.5	23.33	0.168 J	24.12	0.285	12.04	7.26	< LOD	< 2.85	7.94	3.89 J	< LOD	0.03	< LOD	8.5
HS-16-1	10.67	3.42	11.11	3.01	**413.5**	**374.0**	< LOD	< 2.94	25.12	14.90	< LOD	0.77	< LOD	10.7
HS-17-1	< LOD	9.28	< LOD	3.6	**440.1**	**572.0**	< LOD	< 15.1	27	61	< LOD	1.51	< LOD	20.8

All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.

Cd*: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Cr: Chromium

< LOD **: Less than XRF Limit of Detection (all LOD < corollary US EPA Risk-Based Screening Levels [RSLs]).

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration.

Emboldened Lead (Pb) Results exceed PCMC *Soils Ordinance* screening level of 200 ppm for occupied properties.

APPENDIX A

A Copy of Chemtech-Ford Laboratories' Soil Result Report

CHEMTECH-FORD
LABORATORIES

9/6/2022

Work Order: 22H2269
Project: Homestake

Stantec Consulting Inc.
Attn: John Russell
2890 East Cottonwood Parkway, Suite 300
Salt Lake City, UT 84121

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.

NELAP ACCREDITED TNI LABORATORY

Approved By:

Mark Broadhead, Project Manager

Stantec Consulting Inc.

Project: Homestake
Project Manager: John Russell

Laboratory ID	Sample Name
22H2269-01	HS-1
22H2269-02	HS-1-2.5
22H2269-03	HS-2-1
22H2269-04	HS-3-2.5
22H2269-05	HS-5
22H2269-06	HS-5-2.5
22H2269-07	HS-5-5
22H2269-08	HS-5-7.5
22H2269-09	HS-6-1
22H2269-10	HS-6-1.5
22H2269-11	HS-7-5
22H2269-12	HS-11-10
22H2269-13	HS-12-0.5
22H2269-14	HS-16-1
22H2269-15	HS-17-1

Work Order Report Narrative

Sample Preparation

All samples were prepared within method specified holding times. No preparation issues were noted.

Method Blanks

All blank values were within method acceptance criteria. No blank values exceeded the minimum reporting limit for any analysis in this work order.

Laboratory Control Samples

All laboratory control samples were within method acceptance criteria.

Method Spikes

All method spike recoveries were within method acceptance criteria, except as noted by qualifying flags.

Method Spike Duplicates

All method spike duplicates were within method acceptance criteria, except as noted by qualifying flags.

Corrective Actions

There are no corrective actions associated with this work order.

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Certificate of Analysis

Stantec Consulting Inc.
John Russell
2890 East Cottonwood Parkway, Suite 300
Salt Lake City, UT 84121

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-1**

Matrix: **Solid**
Lab ID: **22H2269-01**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	99.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	5.35	mg/kg dry	9.58	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	54.5	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.319	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	13.7	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	15.2	mg/kg dry	4.79	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.02	mg/kg dry	0.03	EPA 7471A	8/26/22	8/29/22	J
Selenium, Total	ND	mg/kg dry	4.79	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	

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Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-1-2.5**

Matrix: **Solid**
Lab ID: **22H2269-02**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	86.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	25.0	mg/kg dry	25.4	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	177	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	17.6	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	20.7	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	531	mg/kg dry	12.7	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.24	mg/kg dry	0.02	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	12.7	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	3.54	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	

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Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-2-1**

Matrix: **Solid**
Lab ID: **22H2269-03**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	92.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	11.7	mg/kg dry	7.04	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	87.3	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	5.20	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	12.7	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	193	mg/kg dry	3.52	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.04	mg/kg dry	0.02	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	3.52	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	1.70	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	

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Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-3-2.5**

Matrix: **Solid**
Lab ID: **22H2269-04**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	84.8	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	32.3	mg/kg dry	26.6	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	175	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	11.7	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.1	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	668	mg/kg dry	13.3	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.73	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	13.3	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	4.58	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	

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Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5**

Matrix: **Solid**
Lab ID: **22H2269-05**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	99.5	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	8.35	mg/kg dry	6.56	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	31.3	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.171	mg/kg dry	0.656	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	6.92	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	30.2	mg/kg dry	3.28	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.02	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	J
Selenium, Total	ND	mg/kg dry	3.28	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.152	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	J

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Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5-2.5**

Matrix: **Solid**
Lab ID: **22H2269-06**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	87.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	260	mg/kg dry	20.7	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	209	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	39.3	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	12.2	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	11000	mg/kg dry	10.4	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	2.72	mg/kg dry	0.31	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	10.4	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	45.1	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	

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PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-5-5**

Matrix: **Solid**
Lab ID: **22H2269-07**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	91.3	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	17.8	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	51.7	mg/kg dry	0.538	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	12.1	mg/kg dry	0.538	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	19.8	mg/kg dry	0.538	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	81.1	mg/kg dry	5.38	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.48	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	5.38	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.646	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	J

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O:(801) 262-7299 F: (866) 792-0093
www.ChemtechFord.com

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**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	90.7	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	45.1	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	54.9	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	17.2	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.6	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	73.7	mg/kg dry	5.42	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.50	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	5.42	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.672	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	J

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Salt Lake City, UT 84121

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-6-1**

Matrix: **Solid**
Lab ID: **22H2269-09**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	91.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	14.0	mg/kg dry	32.7	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	223	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	9.42	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	19.3	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	179	mg/kg dry	16.4	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.03	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	16.4	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	1.24	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	J

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Salt Lake City, UT 84121

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-6-1.5**

Matrix: **Solid**
Lab ID: **22H2269-10**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	84.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	79.2	mg/kg dry	21.7	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	162	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	21.2	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.9	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	1730	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.98	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	12.9	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	

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Salt Lake City, UT 84121

PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-7-5**

Matrix: **Solid**
Lab ID: **22H2269-11**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	92.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	30.1	mg/kg dry	22.4	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	29.0	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	1.45	mg/kg dry	1.86	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	21.7	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	32.4	mg/kg dry	11.2	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.05	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	11.2	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	

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PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-11-10**

Matrix: **Solid**
Lab ID: **22H2269-12**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	94.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	24.1	mg/kg dry	6.78	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	35.2	mg/kg dry	0.339	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.977	mg/kg dry	1.02	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	21.4	mg/kg dry	0.339	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	107	mg/kg dry	3.39	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.04	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	3.39	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.448	mg/kg dry	1.02	EPA 6010B/C/D	8/23/22	8/25/22	J

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PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-12-0.5**

Matrix: **Solid**
Lab ID: **22H2269-13**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	98.2	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	3.89	mg/kg dry	5.69	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	39.8	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.168	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	8.50	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	7.26	mg/kg dry	2.85	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.03	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	2.85	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	

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PO#: **203722755**
Receipt: **8/23/22 15:18 @ 2.7** °C
Date Reported: 9/6/2022
Project Name: **Homestake**

Sample ID: **HS-16-1**

Matrix: **Solid**
Lab ID: **22H2269-14**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	92.2	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	14.9	mg/kg dry	5.89	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	81.8	mg/kg dry	0.294	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	3.42	mg/kg dry	0.294	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	10.7	mg/kg dry	0.294	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	374	mg/kg dry	2.94	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.77	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	2.94	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	3.01	mg/kg dry	0.294	EPA 6010B/C/D	8/23/22	8/25/22	

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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-17-1**

Matrix: **Solid**
Lab ID: **22H2269-15**
Date Sampled: **8/22/22 0:00**
Sampled By: **Cameron Cordner**

	Result	Units	Minimum Reporting Limit	Method	Preparation Date/Time	Analysis Date/Time	Flag(s)
Inorganic							
Total Solids	86.3	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	60.6	mg/kg dry	30.2	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	171	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	9.28	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	20.8	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	572	mg/kg dry	15.1	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.51	mg/kg dry	0.22	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	15.1	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	3.60	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	

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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

CHEMTECH-FORD LABORATORIES

Chemtech-Ford Laboratories
9632 South 500 West
Sandy, UT 84070
Phone: 801-262-7299
www.chemtechford.com

COMPANY: Stantec
ADDRESS: 2890 E Cottonwood Parkway, Suite 300
CITY/STATE/ZIP: Salt Lake City, UT 84121
PHONE #: 801-703-1927
CONTACT: John Russell
EMAIL: john.russelliii@stantec.com
PROJECT: ~~2037~~ ce Homestake
PO Number: 203722755
INVOICE EMAIL ADDRESS: see contact

RUSH Due Date*:

* Expedited turnaround subject to additional charge

QC Level
3

QC levels definition: QC1: none QC2: Batch QC, random sample
QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
QC4: 40% surcharge. Add raw data

22H2269 (1 of 2)

Glass 202 1104

Sample condition					
	Custody Seal	✓	Correct Containers		
✓	Container Intact	✓	Sufficient Sample Volume	Delivery Method	
✓	COC/Labels Agree		Headspace Present (VOC)	UPS	USPS
✓	Received on Ice		Temperature Blank	FedEx	Chemtech-Ford Courier
		✓	Received within Holding Time	✓ Walk-in	Customer Courier

Lab Use Only	CLIENT SAMPLE INFORMATION				TESTS REQUESTED
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX	8 RCRA Metals
-01	1. HS-1	8/22/22		Soil	X
-02	2. HS-1-2.5	↓		↓	↓
-03	3. HS-2-1				
-04	4. HS-3-2.5				
-05	5. HS-5				
-06	6. HS-5-2.5				
-07	7. HS-5-5				
-08	8. HS-5-7.5				
-09	9. HS-6-1				
-10	10. HS-6-1.5	↓		↓	↓
				Bottle type	
				Lot #	

Sampled by: [print] Cameron Cordner
Sampled by: [signature] Cameron Cordner

ON ICE NOT ON ICE Temp (C°): 2.7

Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.

Special Instructions:

Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time
Cameron Cordner	8/23/22 15:18	Denise Brun	8/23/22 15:18
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time

Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agrees to pay collection costs and attorney's fees.

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CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

COMPANY: Stantec
ADDRESS: 2890 E Cottonwood Parkway, Suite 300
CITY/STATE/ZIP: Salt Lake City, UT 84121
PHONE #: 801-703-1927
CONTACT: John Russell
EMAIL: john.russell.iii@stantec.com
PROJECT: Homestake
PO Number: 203722755
INVOICE EMAIL ADDRESS: see contact

RUSH Due Date*:

* Expedited turnaround subject to additional charge

QC Level
3

QC levels definition: QC1: none QC2: Batch QC, random sample
QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
QC4: 40% surcharge. Add raw data

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Chemtech-Ford Laboratories
9632 South 500 West
Sandy, UT 84070
Phone: 801-262-7299
www.chemtechford.com

22H2269 (2 of 2)

Sample condition

	Custody Seal		Correct Containers		
	Container Intact		Sufficient Sample Volume	Delivery Method	
	COC/Labels Agree		Headspace Present (VOC)	UPS	USPS
	Received on Ice		Temperature Blank	FedEx	Chemtech-Ford Courier
			Received within Holding Time	Walk-in	Customer Courier

Lab Use Only	CLIENT SAMPLE INFORMATION				TESTS REQUESTED
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX	8 RCRA metals
-11 -10	1. HS-7-5	8/22/22		Soil	X
-12 -11	2. HS-11-10	↓		↓	↓
13 -12	3. HS-12-0.5				
14 -13	4. HS-16-1				
5 -14	5. HS-17-1				
	6.				
	7.				
	8.				
	9.				
	10.				

Bottle type
Lot #

Sampled by: [print] Cameron Gardner
Sampled by: [signature]

ON ICE NOT ON ICE Temp (C°): 2.7

Special Instructions:

Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.

Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time
	8/23/22 15:18	Denise Brun	8/23/22 15:18
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time
Relinquished by: [signature]	Date/Time	Received by: [signature]	Date/Time

Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agress to pay collection costs and attorney's fees.

321

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

COMMONWEALTH
HERITAGE GROUP

OGDEN, UTAH OFFICE
3670 Quincy Ave., Ste. 203
Ogden, UT 84403
(801) 394-0013

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

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,



Wendy Simmons Johnson
Regional Director
wjohnson@chg-inc.com
P. 801-394-0013

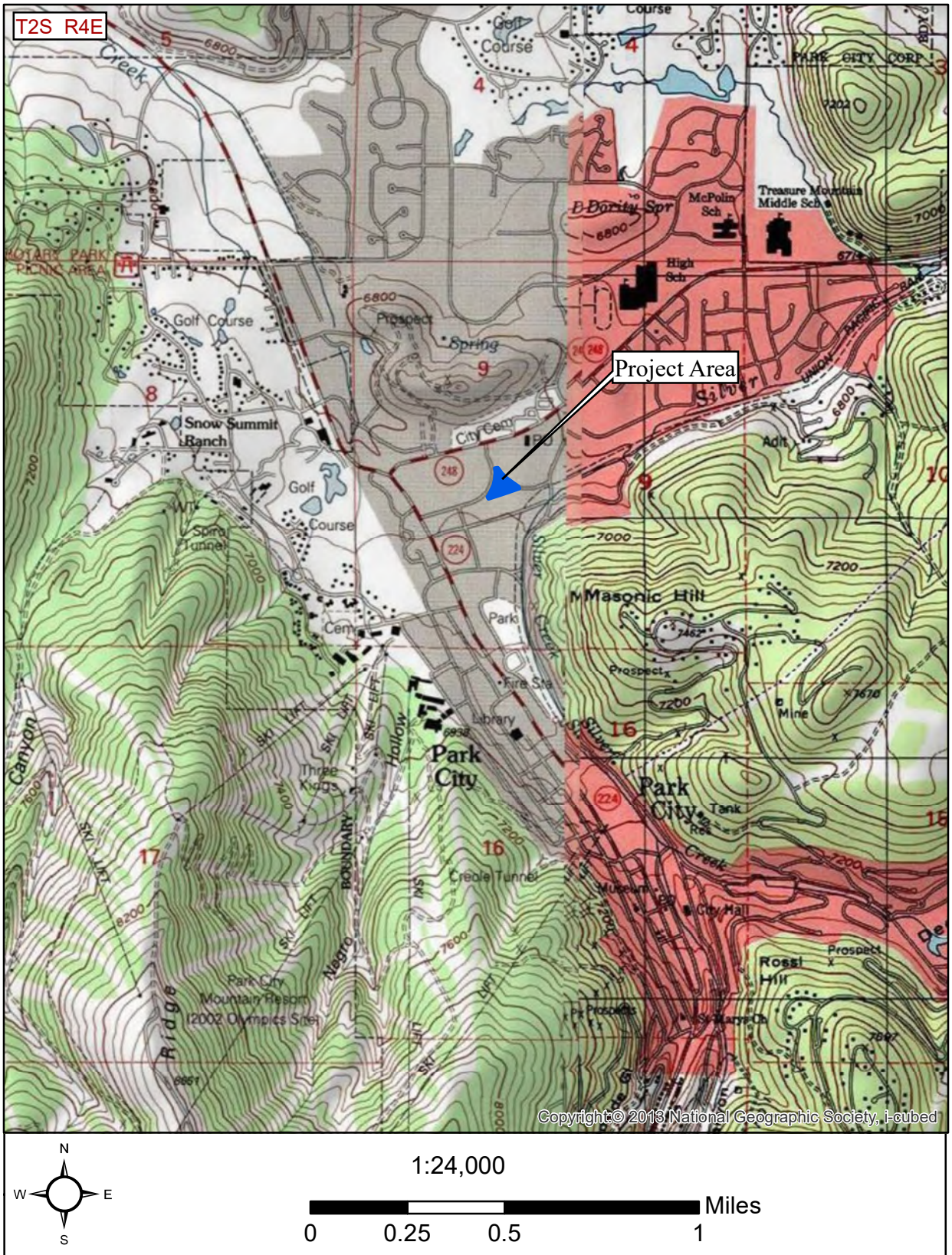


Figure 1. Location of the 1875 Homestake Rd. Project Area in Park City, Utah. Taken from the USGS 7.5' Quadrangles Park City East and Park City West, Utah (1998).



Figure 2. Aerial view of the 1875 Homestake Rd. Project Area in Park City, Utah.

EXHIBIT I

EXISTING CONDITIONS SURVEY

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

SURVEY CERTIFICATE

COMMITMENT NO.: 26539, COMMITMENT DATE: MAY 18, 2016 8:00AM

THE FOLLOWING PARTIES AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS:

1251 KEARNS, L.L.C., A UTAH LIMITED LIABILITY COMPANY.
PARK CITY MUNICIPAL CORPORATION.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE 1, 2, 3, 4, 5, 7, 8, 11a, 11b, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON NOVEMBER 18, 2021.

DATE OF PLAT OR MAP: JUNE 13, 2022

NATHAN CHRISTENSEN
P.L.S. 10175991

PROFESSIONAL LAND SURVEYOR
NATHAN CHRISTENSEN
No. 10175991
STATE OF UTAH

LEGAL DESCRIPTION:
(COMMITMENT NO.: 26539)

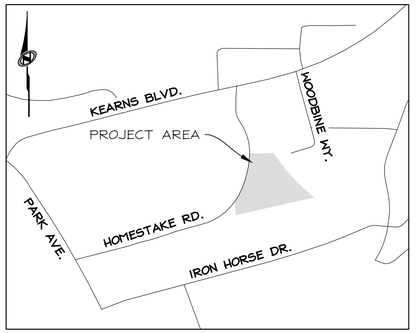
PARCEL 1, THE YARD SUBDIVISION, A PARCEL COMBINATION PLAT, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE SUMMIT COUNTY RECORDER'S OFFICE.

GENERAL NOTES:

1. BURIED UTILITIES AND/OR PIPE LINES ARE SHOWN PER VISIBLE SURFACE EVIDENCE. IF ANY UNDERGROUND UTILITY LOCATIONS ARE REQUIRED THE WILL HAVE TO BE VERIFIED BY FIELD POT HOLING THE UTILITIES. TALISMAN AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES. (11)
2. FIELD WORK FOR THIS SURVEY WAS COMPLETED NOVEMBER 18, 2021, AND MAY 27, 2022
3. PROPERTY ADDRESS: 1875 HOMESTAKE RD, PARK CITY, UT 84060. PARCEL NO. YARD-B-1AM-X
4. THE FLOOD ZONE CLASSIFICATION FOR THE SUBJECT PROPERTY IS ZONE "X". ZONE "X" ARE AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN. FEMA FIRM MAP NUMBER: 49043C0917D, MAP REVISED 3/23/2021, PANEL 917 OF 1250.
5. THIS PARKING LOT CONTAINS 56 PARKING SPACES, 42 PRIVATE COVERED PARKING SPACES (3 6-STALL STRUCTURES AND 6 4-STALL STRUCTURES), AND 2 HANDICAP SPACES. THIS PARKING COUNT IS FOR THE SUBJECT PROPERTY ONLY, AND DOES NOT REFLECT THE TOTAL COUNT IN THE PROVIDED ZONING REPORT.
6. THERE IS NO EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTION FIELDWORK.
7. NO PROPOSED STREET RIGHT OF WAY LINE CHANGES WERE MADE AWARE TO TALISMAN AT THE TIME OF FIELDWORK.
8. NO PLOTTABLE OFFSITE EASEMENTS WERE DISCLOSED IN ANY DOCUMENTS PROVIDED OR OBTAINED BY THE SURVEYOR.
9. NO EVIDENCE OF ANY CEMETERY, BURIAL GROUNDS OR INDIVIDUAL GRAVE SITES.
10. THE PROPERTY HAS DIRECT ACCESS HOMESTAKE ROAD, A 50 FOOT PUBLIC RIGHT-OF-WAY.
11. NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

SURVEY NOTES:

1. THE SUBJECT PARCEL HAS BEEN REPLATTED BY THE YARD SUBDIVISION FIRST AMENDED AND RENAMED AS LOT "B", AS RECORDED IN TO THE OFFICE OF THE SUMMIT COUNTY RECORDED, FILE NUMBER S0009100, 7/19/2017.
2. THE CALCULATED SECTION LINE BETWEEN THE WEST QUARTER CORNER AND THE CENTER OF SECTION, FOR SECTION 9 TOWNSHIP 2 SOUTH, RANGE 4 EAST, WAS CALCULATED USING THE TIE SHEET OF THE WEST QUARTER CORNER, FILE NO. S0008740, AND THE THE RECORD OF SURVEY FOR PARK CITY RESORT, FILE NO. S0008738, PREPARED BY DOMINION ENGINEERING AND AS RECORDED IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.



VICINITY MAP

N.T.S.

SCHEDULE B - SECTION II, EXCEPTIONS
COMMITMENT NO.: 26539

EXCEPTIONS 1-8, ARE NOT SURVEY RELATED ITEMS.

9. A TERM LOAN DEED OF TRUST,ASSIGNMENT OF RENTS AND LEASES, SECURITY AGREEMENT AND FIXTURE FILING SECURING AN INDEBTEDNESS OF THE AMOUNT STATED THEREIN AND ANY OTHER AMOUNTS PAYABLE UNDER THE TERMS THEREOF:
   DATED: MAY 14, 2007
   TRUSTOR: 1251 KEARNS BOULEVARD, LLC, A UTAH LIMITED LIABILITY COMPANY
   AMOUNT: $ 4,410,000.00
   U.S. TRUSTEE: US BANK NATIONAL ASSOCIATION
   BENEFICIARY: US BANK NATIONAL ASSOCIATION
   RECORDED: MAY 15, 2007
   ENTRY NO.: 813511
   BOOK: 1865
   PAGE: 1844

   AN ASSIGNMENT OF LESSOR'S INTEREST IN LEASES DATED MAY 14,2007 , BY 1251 KEARNS BOULEVARD, LLC, A UTAH LIMITED LIABILITY COMPANY ("OWNER"), IN FAVOR OF U.S. BANK NATIONAL ASSOCIATION ("LENDER"), RECORDED MAY 15, 2007 AS ENTRY NO. 813512, IN BOOK 1865, AT PAGE 1870, SUMMIT COUNTY RECORDER'S OFFICE.
   (BLANKET IN NATURE)
10. RIGHTS OF PARTIES / TENANTS IN POSSESSION.
    (NOT A SURVEY MATTER)
11. ALL MATTERS CONTAINED IN THAT CERTAIN STOCK BUILDING SUPPLY, ALTA/ACSM LAND TITLE SURVEY BY GREAT BASIN ENGINEERING - SOUTH, FILED FEBRUARY 8, 2005, FILE NO. 5-5713 IN THE SUMMIT COUNTY RECORDER'S OFFICE, INCLUDING BUT NOT LIMITED TO ANY ADVERSE CLAIM AS TO LAND LYING BETWEEN THE BOUNDARY LINE AND FENCELINE ALONG THE SOUTH AND WEST BOUNDARIES.
    (SHOWN HEREON)
12. GRANT OF EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY A COLORADO CORPORATION THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED DECEMBER 15,1972 AS ENTRY NO. 118268, IN BOOK M43, AT PAGE 705, SUMMIT COUNTY RECORDER'S OFFICE.
    (DOES NOT AFFECT SUBJECT PROPERTY- AFFECTS PARCEL: YARD-A-1AM)
13. GRANT OF EASEMENT IN FAVOR OF THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY A COLORADO CORPORATION THE RIGHT, PRIVILEGE AND AUTHORITY TO CONSTRUCT, OPERATE AND MAINTAIN ITS LINES OF TELEPHONE AND TELEGRAPH, INCLUDING THE NECESSARY, POLES, CABLES, WIRES AND FIXTURES UPON, OVER AND ACROSS THE SUBJECT PROPERTY. SAID EASEMENT RECORDED DECEMBER 10, 1973 AS ENTRY NO. 121750, IN BOOK M52, AT PAGE 593, SUMMIT COUNTY RECORDER'S OFFICE.
    (DOES NOT AFFECT SUBJECT PROPERTY- AFFECTS PARCEL: YARD-A-1AM, SA-224-X, S-22)
14. GRANT OF EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE RIGHT OF WAY, ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS RECORDED AUGUST 1, 1989, AS ENTRY NO.311159, IN BOOK 530, AT PAGE 41, SUMMIT COUNTY RECORDER'S OFFICE.
    (DOES NOT AFFECT SUBJECT PROPERTY - SHOWN HEREON, AFFECTS PARCEL: YARD-A-1AM)
15. GRANT OF EASEMENT IN FAVOR OF UTAH POWER AND LIGHT COMPANY A PERPETUAL EASEMENT AND RIGHT OF WAY FOR THE RIGHT OF WAY, ERECTION, OPERATION AND CONTINUED MAINTENANCE, REPAIR, INSPECTION, RELOCATION AND REPLACEMENT OF THE ELECTRIC TRANSMISSION AND DISTRIBUTION CIRCUITS RECORDED DECEMBER 31 , 1985, AS ENTRY NO. 244342, IN BOOK 368, AT PAGE 654, SUMMIT COUNTY RECORDER'S OFFICE.
    (DOES NOT AFFECT SUBJECT PROPERTY)
16. CONDITIONS, RESTRICTIONS, EASEMENTS, AND NOTES AS SHOWN ON THE RECORDED PLAT.
17. RESERVATIONS CONTAINED IN THOSE CERTAIN PATENTS EXECUTED BY THE UNITED STATES OF AMERICA AND RECORDED DECEMBER 10, 1880, IN BOOK M OLD, AT PAGE 306 AND RECORDED NOVEMBER 29, 1881, IN BOOK C OF MISC, AT PAGE 63, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    "SUBJECT TO ANY VESTED AND ACCRUED WATER RIGHTS FOR MINING, AGRICULTURAL, MANUFACTURING OR OTHER PURPOSES, AND RIGHTS TO DITCHES AND RESERVOIRS USED IN CONNECTION WITH SUCH WATER RIGHTS, AS MAY BE RECOGNIZED AND ACKNOWLEDGED BY THE LOCAL CUSTOMS, LAWS AND DECISIONS OF COURTS, AND ALSO SUBJECT TO THE RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM, SHOULD-THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED, AS PROVIDED BY LAW."
    (BLANKET IN NATURE)

SCHEDULE B - SECTION II, EXCEPTIONS
COMMITMENT NO.: 26539

18. RESERVATION OF MINERAL RIGHTS AS RESERVED IN THAT CERTAIN QUIT CLAIM DEED EXECUTED BY ONTARIO SILVER MINING COMPANY, A CORPORATION OF THE STATE OF DELAWARE, AND RECORDED MAY 15, 1931, AS ENTRY NO. 146316, IN BOOK F OF QUIT CLAIM DEEDS, AT PAGE 261, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    EXCEPTING AND RESERVING, HOWEVER, TO SAID GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL MINERALS UNDERLYING THE SURFACE OF SAID DESCRIBED TRACT OF LAND, TOGETHER WITH THE RIGHT TO DEVELOP, MINE AND REMOVE THE SAME; PROVIDED, HOWEVER THAT THE DEVELOPMENT, MINING AND REMOVAL OF SAID MINERALS SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE OR INJURE THE SURFACE OF SAID LAND OR TO INTERFERE WITH OR DAMAGE IN ANY MANNER THE TRACKAGE AND/OR STRUCTURES OF THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, NOW OR HEREAFTER LOCATED UPON SAID LAND, OR TO INTERFERE WITH THE SAFE OPERATION OF THE ENGINES, TRAINS AND CARS THEREOVER, NOR TO INTERFERE I NAY WAY WITH THE USE AND ENJOYMENT OF SAID LAND FOR RAILROAD PURPOSES BY THE GRANTEE, ITS SUCCESSORS AND ASSIGNS.
    (BLANKET IN NATURE)
19. RESERVATIONS CONTAINED IN THAT CERTAIN QUIT CLAIM DEED EXECUTED BY UNION PACIFIC LAND RESOURCES AND RECORDED DECEMBER 18, 1989, AS ENTRY NO. 317177,IN BOOK 546, AT PAGE 462, SUMMIT COUNTY RECORDER'S OFFICE, SET FORTH AS FOLLOWS:

    "EXCEPTING FROM THIS QUIT CLAIM AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE AND DISPOSE OF, SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY QUIT CLAIMED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEE, GRANTEE'S SUCCESSORS AND ASSIGNS."
    (BLANKET IN NATURE)
20. RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED BY UNITED PARK CITY MINES COMPANY AND RECORDED AUGUST 8,1972, AS ENTRY NO. 116520, IN BOOK M40, AT PAGE 52 AND RECORDED FEBRUARY 5, 1973, AS ENTRY NO. 118753, IN BOOK M45, AT PAGE 179, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    "EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS SITUATED IN, UPON OR UNDER THE ABOVE DESCRIBED TRACT OF LAND, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH OR RELATIVE TO THE MINING, REMOVAL OR SALE OF THE SAME (BUT NOT INCLUDING THE RIGHT TO ENTER UPON THE SURFACE OF THE PREMISES).
    (BLANKET IN NATURE)
21. RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED BY UNITED PAR CITY MINES COMPANY AND RECORDED AUGUST 1972, AS ENTRY NO. 116525, IN BOOK M40, AT PAGE 68, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    "EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS SITUATED IN, UPON OR UNDER THE ABOVE DESCRIBED TRACT OF LAND, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH OR RELATIVE TO THE MINING, REMOVAL OR SALE OF THE SAME (BUT NOT INCLUDING THE RIGHT TO ENTER UPON THE SURFACE OF THE PREMISES).
    (BLANKET IN NATURE)

    RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED BY UNITED PARK CITY MINES COMPANY AND RECORDED MAY 25, 1977 , AS ENTRY NO. 138053, IN BOOK M94, AT PAGE 433, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    "EXCEPTING AND RESERVING UNTO GRANTOR, ITS SUCCESSORS AND ASSIGNS, ALL ORES AND MINERALS SITUATED IN, UPON OR UNDER THE ABOVE DESCRIBED TRACT OF LAND, TOGETHER WITH ALL RIGHTS IN CONNECTION WITH OR RELATIVE TO THE MINING, REMOVAL OR SALE OF THE SAME (BUT NOT INCLUDING THE RIGHT TO ENTER UPON THE SURFACE OF THE PREMISES).
    (BLANKET IN NATURE)
23. RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED EXECUTED BY THE UNION PACIFIC LAND RESOURCES CORPORATION AND RECORDED DECEMBER 18, 1989, AS ENTRY NO. 317181,IN BOOK 546, AT PAGE 472, SUMMIT COUNTY RECORDER'S OFFICE, SAID RESERVATIONS BEING SET FORTH AS FOLLOWS:

    "EXCEPTING FROM THIS GRANT AND RESERVING UNTO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS FOREVER, ALL MINERALS AND ALL MINERAL RIGHTS OF EVERY KIND AND CHARACTER NOW KNOWN TO EXIST OR HEREAFTER DISCOVERED, INCLUDING, WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, OIL AND GAS AND RIGHTS THERETO, TOGETHER WITH THE SOLE, EXCLUSIVE AND PERPETUAL RIGHT TO EXPLORE FOR, REMOVE, AND DISPOSE OF SAID MINERALS BY ANY MEANS OR METHODS SUITABLE TO THE GRANTOR, ITS SUCCESSORS AND ASSIGNS, BUT WITHOUT ENTERING UPON OR USING THE SURFACE OF THE LANDS HEREBY CONVEYED, AND IN SUCH MANNER AS NOT TO DAMAGE THE SURFACE OF SAID LANDS OR TO INTERFERE WITH THE USE THEREOF BY GRANTEES, THEIR SUCCESSORS OR ASSIGNS."
    (BLANKET IN NATURE)
24. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS LEVIED THEREUNDER.
    (BLANKET IN NATURE)
25. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF PROSPECTOR LANDSCAPING AND MAINTENANCE OF SOIL COVER DISTRICT, AS RECORDED AUGUST 1 , 1989, AS ENTRY NO. 311124, IN BOOK 529, AT PAGE 755, SUMMIT COUNTY RECORDER'S OFFICE.
    (BLANKET IN NATURE)

    ORDINANCE NO. 94-6 AMENDING TITLE 11, CHAPTER 14, SECTION 1, OF THE MUNICIPAL CODE OF PARK CITY TO EXPAND THE AREA SUBJECT TO PROSPECTOR MINIMUM LANDSCAPING AND TOP SOIL REQUIREMENTS. SAID ORDINANCE RECORDED AUGUST 10, 1994 AS ENTRY NO. 412146, IN BOOK 828, AT PAGE 394, SUMMIT COUNTY RECORDER'S OFFICE.
    (BLANKET IN NATURE)
26. SAID PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF PARK CITY, SUMMIT COUNTY LEVY, WEBER BASIN WATER CONSERVANCY DISTRICT, SNYDERVILLE BASIN WATER RECLAMATION DISTRICT, PARK CITY FIRE PROTECTION DISTRICT, PARK CITY SCHOOL DISTRICT, PARK CITY WATER SERVICE DISTRICT AND IS SUBJECT TO CHARGES AND ASSESSMENTS LEVIED THEREUNDER.

    NOTE: THE FOLLOWNG NAMES HAVE BEEN CHECKED FOR JUDGMENTS:
    1251 KEARNS, L.L.C.
    PARK CITY MUNICIPAL CORPORATION
    NO UNSATISFIED JUDGMENTS HAVE BEEN FILED IN THE PAST EIGHT YEARS.
    (BLANKET IN NATURE)

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:
1	TD	2022-02-28	EXCEPTION 11 UPDATE
2	TD	2022-05-31	ADDED ADJACENT BUILDING AND HEIGHTS
3	TD	2022-06-13	ADDED TREES WITH SIZES (DIAMETER)

ALTA/NSPS SURVEY
LOT "B"-THE YARD SUBDIVISION AMENDED
PARK CITY, SUMMIT CO., UTAH

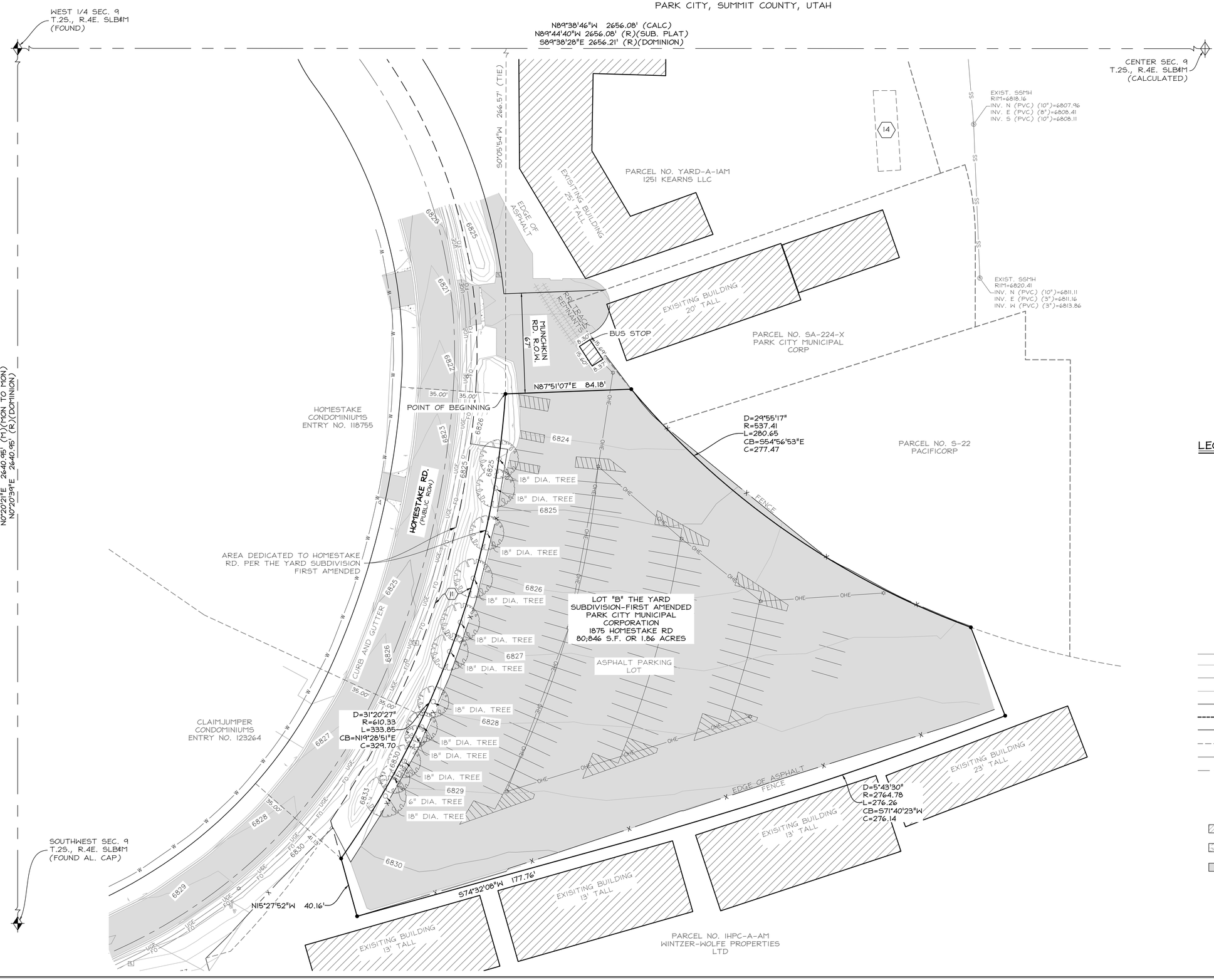
DATE SUBMITTED: 2022-06-13

TCC JOB NUMBER: 21-130

SHEET NUMBER
1
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



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
- COM TELEPHONE LINE
- SD STORM SEWER
- SS SANITARY SEWER
- W 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

SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER
2
2 OF 2

TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

NO.	BY	DATE	REVISIONS:
1	TD	2022-02-08	EXCEPTION 11 UPDATE
2	TD	2022-05-31	ADDED ADJACENT BUILDING AND HEIGHTS
3	TD	2022-06-13	ADDED TREES WITH SIZES (DIAMETER)

ALTA/NSPS SURVEY
LOT "B"-THE YARD SUBDIVISION AMENDED
PARK CITY, SUMMIT CO., UTAH

DATE SUBMITTED: 2022-06-13

TCC JOB NUMBER: 21-130

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

Rory Murphy/ J Fisher Companies
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email: paladinparkcity@aol.com

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telephone: 801.712.4078
Contact: Chimso Onwuegbu, AIA, LEEDap
email: chimso@be-wow.com

CIVIL ENGINEER

Talisman Civil Consultants
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Salt Lake City, UT, 84115
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email: DanB@talismancivil.com

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

PVE Consulting Engineers
1040 North 2200 West, Suite 100
Salt Lake City, Utah 84116
Telephone (801) 359-3158
Contact: Xabier Ovalle
email: xovalle@pve-ut.com

ELECTRICAL ENGINEER

PVE Consulting Engineers
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Salt Lake City, Utah 84116
Telephone (801) 359-3158
Contact: Terry Gorseth
email: tgorseth@pve-ut.com

LANDSCAPE ARCHITECT

STB Design
1375 E Perrys Hollow Road
Salt Lake City, Utah 84103
Telephone 801-554-6146
Contact: Scott Blake
email: scott@stbdesignllc.com

INTERIOR DESIGNER

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

WOW

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

COVER SHEET

GI-000

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GENERAL PROJECT NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. FAILURE TO DO SO WAIVES THE DESIGN INTENT.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING. ANY DEVIATION FROM THE CONTRACT DOCUMENTS, WITHOUT THE EXPRESS WRITTEN AUTHORIZATION OF THE ARCHITECT/ENGINEER, WAIVES DESIGN INTENT.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY, BEFORE PROCEEDING WITH WORK NOTIFY ARCHITECT/ENGINEER OF ANY CONFLICT.

6. ANY INSTALLATION OR WORK NECESSARY TO THE FUNCTIONING, SAFETY AND/OR PHYSICAL SECURITY OF DESIGN THAT IS TO BE ENCAPSULATED OR OTHERWISE PERMANENTLY OBSCURED FROM INSPECTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER A MINIMUM OF TWO (2) WORKING DAYS BEFORE ENCLOSURE.

7. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE CURRENT EDITION OF THE IBC AND/OR AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ANY DAMAGE, DISRUPTION OR COMPROMISE OF AMBIENT RIGHTS-OF-WAY, UTILITIES, OR ENVIRONMENTAL QUALITY SHALL BE IMMEDIATELY RECTIFIED BY THE CONTRACTOR TO THE SATISFACTION OF THE ARCHITECT/ENGINEER AT NO COST TO THE OWNER.

10. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

11. ALL PENETRATIONS OF FIRE-RESISTIVE FLOORS OR SHAFT WALLS SHALL BE PROTECTED BY MATERIALS AND CONSTRUCTION THAT CONFORMS TO UNDERWRITERS LABORATORIES LISTINGS FOR "THROUGH-PENETRATION FIRE STOP SYSTEMS". THE CONTRACTOR SHALL SUBMIT SHOP DRAWING DETAILS, PROVIDED BY THE SUPPLIER OF THE FIRE STOP MATERIAL, THAT INDICATE COMPLETE CONFORMANCE WITH THE UL LISTING. DRAWINGS SHALL REMAIN AVAILABLE AT THE WORK SITE TO ARCHITECT/ENGINEER, OWNER, AND INSPECTORS. DRAWINGS SHALL BE SPECIFIC FOR EACH PENETRATION, WITH APPROPRIATE UL # AND ALL VARIATIONS CLEARLY DEFINED.

12. THIS DESIGN PURPORTS TO PERMIT FULL ACCOMMODATION ACCESS, AND/OR ADAPTABILITY FOR HANDICAPPED PERSONS AS PROVIDED FOR BY PROVISIONS OF FEDERAL LAW AND LOCAL STIPULATION. ANY DEVIATION OR COMPROMISE SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING WITH WORK.

13. ALL GLASS IN HAZARDOUS LOCATIONS AND ALL GLASS WITHIN 18" OF FLOOR SHALL BE SAFETY GLASS PER SECTION 2406 OF THE IBC.

14. SMOKE DETECTORS SHALL BE PROVIDED AS SPECIFIED IN IBC 907. SEE ELECTRICAL DRAWINGS, FIRE AND EGRESS PLANS AND SPECIFICATIONS FOR LOCATIONS.

15. ALL WALLS SURROUNDING, TOILETS IN PRIVATE OFFICE SHALL BE FULLY BLOCKED FOR FUTURE INSTALLATION OF GRAB BARS AS SHOWN ON UNIT PLANS AND ADA REQUIREMENTS SHEET.

16. FOR TYPICAL ACCESSORY/EQUIPMENT MOUNTING LOCATIONS SEE ADA REQUIREMENTS SHEET -

19. DIMENSIONS (ON ARCHITECTURAL DRAWINGS) ARE TAKEN TO:
- A. COORDINATE GRID LINES
- B. FACE OF CONCRETE OR CONCRETE MASONRY UNITS (CMU) - F.O.C.
- C. FACE OR CENTERLINE OF VERTICAL STUD OR COLUMN - F.O.S.
- D. TOP SURFACE OF FLOOR (WITHOUT FINISH) WALL, TRIM. CAP, RAILING, ETC. ABOVE NEAREST REFERENCE LEVEL - A.F.F.
- E. UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.

BUILDING CODE ANALYSIS

APPLICABLE CODES

2018 EDITION OF THE INTERNATIONAL BUILDING CODE
2018 EDITION OF THE INTERNATIONAL PLUMBING CODE
2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE
2017 EDITION OF THE NATIONAL ELECTRICAL CODE
2018 EDITION OF THE INTERNATIONAL FUEL CODE
2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE
2018 EDITION OF THE INTERNATIONAL FIRE CODE

OCCUPANCY CLASSIFICATION - IBC CHAPTER THREE
R-2: RESIDENTIAL
S-2: STORAGE

CHAPTER FIVE: GENERAL BUILDING HEIGHTS AND AREAS

ALLOWABLE HEIGHT AND BUILDING AREAS

OCC.	CONSTRUCTION	HEIGHT	AREA
S-2	TYPE 1-A	UL	UL
R-2	TYPE 5-A	4 STORIES (70')	49,887 SF (SEE CALCS - GI-005)

ACTUAL HEIGHTS AND BUILDING AREAS

ACTUAL BUILDING HEIGHT: (45' - HIGHEST POINT ABOVE GRADE)
ACTUAL BUILDING STORIES: 4 STORIES

OCC.	CONSTRUCTION	HEIGHT	AREA
S-2	TYPE I-A	1 STORY	50,666 SF
R-2	TYPE 5-A	4 STORIES	SEE AREAS ON GI-002 & GI-003

TYPE OF CONSTRUCTION - IBC CHAPTER SIX

TABLE 601 - TYPE 5A CONSTRUCTION REQUIREMENTS

STRUCTURAL FRAME:	1 HOUR
BEARING WALLS:	1 HOUR
NON BEARING WALLS AND PARTITIONS:	0 HOUR
FLOOR CONSTRUCTION:	1 HOUR
ROOF CONSTRUCTION:	1 HOUR

TABLE 601 - TYPE 1A CONSTRUCTION REQUIREMENTS

STRUCTURAL FRAME:	3 HOUR
BEARING WALLS:	3 HOUR
NON BEARING WALLS AND PARTITIONS:	0 HOUR
FLOOR CONSTRUCTION:	3 HOUR
ROOF CONSTRUCTION:	1-1/2 HOUR

TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE

EXTERIOR WALLS SHALL BE 1HR RATED AT ALL LOCATIONS BASED ON ANTICIPATED OCCUPANCIES AND THEIR SEPARATIONS.

FIRE RESISTANCE RATED CONSTRUCTION - IBC CHAPTER SEVEN

SECTION 706 FIRE WALLS
TABLE 706.4(a) - FIRE WALL RATING - 2 HOURS
SECTION 708 FIRE PARTITIONS - 1 HOUR
SECTION 711 HORIZONTAL ASSEMBLIES - 1 HOUR
SECTION 713 SHAFT ENCLOSURES
STAIR & ELEVATOR SHAFT REQUIREMENTS - 2 HOURS (4+ STORIES)

FIRE PROTECTION SYSTEM - IBC CHAPTER NINE

SYSTEM IN ACCORDANCE WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.

MEANS OF EGRESS - IBC CHAPTER TEN

ACCESSIBILITY - IBC CHAPTER ELEVEN

TOTAL UNITS:	123
TOTAL REQUIRED TYPE A UNITS:	3
TOTAL PROVIDED TYPE A UNITS:	3
TOTAL PARKING SPOTS:	125
TOTAL REQUIRED ADA SPOTS:	5
TOTAL PROVIDED ADA SPOTS:	5

STANDARD/ GENERAL ABBREVIATIONS

@	AT
&	AND
"	INCH
'	FOOT
#	NUMBER
C, CL	CENTER LINE
AC	AIR CONDITIONING
A.D.A.	AMERICANS WITH DISABILITIES ACT OF 1992
A.F.F.	ABOVE FINISH FLOOR
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS
AL/ ALIGN	ALIGN
ALUM	ALUMINUM
APPROX	APPROXIMATE
ARCH	ARCHITECT, ARCHITECTURAL
ASPH	ASPHALT
AUTO	AUTOMATIC
BDRM	BEDROOM
BLDG	BUILDING
BLKG	BLOCKING
BSMT	BASEMENT
C.C.	CENTER TO CENTER
CAD	COMPUTERAIDED DRAFTING
CLG	CEILING
CMU	CONCRETE MASONRY UNIT
CNTR	CENTER
C.O.	CASED OPENING
COMB	COMBINED
CONC	CONCRETE
CONT	CONTINUOUS
CONST	CONSTRUCTION
C.T.	CERAMIC TILE
DBL	DOUBLE
DEMO	DEMOLISH
DEPT	DEPARTMENT
DET	DETAIL
D.F.	DRINKING FOUNTAIN
DIA	DIAMETER
DIM	DIMENSION
DIV	DIVISION
DN	DOWN
DR	DOOR
DWG	DRAWING
DWGS	DRAWINGS
EA	EACH
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM
ELEC	ELECTRIC
ELEV	ELEVATION
EMER	EMERGENCY
ENGR	ENGINEER, ENGINEERING
EQ	EQUAL
EQUIP	EQUIPMENT
EXIST	EXISTING
EXT	EXTERIOR
FAB	FABRICATE
FDN	FOUNDATION
F.E.C.	FIRE EXTINGUISHER AND CABINET
FIN	FINISH
F.O.C.	FACE OF CONCRETE
F.O.S.	FACE OF STUD
F.R.	FIRE RESISTIVE
FURN	FURNISH, FURNITURE
GALV	GALVANIZED
ENL	GENERAL
GOVT	GOVERNMENT
GYP	GYPSUM
G.W.B	GYPSUM WALL BOARD
HORZ	HORIZONTAL
HR	HOUR
HVAC	HEATING, VENTILATION & AIR CONDITIONING
I.E.	ID EST (THAT IS)
INFO	INFORMATION
INSUL	INSULATION
INT	INTERIOR
JAN	JANITOR
LAM	LAMINATE
LAV	LAVATORY
L.F.	LINEAR FEET
LTR	LETTER
MACH	MACHINE
MAS	MASONRY
MAX	MAXIMUM
MECH	MECHANICAL
MFGR	MANUFACTURER
MIN	MINIMUM
MISC	MISCELLANEOUS
MTD	MOUNTED
MTL	METAL
N.I.C.	NOT IN CONTRACT
N.A.	NOT APPLICABLE
O.C.	ON CENTER
PERP	PERPENDICULAR
PERIM	PERIMETER
PKG	PARKING
PLAS	PLASTER
P	PLATE
PLWD	PLYWOOD
PLBG	PLUMBING
PORT	PORTABLE
PREFAB	PREFABRICATED
PSI	POUNDS PER SQUARE INCH
PWR	POWER
QTY	QUANTITY
RAD	RADIUS
REFG	REFRIGERATOR
REG	REGULAR
REQ	REQUIRED
RES	RESILIENT
R.B.	RESILIENT BASE
REV	REVERSE
RM	ROOM
S.D.	SMOKE DETECTOR
SECT	SECTION
S.F.	SQUARE FEET
SHT	SHEET
SHWR	SHOWER
SIM	SIMILAR
SPEC	SPECIFICATION
SPECS	SPECIFICATIONS
SPKR	SPEAKER
SQ	SQUARE
STD	STANDARD
STL	STEEL
TV	TELEVISION
UT	UTILITY
SHT	SHEET
SNGL	SINGLE
STRG	STORAGE
STRUCT	STRUCTURAL
SYM	SYMMETRICAL
TEL	TELEPHONE
TEMP	TEMPORARY
T.O.W/S/	TOP OF WALL/SLAB/ETC
T.O.C.S.	TOP OF CONCRETE SLAB
V.C.T.	VINYL COMPOSITION TILE
VERT	VERTICAL
W/	WITH
W/O	WITHOUT
W.C.	WATER CLOSET
WD	WOOD, (HDWD, HARDWOOD)
WDW	WINDOW
W.V.	WOOD VENEER

SYMBOL INDEX/ DRAWING CONVENTIONS

N 90 00' 00" E Distance	PROPERTY LINE TAG - SEE SITE PLAN	1 SIM A101	SECTION MARKER
0	GRID MARKER	1	REVISION TAG
12 / 6	SLOPE (RUN) / SLOPE (RISE)	℄	CENTERLINE MARKER
Name Elevation	VERTICAL COORDINATE REFERENCE	2	KEYNOTE. SEE REFERRING SHEET
101	DOOR TAG - REFER TO SCHEDULE FOR DETAILS	ELEV	SPOT ELEVATION
1i	WALL TAG. SEE WALL TYPES	1 SIM A101	DETAIL MARKER. / DETAIL SHEET
1i	WINDOW TYPE. SEE SCHEDULE		
Room name 101 150 SF	ROOM NAME / ROOM # / SQUARE FOOTAGE (WHERE SHOWN)	1i	CASEWORK TAG

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STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

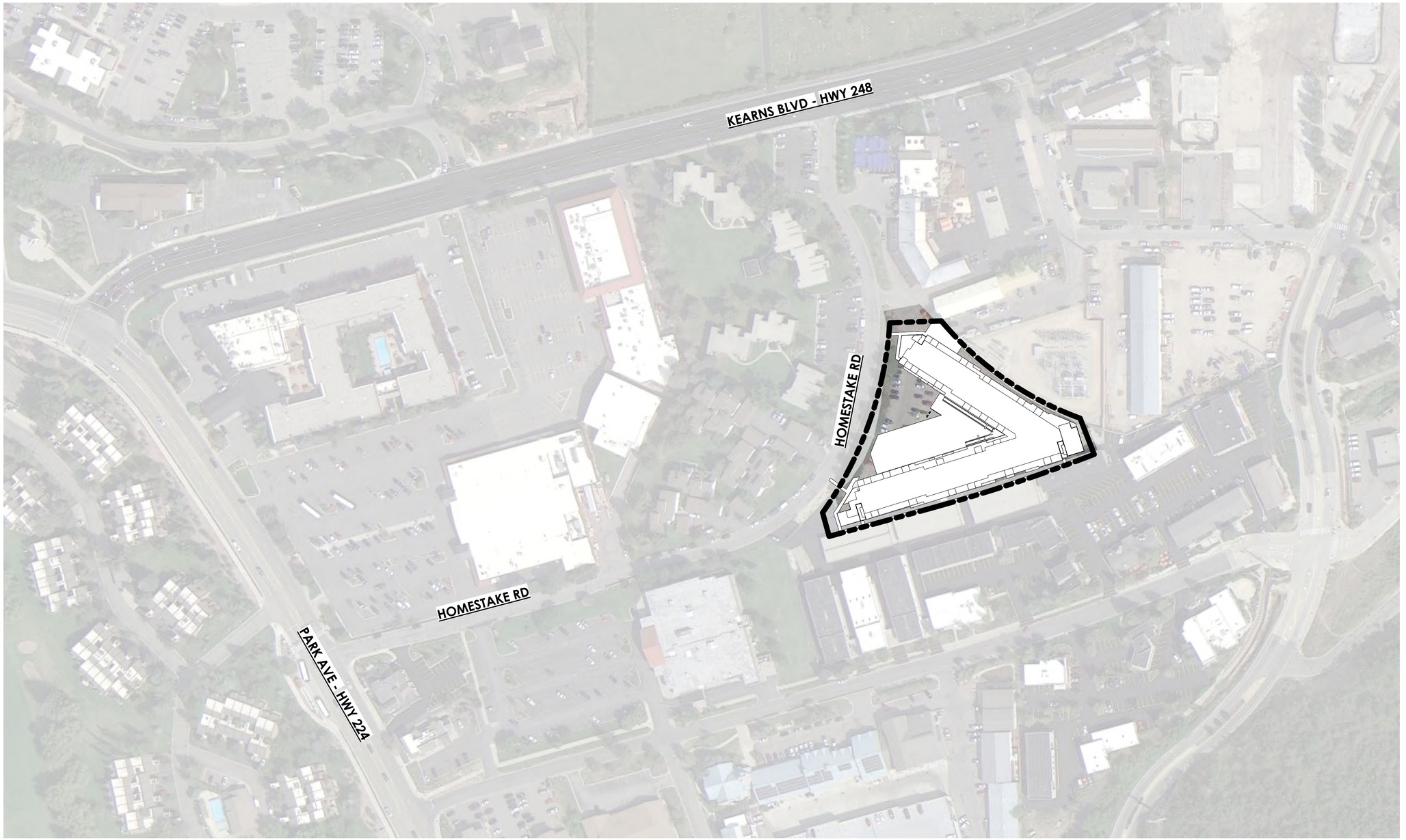
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GENERAL NOTES AND CODE ANALYSIS

GI-001

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A1 ARCHITECTURAL SITE PLAN AERIAL
SCALE: 1" = 80'-0"

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ELECTRICAL: PVE INC
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INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
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SITE AERIAL MAP

EXHIBIT A

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AREA ANALYIS

AREA NAME	AREA (SF)
PARKING LEVEL	
ELEV LOBBY-0	442 SF
MECH-STG	1,161 SF
STORAGE	942 SF
SUPPORT	323 SF
UTIL-0	702 SF
PARKING	45,582 SF
EAST STAIR-0	295 SF
NORTH STAIR - 0	228 SF
SOUTH ELEV-0	81 SF
SOUTH STAIR-0	525 SF
	50,282 SF

GROUND LEVEL	
AMENITY-1	1,552 SF
CIRC-1	5,354 SF
LOBBY	3,623 SF
TRASH A1	451 SF
TRASH B1	304 SF
UTIL-1	721 SF
EAST ELEV-1	77 SF
EAST STAIR-1	291 SF
NORTH STAIR - 1	224 SF
SOUTH ELEV-1	95 SF
SOUTH STAIR-1	279 SF
UNITS-1	26,395 SF
	39,364 SF

LEVEL 2	
AMENITY-2	1,640 SF
CIRC-2	6,006 SF
DECKS-2	61 SF
TRASH A2	202 SF
TRASH B2	167 SF
DECKS-2	970 SF
EAST ELEV-2	78 SF
EAST STAIR-2	282 SF
NORTH STAIR-2	239 SF
SOUTH ELEV-2	92 SF
SOUTH STAIR-2	269 SF
UNITS-2	32,088 SF
	42,096 SF

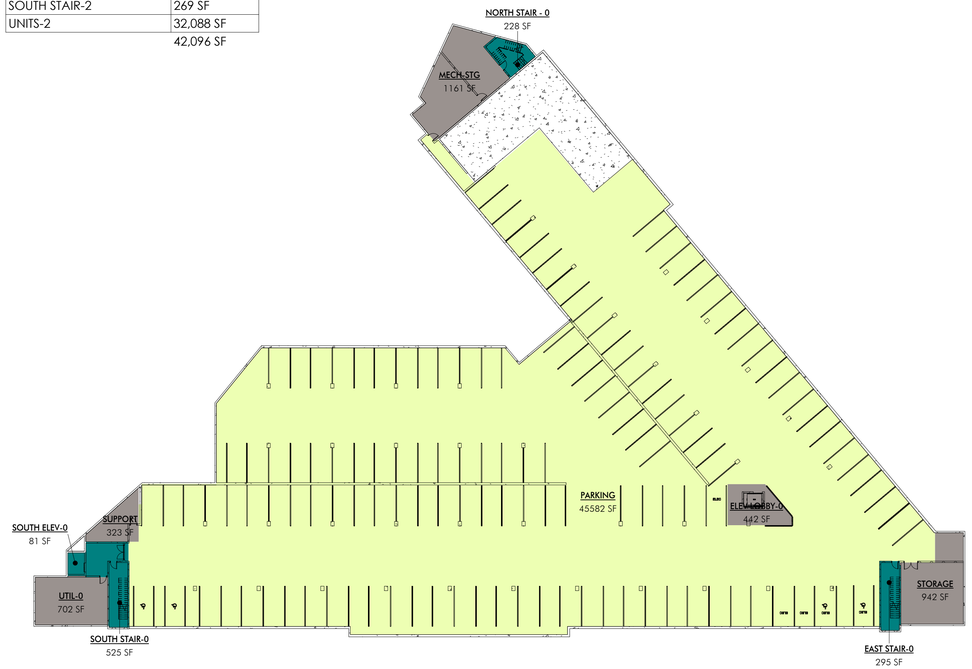
AREA ANALYIS

AREA NAME	AREA (SF)
LEVEL 3	
AMENITY-3	1,643 SF
CIRC-3	6,010 SF
DECKS-3	90 SF
TRASH A3	202 SF
TRASH B3	167 SF
DECKS-3	941 SF
EAST ELEV-3	76 SF
EAST STAIR-3	282 SF
NORTH STAIR-3	239 SF
SOUTH ELEV-3	84 SF
SOUTH STAIR-3	269 SF
UNITS-3	32,097 SF
	42,100 SF

LEVEL 4	
AMEMITY-4	1,105 SF
CIRC-4	5,544 SF
ELEV/UTIL	220 SF
TRASH A4	184 SF
TRASH B4	162 SF
AMENITY DECKS-4	1,996 SF
DECKS-4	2,535 SF
EAST ELEV-4	77 SF
EAST STAIR-4	179 SF
NORTH STAIR-4	231 SF
SOUTH ELEV-4	84 SF
SOUTH STAIR-4	260 SF
UNITS-4	19,222 SF
	31,799 SF
	205,640 SF

UNIT BREAKDOWN/ PARKING ANALYSIS

UNIT REQUIREMENTS	UNITS	AFFORD. UNITS	MARKET UNITS	LMC PARKING	AMPD PARKING
1 BEDROOM UNITS					
GROUND LEVEL	5	4	1	5	3
LEVEL 2	8	7	1	8	4.5
LEVEL 3	8	6	2	8	5
LEVEL 4	7	6	1	7	4
2 BEDROOM UNITS					
GROUND LEVEL	22	18	4	22	13
LEVEL 2	26	21	5	26	15.5
LEVEL 3	26	21	5	26	15.5
LEVEL 4	14	11	3	14	8.5
3 BEDROOM UNITS	7	5	2	10.5	8
TOTAL PARKING REQUIREMENT				126.5 (127)	**77**
TOTAL STALLS PROVIDED	**140 (128 UNDERGROUND + 12 SURFACE STALLS)**				



A1 PARKING AREA PLAN
SCALE: 1/32" = 1'-0"



A4 GROUND LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"

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STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
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AREA PLANS

EXHIBIT B

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AREA ANALYIS

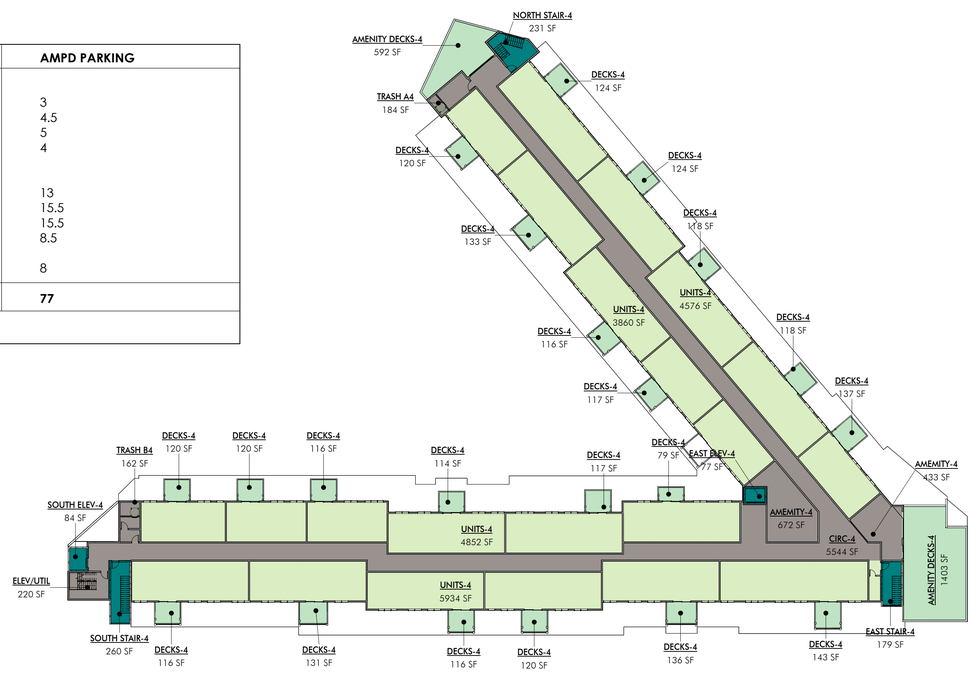
AREA NAME	AREA (SF)
PARKING LEVEL	
ELEV LOBBY-0	442 SF
MECH-STG	1,161 SF
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UNITS-2	32,088 SF
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AREA ANALYIS

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UNITS-4	19,222 SF
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UNIT BREAKDOWN/ PARKING ANALYSIS

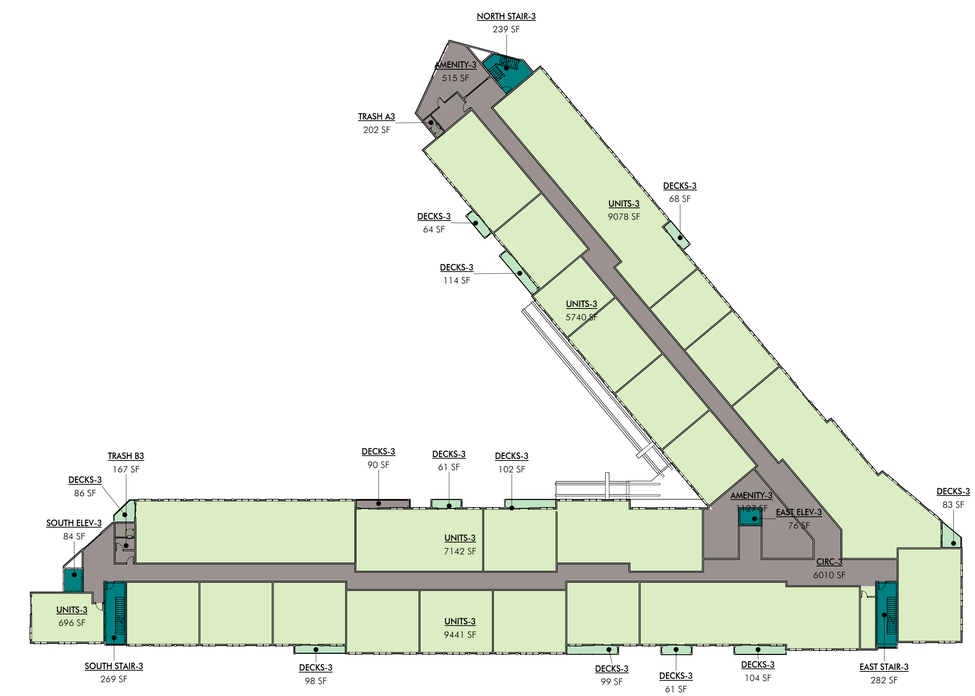
UNIT REQUIREMENTS	UNITS	AFFORD. UNITS	MARKET UNITS	LMC PARKING	AMPD PARKING
1 BEDROOM UNITS					
GROUND LEVEL	5	4	1	5	3
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LEVEL 3	8	6	2	8	5
LEVEL 4	7	6	1	7	4
2 BEDROOM UNITS					
GROUND LEVEL	22	18	4	22	13
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TOTAL 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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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
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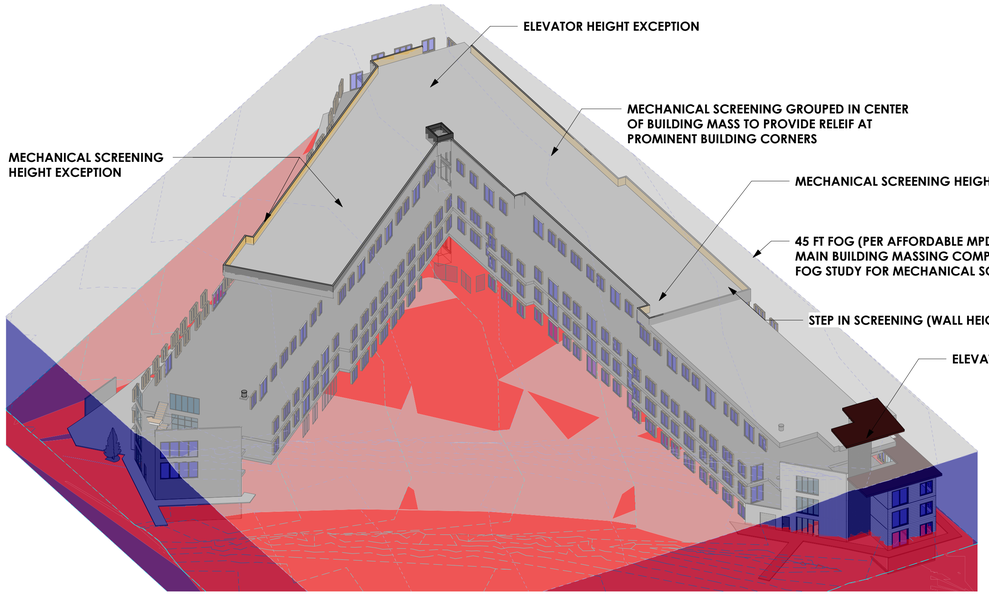
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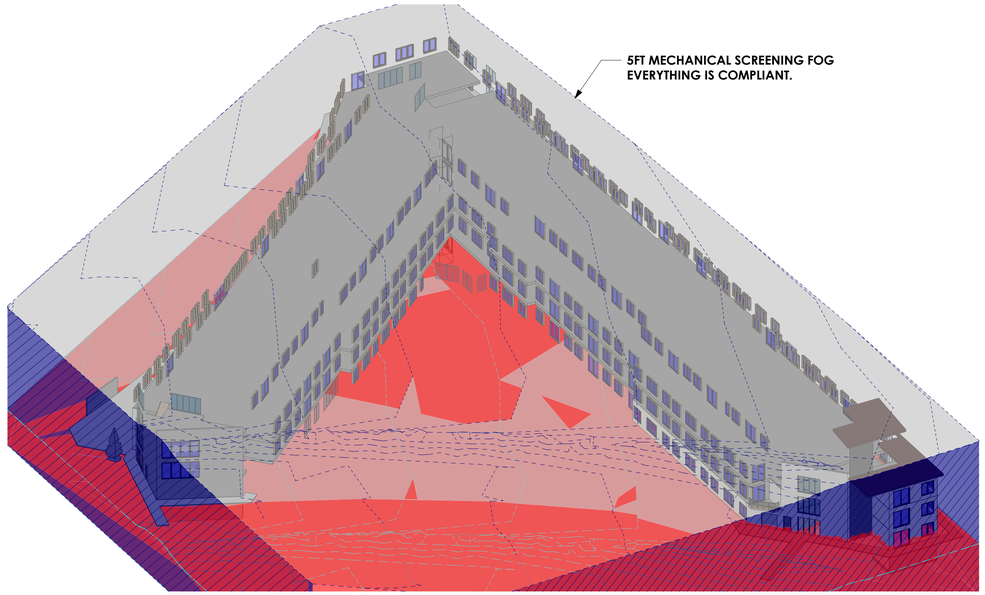
AREA PLANS

EXHIBIT B.1

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C1 FOG STUDY
SCALE:



C4 FOG STUDY - EXCEPTION
SCALE:

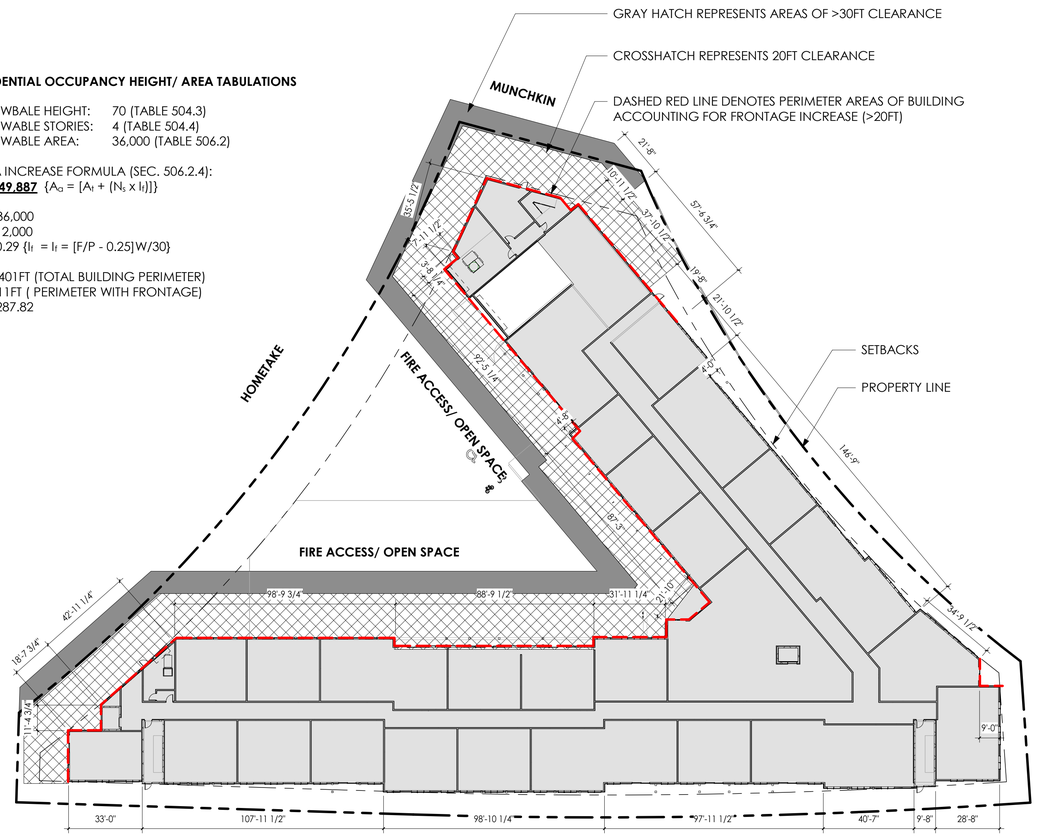
RESIDENTIAL OCCUPANCY HEIGHT/ AREA TABULATIONS

ALLOWBALE HEIGHT: 70 (TABLE 504.3)
ALLOWABLE STORIES: 4 (TABLE 504.4)
ALLOWABLE AREA: 36,000 (TABLE 506.2)

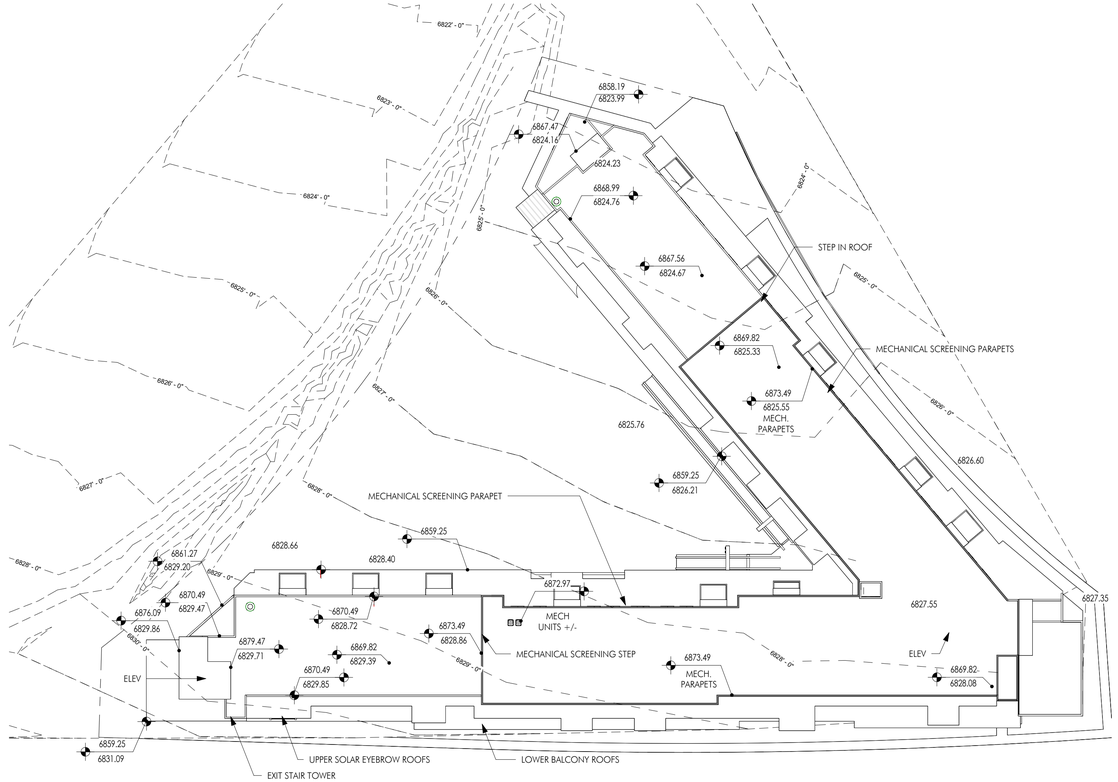
AREA INCREASE FORMULA (SEC. 506.2.4):
$\underline{A_a = 49,887}$ $\{A_a = [A_t + (N_s \times I_f)]\}$

A_t = 36,000
N_s = 12,000
I_f = 0.29 $\{I_f = I_f = [F/P - 0.25]W/30\}$

P =1,401FT (TOTAL BUILDING PERIMETER)
F = 711FT (PERIMETER WITH FRONTAGE)
W = 287.82



A1 GROUND LEVEL - FLOOR AREA CALCULATION
SCALE: 1/32" = 1'-0"



A4 ROOF OVER EXISTING TOPOGRAPHY
SCALE: 1/32" = 1'-0"

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WOW
CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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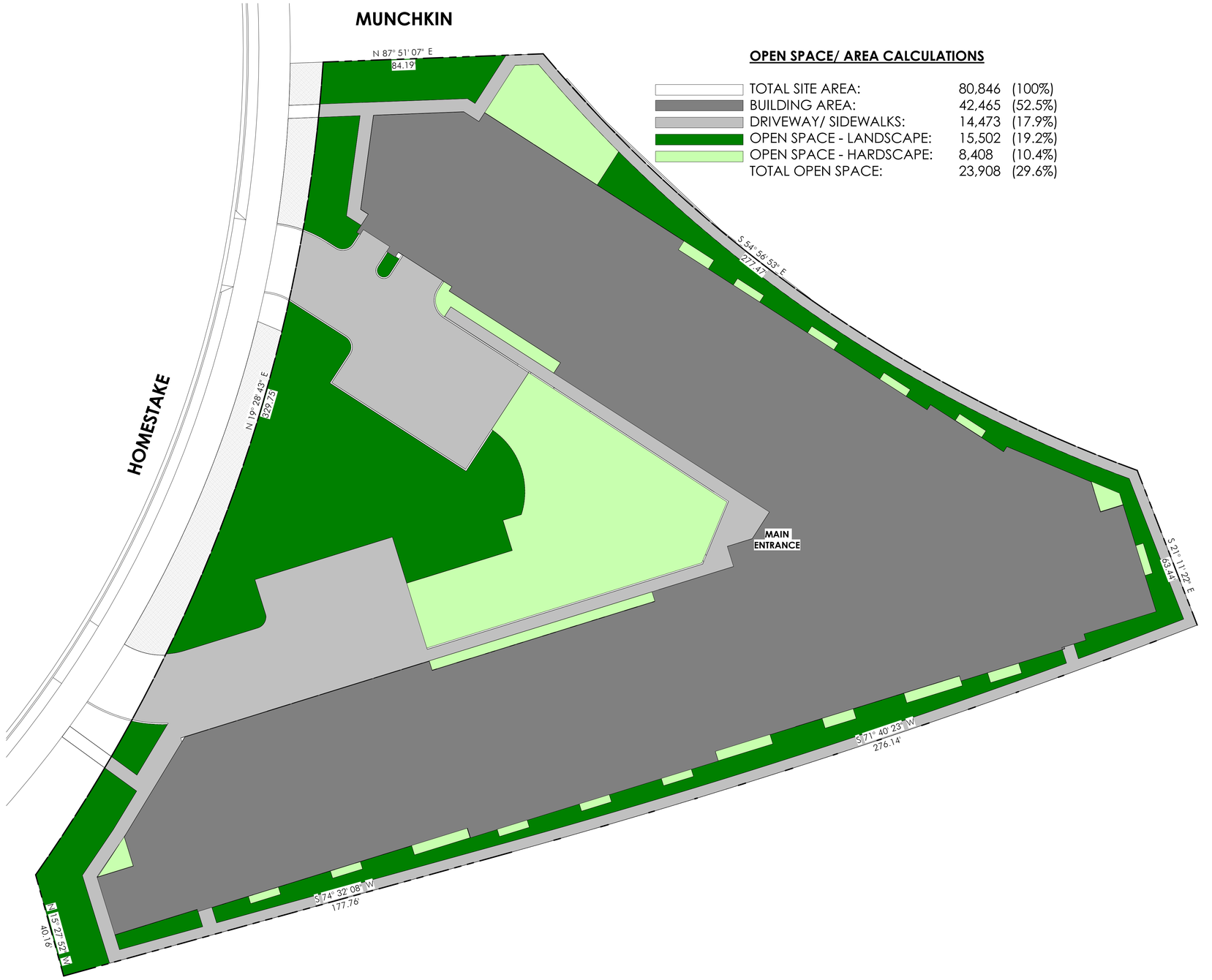
HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 10.14.2022
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ALLOWABLE AREA - HEIGHT ANALYSIS

EXHIBIT D

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OPEN SPACE/ AREA CALCULATIONS

TOTAL SITE AREA:	80,846	(100%)
BUILDING AREA:	42,465	(52.5%)
DRIVEWAY/ SIDEWALKS:	14,473	(17.9%)
OPEN SPACE - LANDSCAPE:	15,502	(19.2%)
OPEN SPACE - HARDSCAPE:	8,408	(10.4%)
TOTAL OPEN SPACE:	23,908	(29.6%)

A2 OPEN SPACE DIAGRAM
SCALE: 1" = 20'-0"

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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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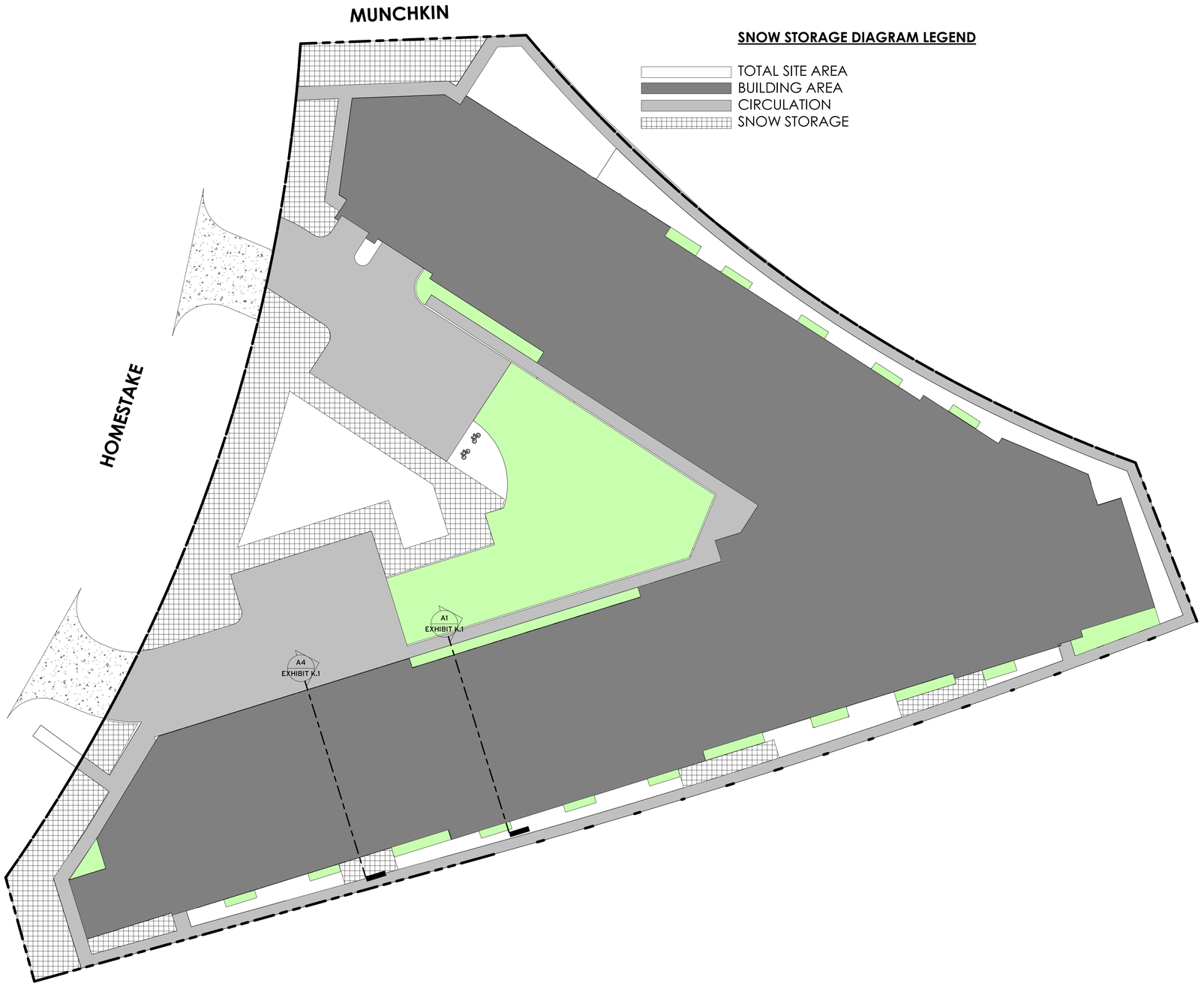
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OPEN SPACE DIAGRAM

EXHIBIT E

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A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"

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STRUCTURAL:
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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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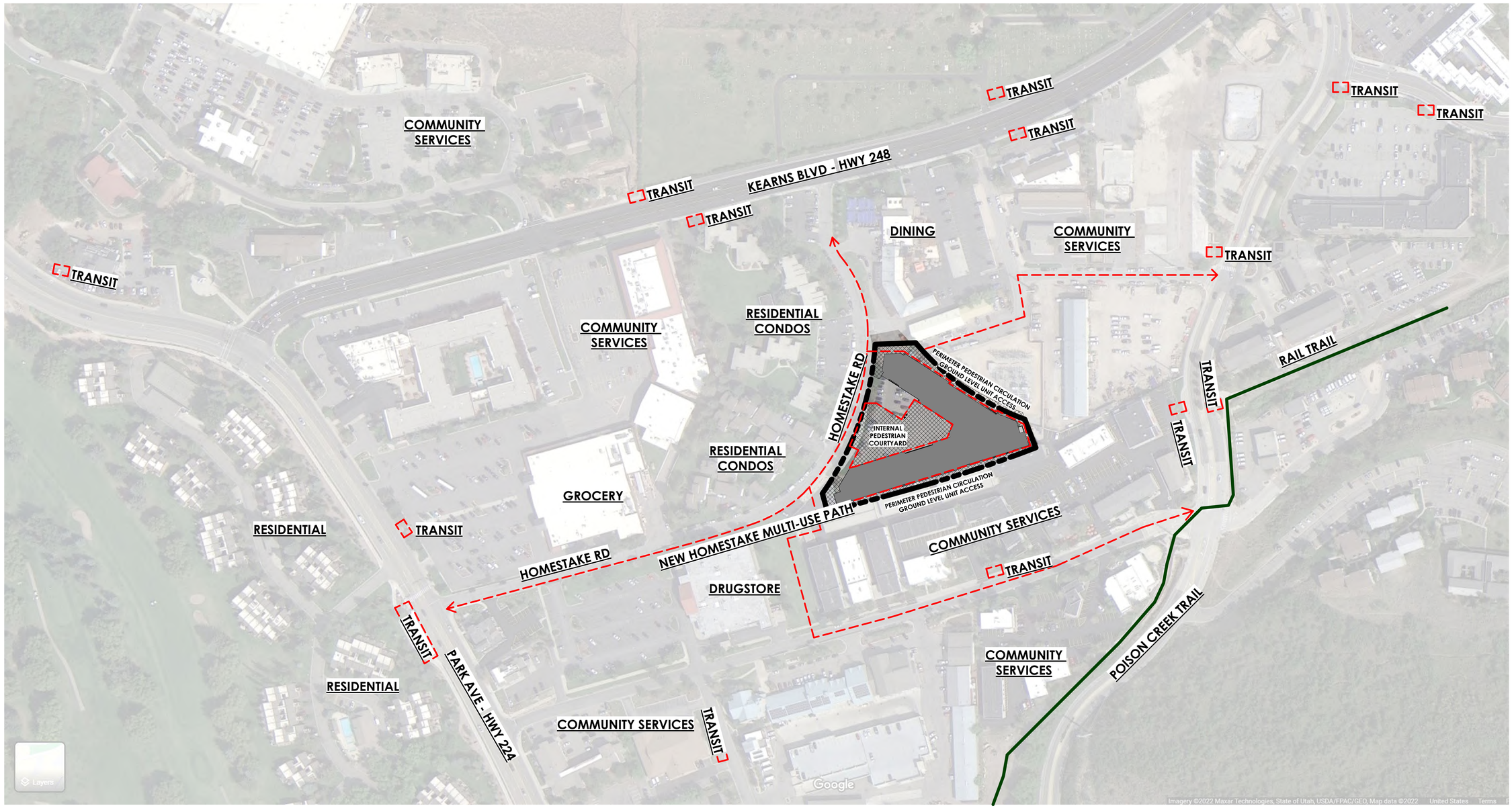
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SNOW STORAGE DIAGRAM

EXHIBIT F

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A1 ARCHITECTURAL SITE PLAN PEDESTRIAN/ COMMUNITY CONNECTIVITY
SCALE: 1" = 100'-0"

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STRUCTURAL:
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LANDSCAPE: STB DESIGN
INTERIOR:

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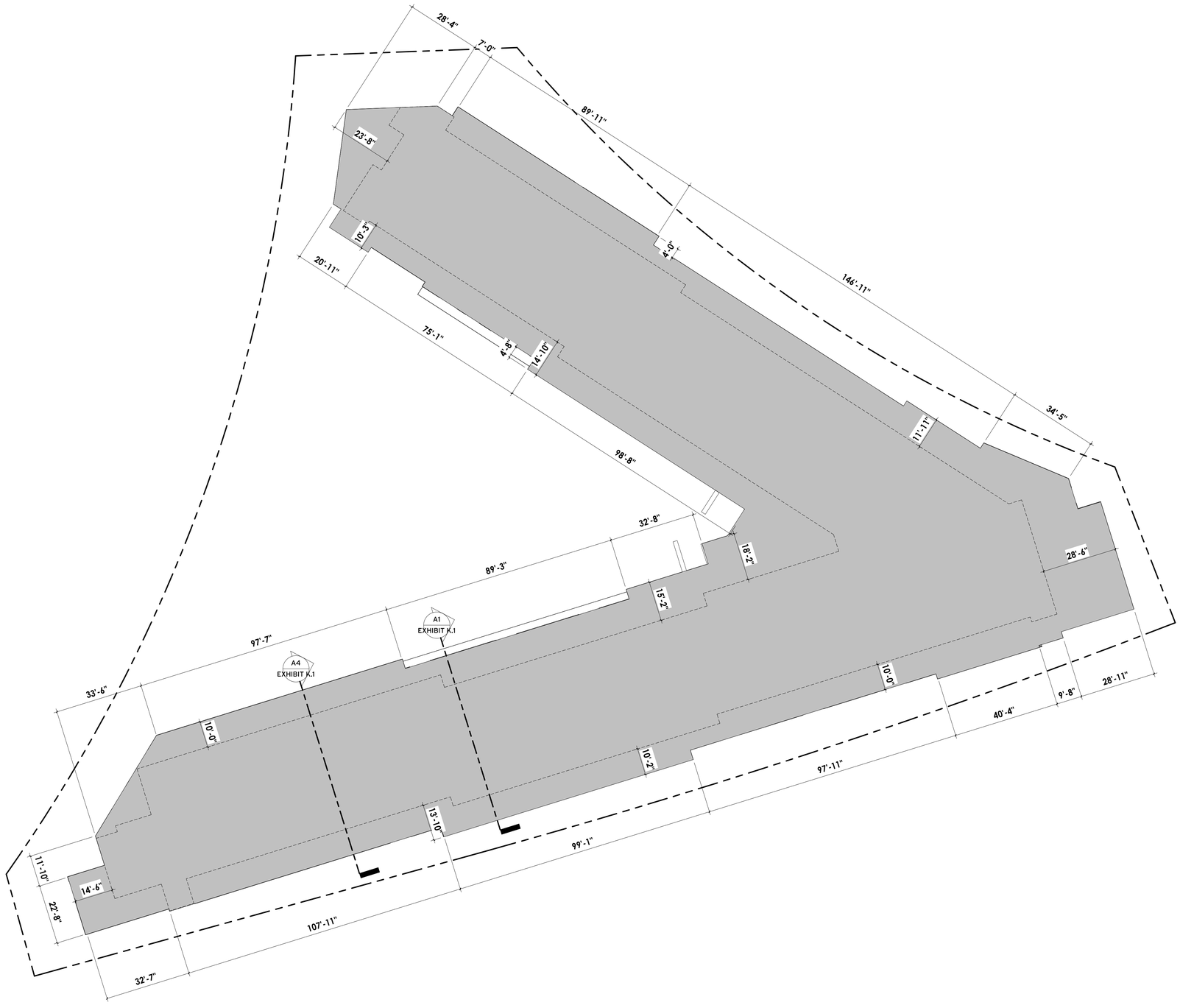
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PEDESTRIAN CIRCULATION PLAN

EXHIBIT G

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A2 FACADE STEPBACK DIAGRAM
SCALE: 1" = 20'-0"

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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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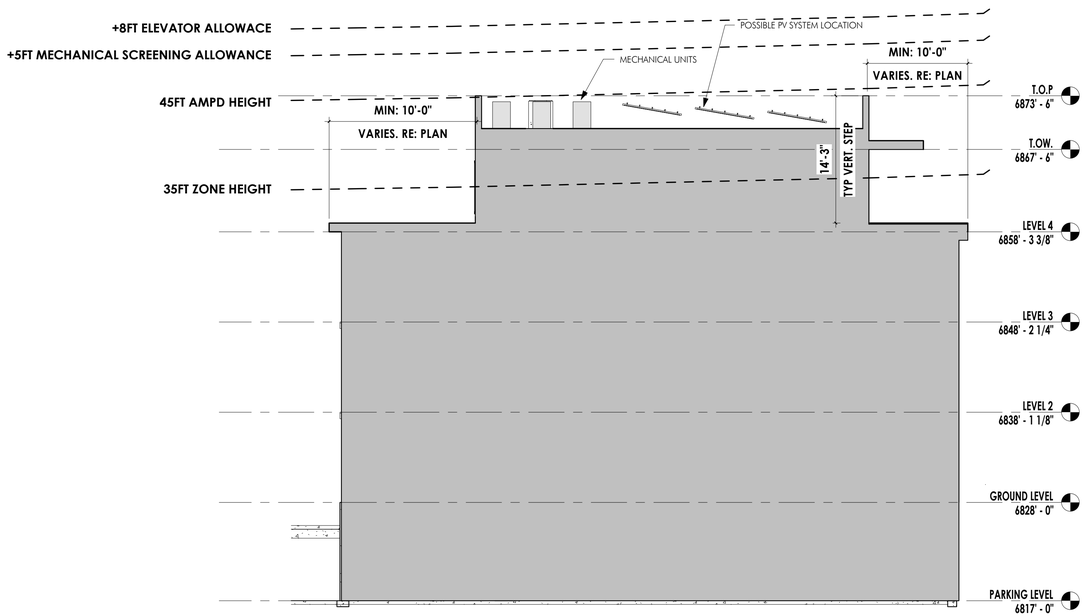
PROJECT #: 210036
ISSUE DATE: 10.14.2022
ISSUE: MPD-CUP APPLICATION
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FACADE VARIATION EXHIBIT

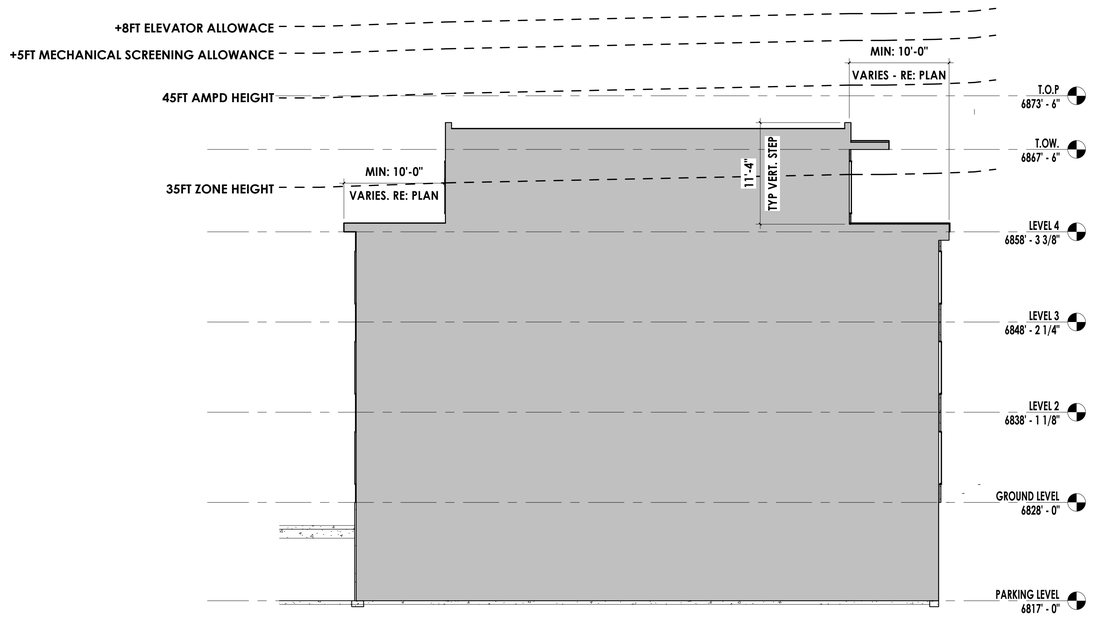
EXHIBIT K

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A1 FACADE STEPBACK SECTION @ MECH
SCALE: 1/8" = 1'-0"



A4 FACADE STEPBACK SECTION
SCALE: 1/8" = 1'-0"

WOW

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STRUCTURAL:
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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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FACADE VARIATION EXHIBIT

EXHIBIT K.1

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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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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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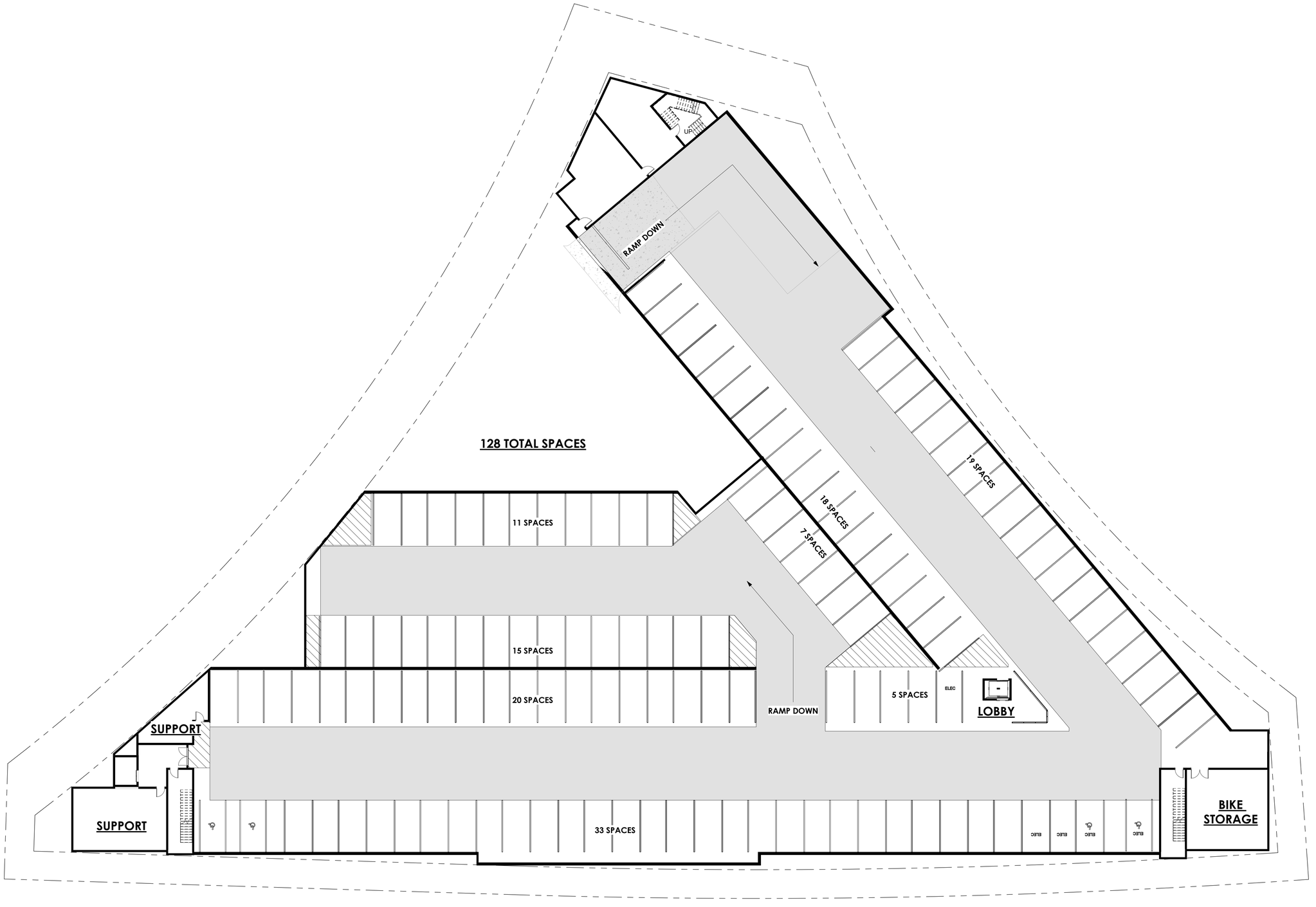
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ARCHITECTURAL SITE PLAN

AS-101

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0 8' 16' 32' 64'

A2 PARKING LEVEL
SCALE: NOT TO SCALE:

WOW

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STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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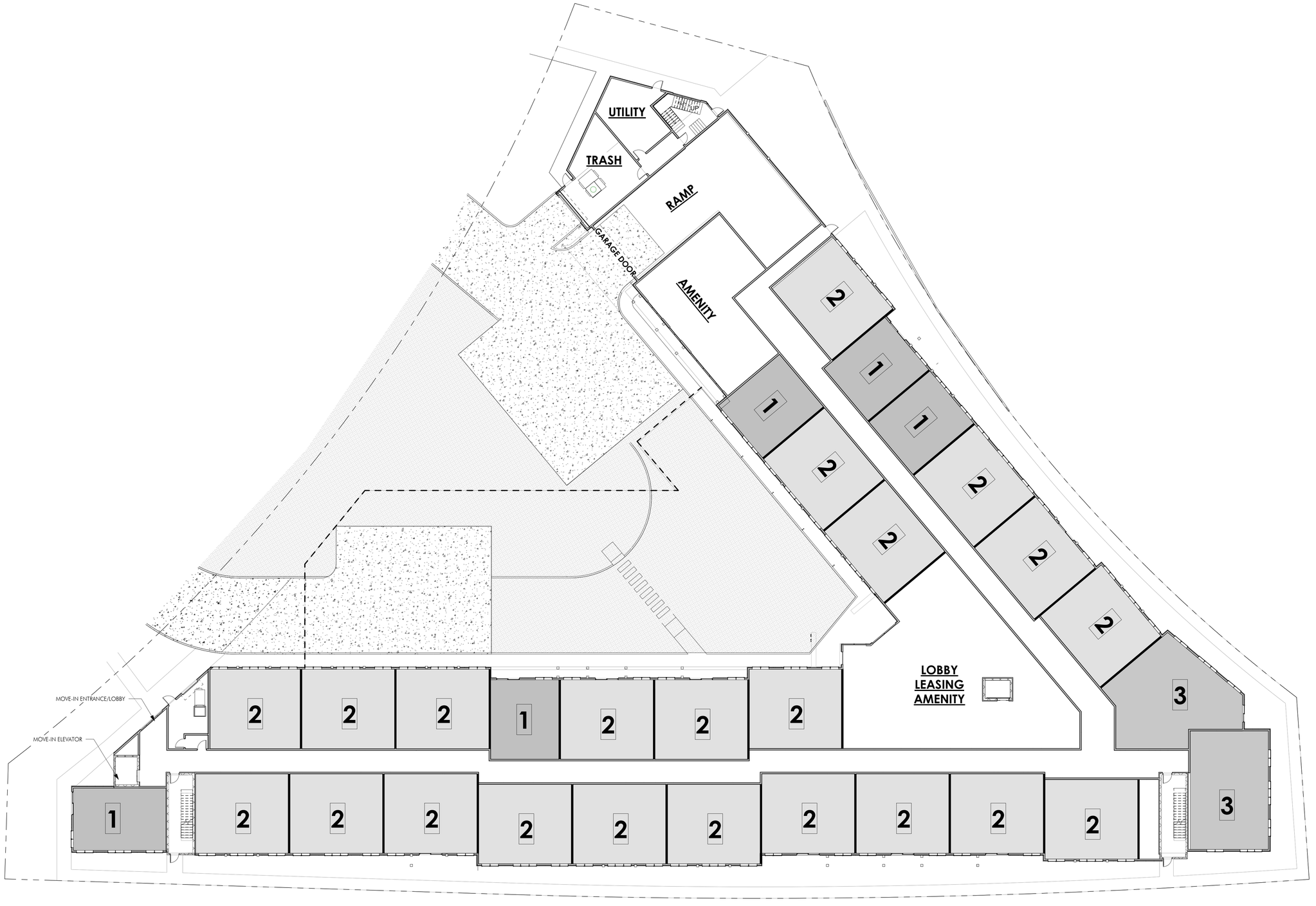
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PARKING LEVEL PLAN

AE-101

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0 8' 16' 32 64'

A2 GROUND LEVEL
SCALE: 1/16" = 1'-0"

WOW

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STRUCTURAL:
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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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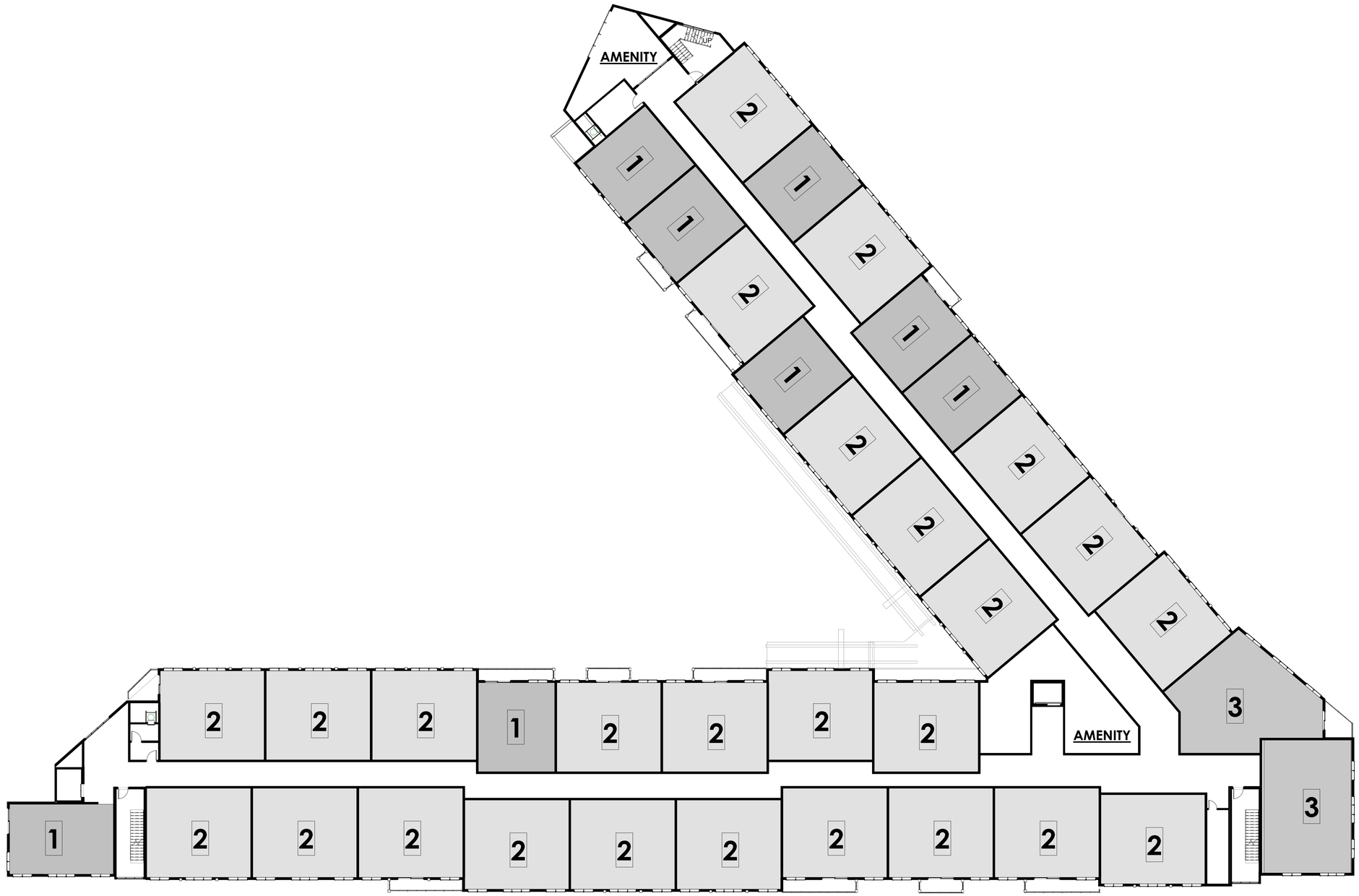
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GROUND LEVEL FLOOR PLAN

AE-102

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A2 LEVEL 2
SCALE: 1/16" = 1'-0"

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STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

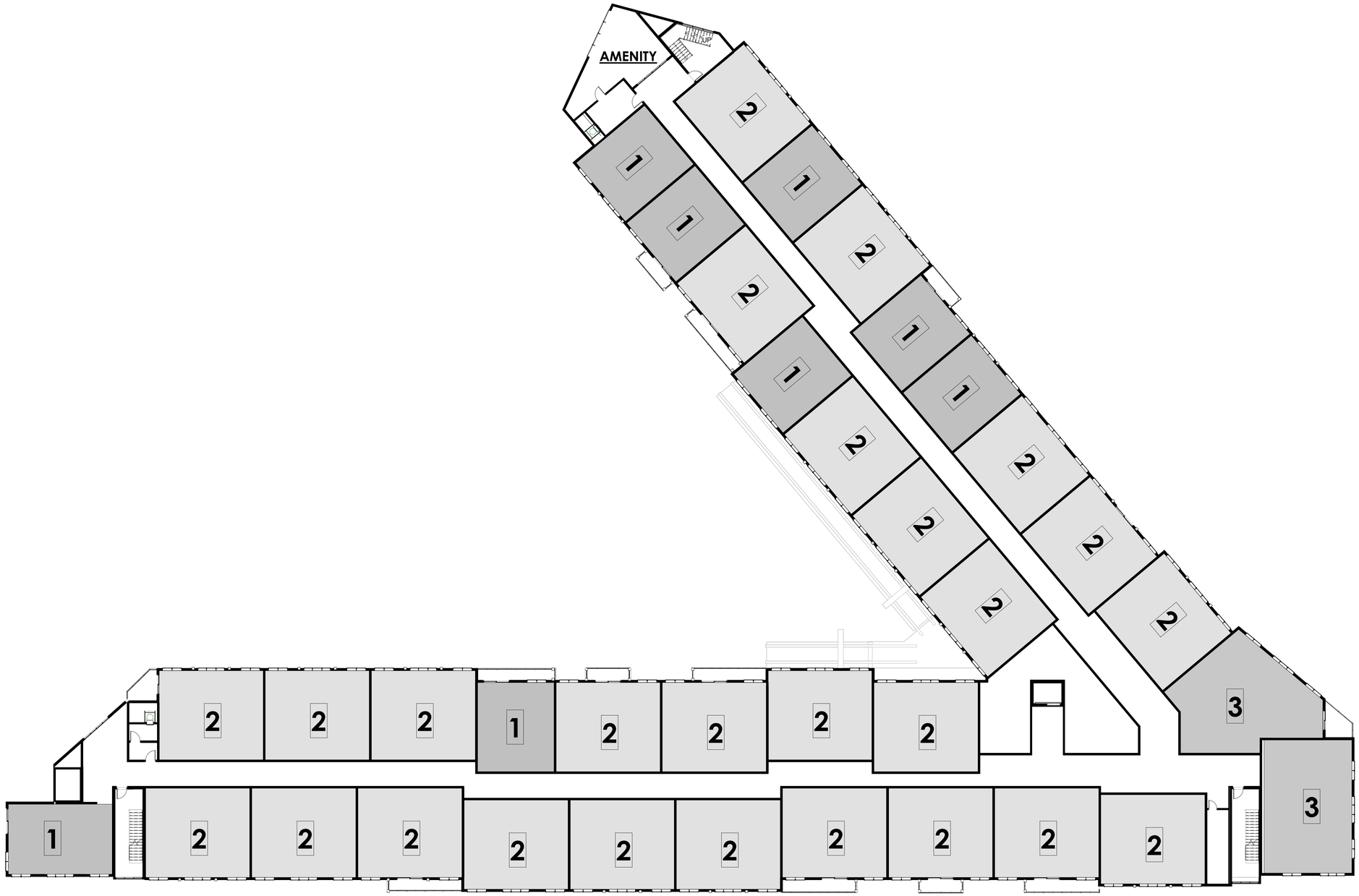
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SECOND LEVEL FLOOR PLAN

AE-103

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A2 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

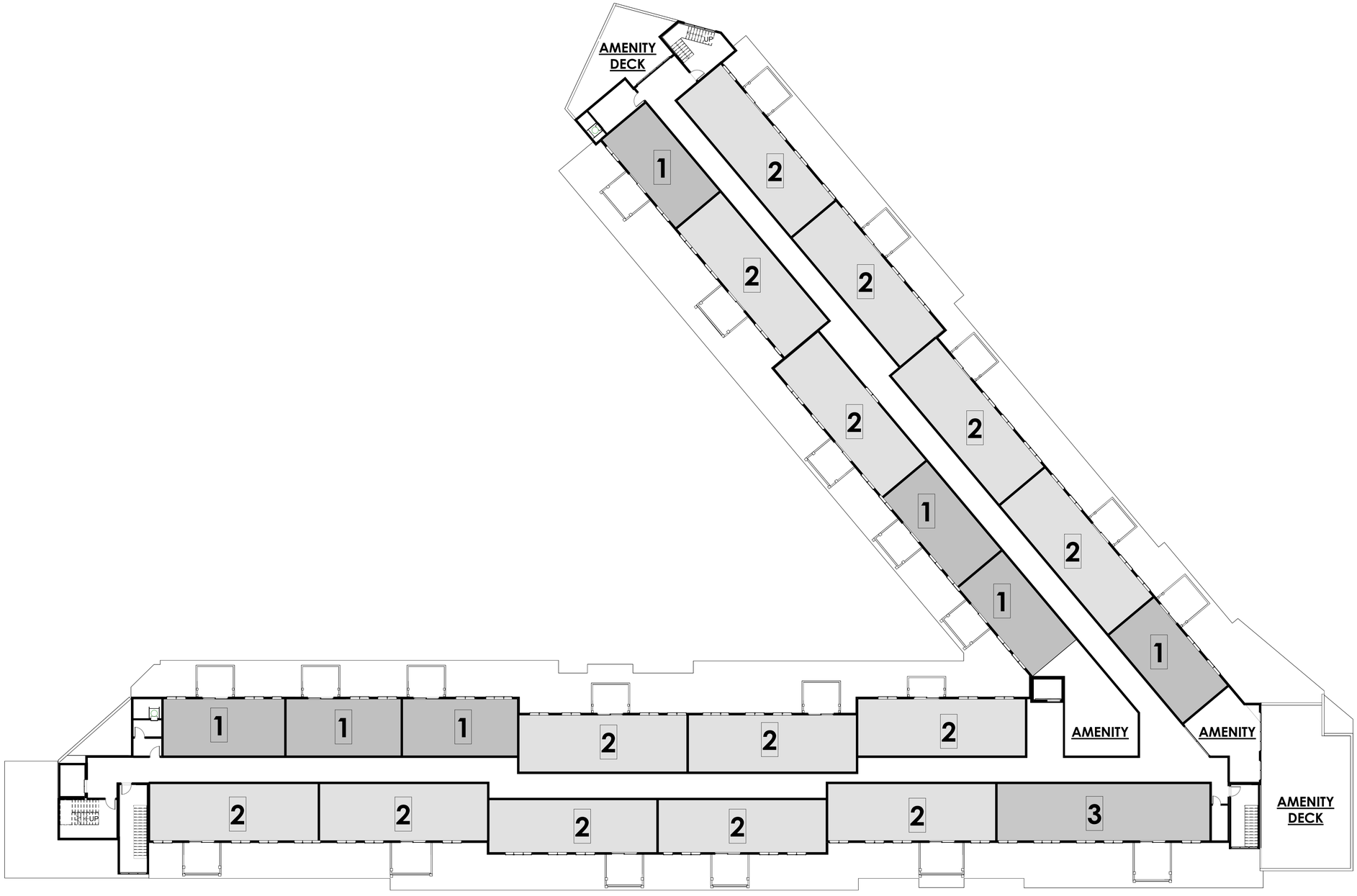
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THIRD LEVEL FLOOR PLAN

AE-104

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A2 FOURTH LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

0 8' 16' 32' 64'

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CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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FOURTH LEVEL FLOOR PLAN

AE-105

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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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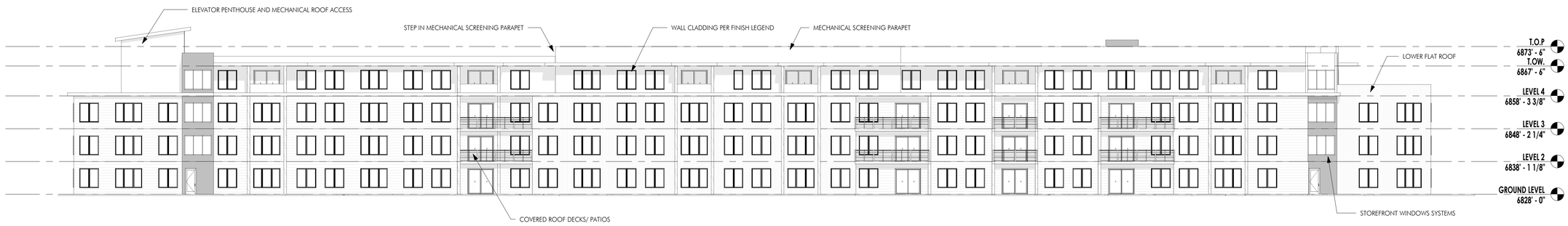
GENERAL NOTES

1. EXTERIOR METAL SPECIFICATIONS:

- HORIZONTAL SIDING -
- VERTICAL SIDING -
- CEMENTITIUOS SIDING -
- ACCENT STONE/MASONRY
- ROOFING: STANDING SEAM METAL ROOF

LEGEND

- 1s — WALL TYPE TAG. SEE AE-601, AE-602 & AE-603 FOR DETAILS
- 1i — STOREFRONT TAG. SEE AE-705 FOR DETAILS
- 1 — REVISION TAG
- ELEVATION TAG
- 1 / A101 SIM — SECTION/ ELEVATION MARKER
- 1i — BUILT-IN / CASEWORK TAG
- 101 — DOOR TAG
- 1t — WINDOW TAG



B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

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ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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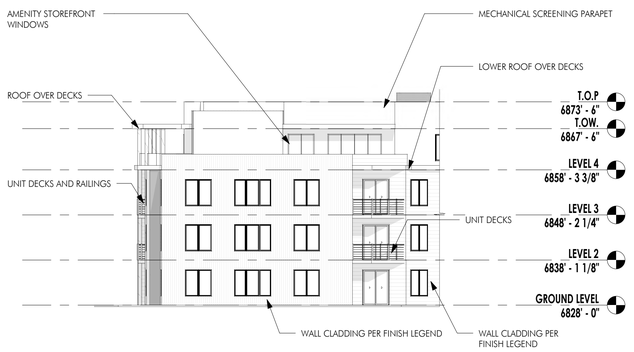
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ELEVATIONS
AE-201

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D1 NORTH INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



B1 EAST PARTIAL ELEVATION
SCALE: 1/16" = 1'-0"



B3 WEST INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



A1 EAST ELEVATION
SCALE: 1/16" = 1'-0"

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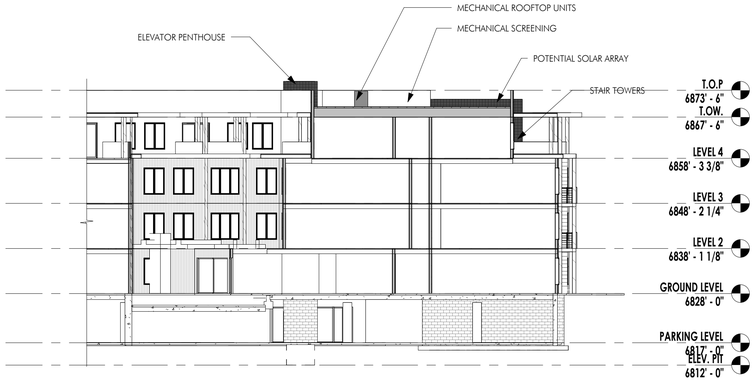
CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

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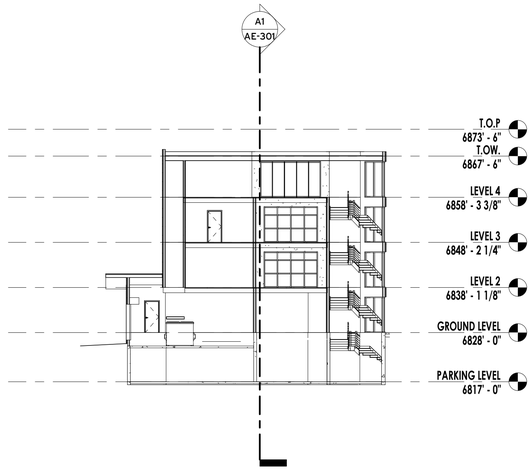
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ELEVATIONS
AE-202

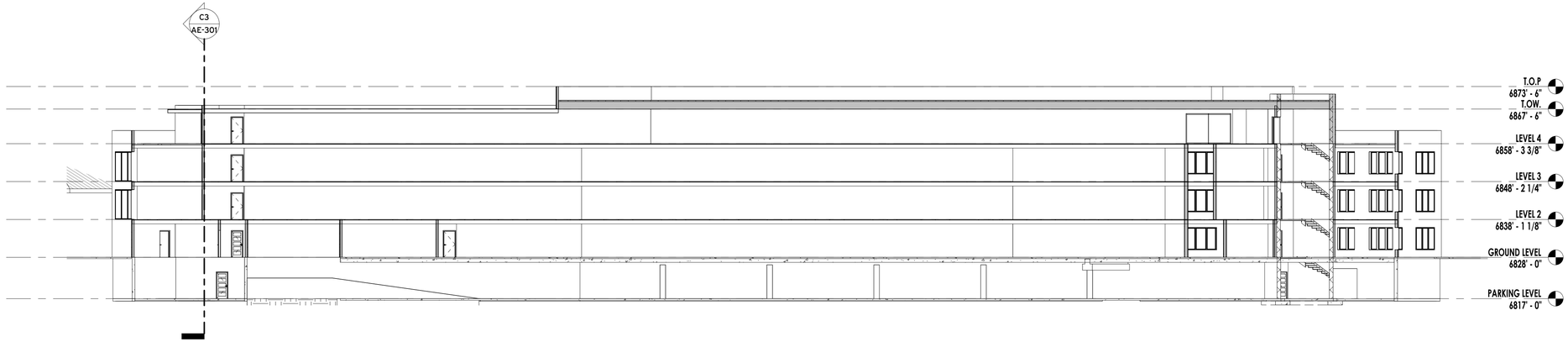
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C1 SOUTH CROSS SECTION
SCALE: 1/16" = 1'-0"



C3 NORTH CROSS SECTION
SCALE: 1/16" = 1'-0"



A1 RAMP SECTION
SCALE: 1/16" = 1'-0"

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LANDSCAPE: STB DESIGN
INTERIOR:

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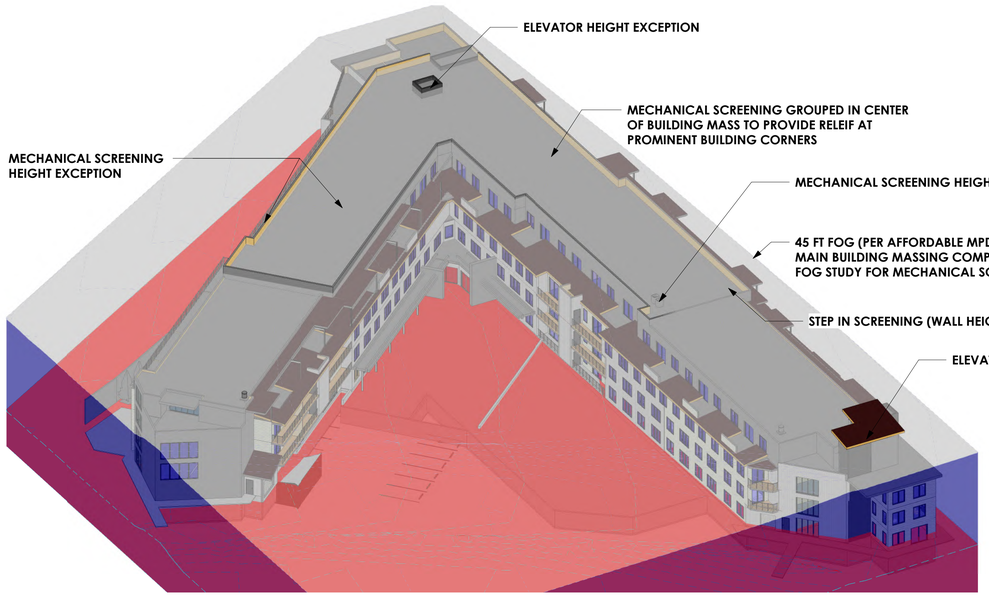
BUILDING SECTIONS

AE-301

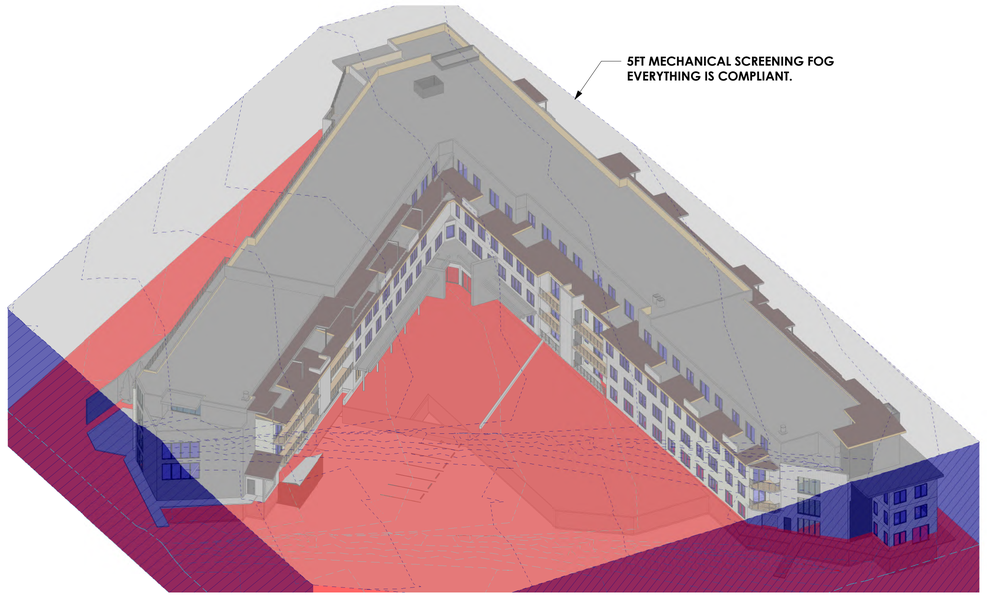
COPYRIGHT: WOW atelier, LLC, 2022

EXHIBIT K

BUILDING HEIGHT



C1 FOG STUDY
SCALE:



C4 FOG STUDY - EXCEPTION
SCALE:

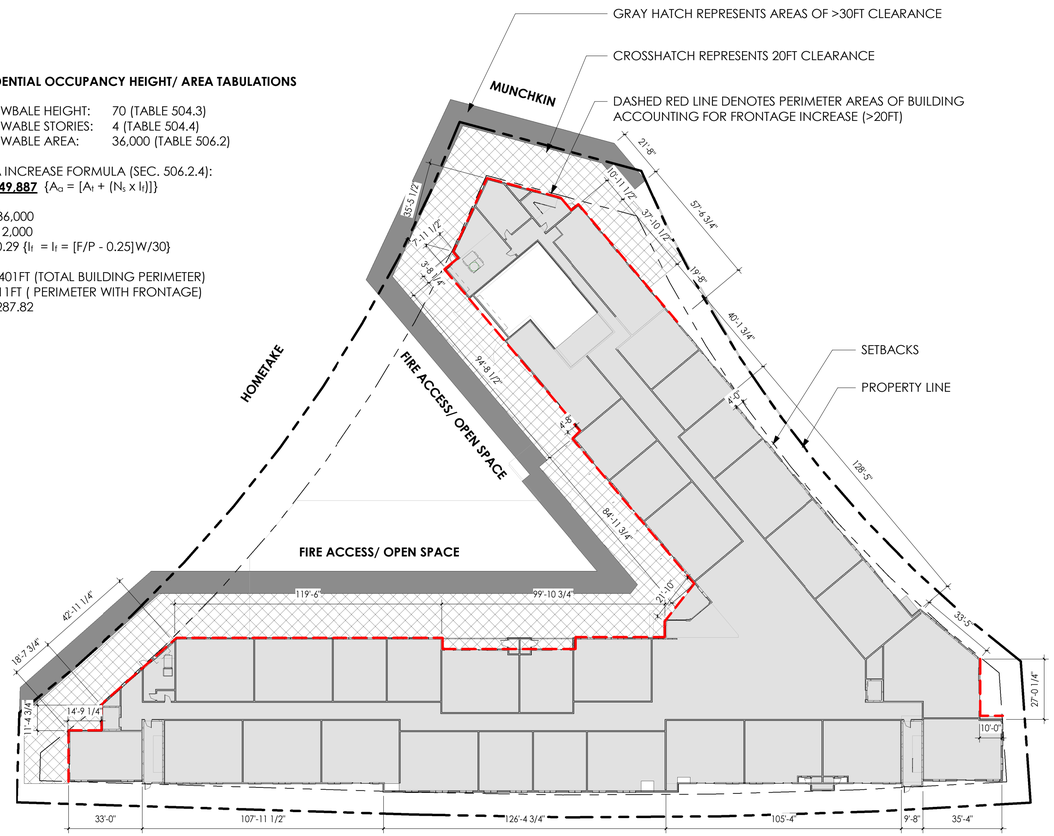
RESIDENTIAL OCCUPANCY HEIGHT/ AREA TABULATIONS

ALLOWBALE HEIGHT: 70 (TABLE 504.3)
ALLOWABLE STORIES: 4 (TABLE 504.4)
ALLOWABLE AREA: 36,000 (TABLE 506.2)

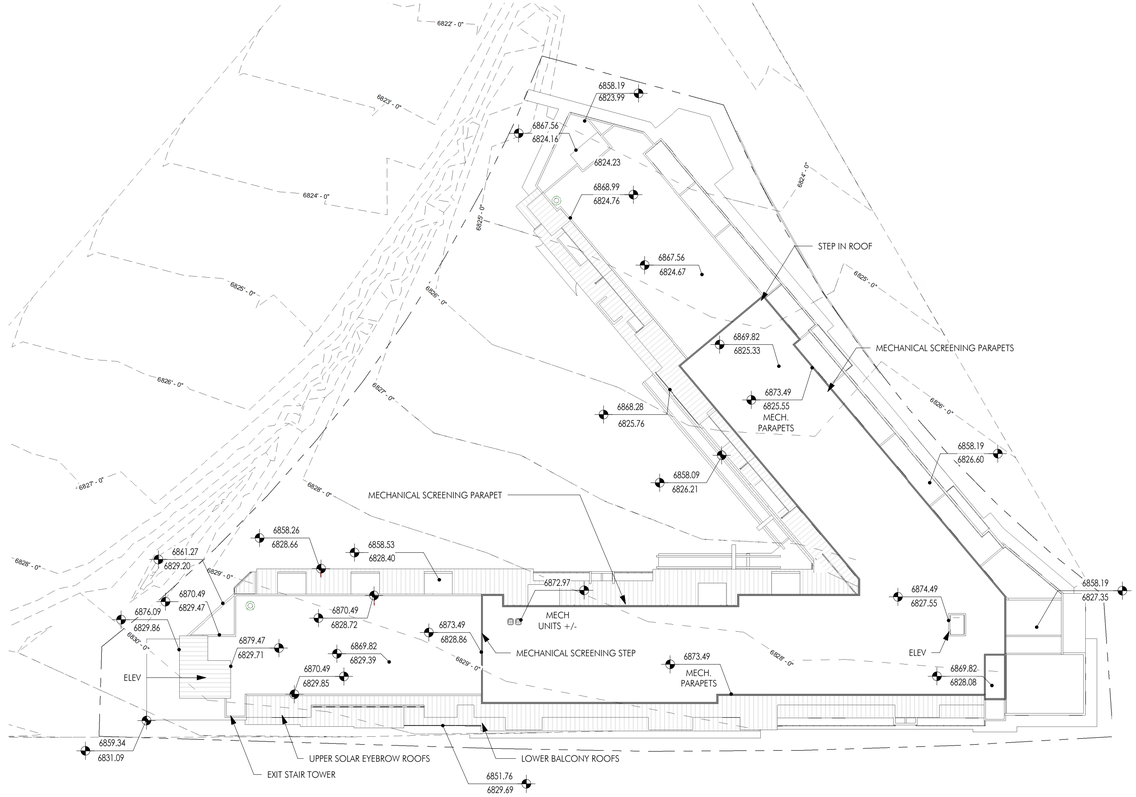
AREA INCREASE FORMULA (SEC. 506.2.4):
A_a = 49,887 {$A_a = [A_t + (N_s \times I_f)]$}

A_t = 36,000
N_s = 12,000
I_f = 0.29 {$I_f = I_f = \{F/P - 0.25\}W/30$}

P =1,401FT (TOTAL BUILDING PERIMETER)
F = 711FT (PERIMETER WITH FRONTAGE)
W = 287.82



A1 GROUND LEVEL - FLOOR AREA CALCULATION
SCALE: 1/32" = 1'-0"



A4 ROOF OVER EXISTING TOPOGRAPHY
SCALE: 1/32" = 1'-0"

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site. discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 10/10/2022 4:08:40 PM D:\Revit Local Files\Homestake_AMPD_CENTRAL_chimso@be-wow.com.rvt

WOW

PLANNING
MPD/ CUP
REVIEW ONLY
NOT FOR CONST.

CIVIL: TALISMAN
STRUCTURAL:
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: STB DESIGN
INTERIOR:

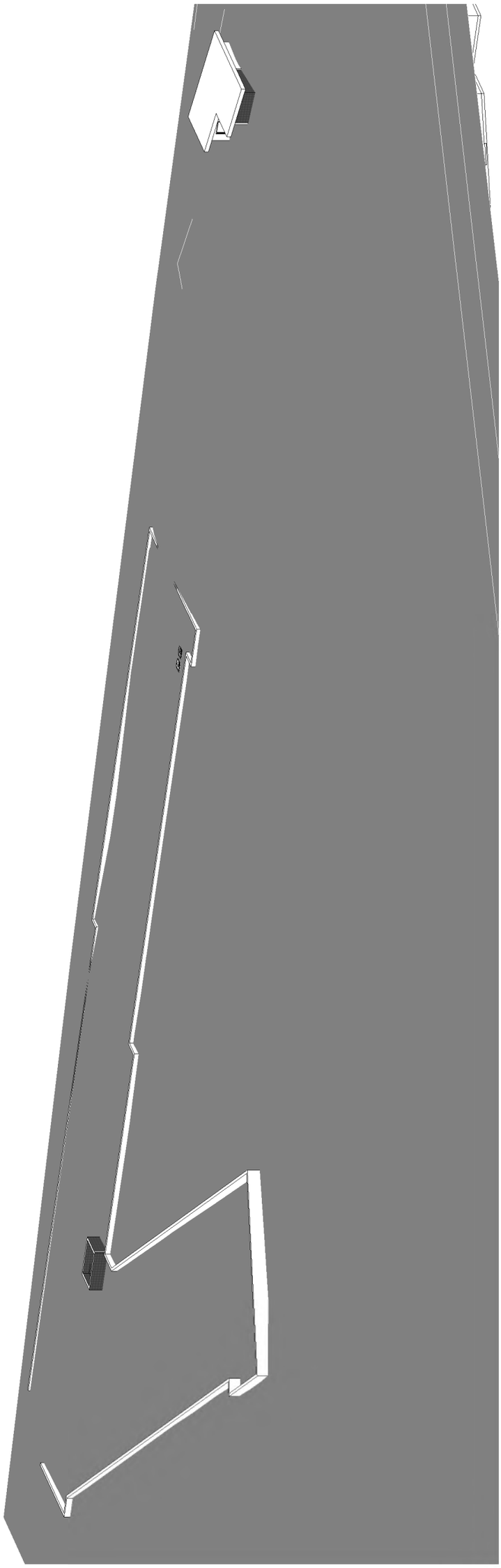
HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 09.02.2022
ISSUE: MPD-CUP APPLICATION
REVISIONS

ALLOWABLE AREA - HEIGHT ANALYSIS

EXHIBIT D

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Planning Commission
Staff Report

Subject: **2460 Iron Mountain Drive**
Application: **PL-23-05514**
Author: **Lillian Zollinger, Planner I**
Date: **March 22, 2023**
Type of Item: **Plat Amendment**

Recommendation

(I) Review the proposed 2460 Iron Mountain 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 Draft Ordinance (Exhibit A).

Description

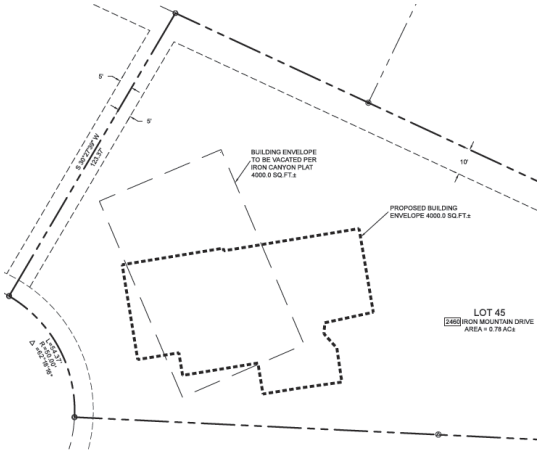
Applicant:	Marion and Benjamin Zaniello
Location:	2460 Iron Mountain Drive
Zoning District:	Single Family (SF); Sensitive Land Overlay (SLO)
Adjacent Land Uses:	Single Family Dwellings
Reason for Review:	Planning Commission reviews and forwards a recommendation to City Council for Plat Amendments[1]

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

The Applicant proposes to modify the existing 4,000-square-foot Building Pad for 2460 Iron Mountain Drive. The current Building Pad is recorded on the Iron Canyon Subdivision Plat, Lot 45 (see Exhibit B). The existing Single-Family Dwelling, constructed in 1989, was not built within the boundaries of the platted Building Pad. The 1989 building permit approval does not show record of a Building Pad on the plans, nor has record of approval from the Planning Department.



Proposed survey submitted by applicant.

The Applicant proposes to modify the 4,000-square-foot Building Pad location to encompass the existing Single-Family Dwelling and to allow

[1] LMC § 15-1-8

for a future deck expansion.

There are several Lots within the Iron Canyon Subdivision that have completed similar Building Pad adjustments, all maintaining the 4,000-square-foot Building Pad. The City Council approved the following Building Pad adjustments within the Iron Canyon Subdivision:

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)

Analysis

(I) The proposed Plat Amendment complies with the Single Family (SF) Zoning District requirements outlined in LMC Chapter 15-2.11.

2460 Iron Mountain Drive is in the SF Zoning District. LMC § 15-2.11-2(A)(1) lists Single Family Dwellings as an Allowed Use in the SF Zoning District. The Lot is .78 acres with the front Lot line measured 54.37', rear Lot line measured 407.56', and side Lot lines measured 123.37' and 408.14'.

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 – 26'**
Rear Setback – 15'	**Complies – 71'** (from the structure to the closest portion of the rear property line)
Side Setbacks – 12'	**Complies – 18' and 25'**

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 33' high and has a gable roof pitch of 6:12 and is therefore compliant with Building Height requirements.

(II) The proposed Plat Amendment complies with the Sensitive Land Overlay (SLO) requirements outlined in LMC Chapter 15-2.17.

LMC § 15-2.21-3 states, "Any Applicant for Development must 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
Slope/Topographic Map	**Complies:** The slope on the lot varies greatly, but the size of Building Footprint is not proposed to be expanded. See Condition of Approval 6.
Ridge Line Areas	**Complies:** The existing structure does not impact a Ridge Line Area, as it is approximately 1600 feet away from the nearest Ridge Line.
Vegetative Cover	**Complies:** The .78-acre Lot is significantly comprised of a dense mix of Aspen, Oak, Choke Cherry, and Maple trees. The proposal does not impact the vegetation (see Condition of Approval 6).
Designated Entry Corridors And Vantage Points	**Complies:** The site is slightly visible, but mostly screened, from Park Meadows Golf Course Clubhouse and Treasure Mountain Junior High. 
Wetlands	**Complies:** The Building Pad is not near Wetlands.
Stream Corridors, Canals, And Irrigation Ditches	**Complies:** The Building Pad is not near Stream Corridors, Canals, or Irrigation Ditches.
Wildlife Habitat Areas	**Complies:** The proposal is not expanding the Building Footprint and will not impact the Dusky Grouse, Black Bear, Moose, Mule Deer, Ruffed Grouse, and White-tailed Jackrabbit 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 current conditions of the site. The Planning Commission and City Council review Plat Amendments according to LMC § 15-7.1-3(B) and approval shall require (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.[2]

The Land Management Code defines Good Cause as "[p]roviding positive benefits and

[2] LMC 15-7.1-6(C)

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 of Park City and furthering the health, safety, and welfare of the Park City Community."

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 SF Dwelling. The proposal is also consistent with the pattern of development in the neighborhood, wherein several other Lots have recorded changes in Building Pad location. Staff finds Good Cause as the proposed modification to the Building Pad does not increase its area, will not disturb more area than previously allowed, and the change is consistent with the Iron Canyon Subdivision.

2460 Iron Mountain Drive is accessed by Iron Mountain 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 7, 2023. Summit County's Survey Manager, Gregory Wolbach, requires Condition of Approval 5, which requires the Applicant to show the bearings and distances of the final proposed Building Pad the on the final recorded Plat .[3]

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 8, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 8, 2023. The *Park Record* published notice on March 8, 2023.[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 for 2460 Iron Mountain Drive - Plat Amendment for City Council's consideration on April 27, 2023;

[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).

[4] LMC § 15-1-21.

- The Planning Commission may forward a negative recommendation for 2460 Iron Mountain Drive - Plat Amendment for City Council's consideration on April 27, 2023; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

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: 2460 Iron Mountain Drive 1989 Plans

Ordinance No. 2023-XX

AN ORDINANCE APPROVING IRON CANYON SUBDIVISION LOT 45 – BUILDING PAD ADJUSTMENT PLAT AMENDMENT, LOCATED AT 2460 IRON MOUNTAIN DRIVE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2460 Iron Mountain Drive petitioned the City Council for approval of the Iron Canyon Subdivision Lot 45 – Building Pad Adjustment Plat Amendment; and

WHEREAS, on March 8, 2023, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on March 8, 2023, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on March 8, 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 March 22, 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 2460 Iron Mountain Drive Plat Amendment and held a public hearing; and

WHEREAS, the 2460 Iron Mountain 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 45 – Building Pad Adjustment Plat Amendment at 2460 Iron Mountain 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 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 years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. 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.

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

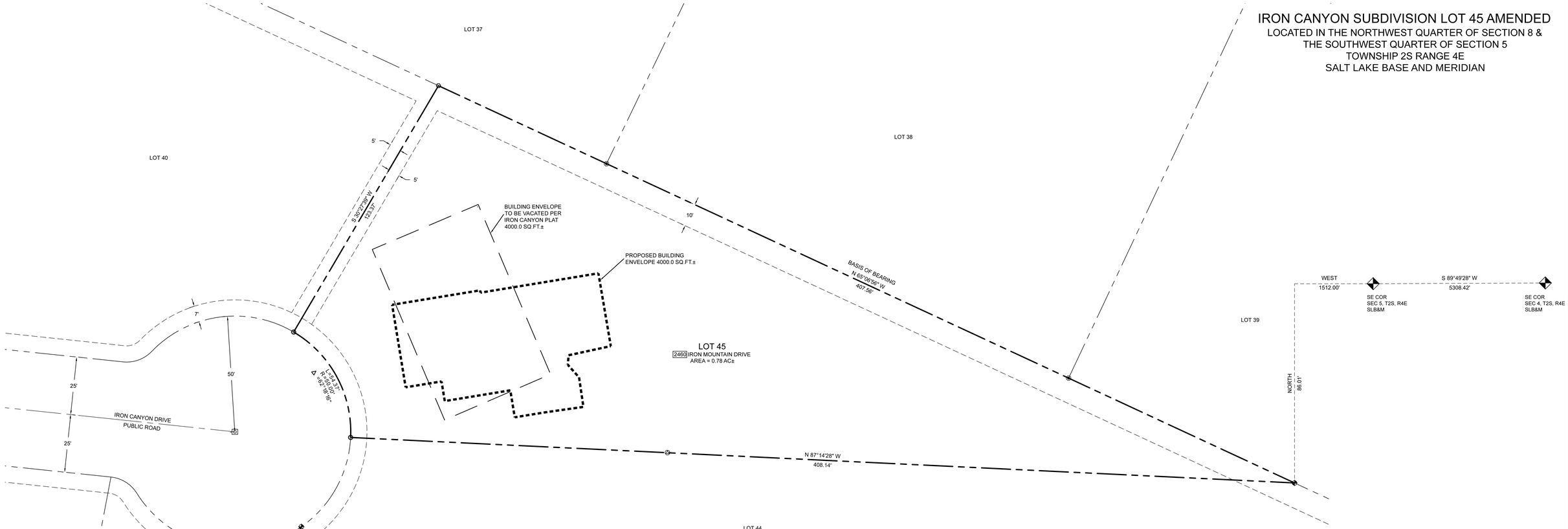
APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 – Plat

IRON CANYON SUBDIVISION LOT 45 AMENDED

LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 &
THE SOUTHWEST QUARTER OF SECTION 5
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN





VICINITY AND ZONING MAP

NOT TO SCALE

FERRARI

GRAPHIC SCALE

20 0 10 20

1 INCH = 20 FEET

NOTES:

1. THIS PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN ORDINANCE 2022-XX.

2. NEW CONSTRUCTION SHALL MEET LOT AND SITE REQUIREMENTS OF THE SF DISTRICT PER THE LAND MANAGEMENT CODE IN EFFECT AT THE TIME OF BUILDING PERMIT SUBMITTAL.

LEGEND:

- PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTER LINE
- PUBLIC UTILITY EASEMENT
- ORIGINAL BUILDING ENVELOPE
- PROPOSED BUILDING ENVELOPE
- XXX — STREET ADDRESS ON IRON MOUNTAIN DRIVE
- 5/8" REBAR & CAP LS5046908
- 5/8" REBAR & CAP LS4776
- 5/8" REBAR & CAP LS359005
- 5/8" REBAR & CAP LS6164
- 5/8" REBAR NO CAP
- STREET MONUMENT

LEGAL DESCRIPTION:

LOT 45, IRON CANYON, ACCORDING TO THE OFFICIAL PLAT THEREOF, RECORDED OCTOBER 28, 1983 AS ENTRY NO.212520 OF THE OFFICIAL RECORDS IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.

SURVEYOR'S STATEMENT

I GREGORY J. FERRARI, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 5046908, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON AND HAVE AMENDED SUBDIVISION PLAT, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS IRON CANYON SUBDIVISION LOT 45 AMENDED AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

GREGORY J. FERRARI, P.L.S. 5046908 EXPIRES MARCH 31, 2023

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED ARE THE OWNER(S) OF THE ABOVE DESCRIBED TRACT OF LAND AND HAVE CAUSED THIS PLAT AMENDMENT TO BE PREPARED TO BE HEREAFTER KNOWN AS THE IRON CANYON SUBDIVISION LOT 45 AMENDED DO HEREBY DEDICATE FOR PERPETUAL USE OF THE PUBLIC ALL ROADS, EASEMENTS AND OTHER AREAS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
IN WITNESS WHEREOF THE UNDERSIGNED SET HIS HAND THIS _____ DAY OF _____, 2022.

BENJAMIN ZANIELLO

_____

MARION ZANIELLO

_____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2022, BENJAMIN ZANIELLO

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE IRON CANYON SUBDIVISION LOT 45 AMENDED.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC
RESIDING IN _____

ACKNOWLEDGMENT

STATE OF)
COUNTY OF) SS

ON THIS _____ DAY OF _____ 2022, MARION ZANIELLO

PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BE ME DULY SWORN/AFFIRMED, THAT HE/SHE ACKNOWLEDGED TO ME THAT HE/SHE EXECUTED THE IRON CANYON SUBDIVISION LOT 45 AMENDED.

MY COMMISSION EXPIRES _____

_____ NOTARY PUBLIC
RESIDING IN _____

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 683001
PARK CITY, UT 84068

PARK CITY MUNICIPAL CORPORATION

APPROVED AND ACCEPTANCE BY THE PARK CITY COUNCIL
THIS ____ DAY OF _____, 2022

BY_____
MAYOR

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED
THIS_____DAY OF _____, 2022 A.D.

BY_____
SUMMIT COUNTY GIS COORDINATOR

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON
THIS _____ DAY OF _____, 2022 A.D.

BY:_____
SNYDERVILLE BASIN RECLAMATION DISTRICT

PLANNING COMMISSION

RECOMMENDED BY THE
PARK CITY PLANNING COMMISSION
THIS ____ DAY OF _____, 2020 A.D.

BY:_____
CHAIR

CITY ENGINEER

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

BY_____
PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS ____ DAY OF _____, 2022 A.D.

BY_____
CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT MAP WAS APPROVED BY THE LAND USE AUTHORITY THIS ___ DAY OF_____, 2022 A.D.

BY_____
CITY RECORDER

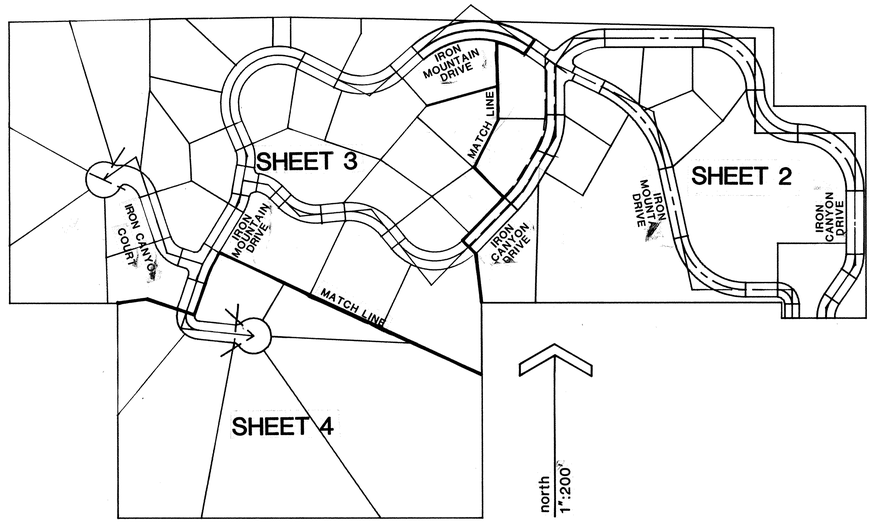
RECORDED

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

DATE_____TIME_____BOOK_____PAGE_____

ENTRY NO._____

_____ _____
FEE COUNTY RECORDER



INDEX MAP

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 SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TO BE HEREAFTER 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

Kenneth W. Watson
REGISTERED LAND SURVEYOR

REGISTERED PROFESSIONAL ENGINEER — KENNETH WATSON No. 4300 — STATE OF UTAH

REGISTERED LAND SURVEYOR — KENNETH W. WATSON No. 5190 — STATE OF UTAH

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 Thaynes 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. Roman Boyer, Conrad Parker, The Boyer Company — SIGNED _____

SIGNED _____ — SIGNED _____

SIGNED _____ — SIGNED _____

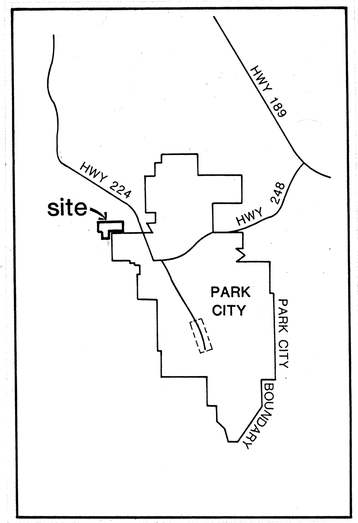
ACKNOWLEDGEMENT

STATE OF UTAH } : S.S.
COUNTY OF Salt Lake }

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 he SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

DeAnne A. Balli
NOTARY PUBLIC
RESIDING AT Salt Lake City
MY COMMISSION EXPIRES: 4-28-85

IRON CANYON



VICINITY MAP

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

CITY COUNCIL APPROVAL

PRESENTED TO PARK CITY
CITY COUNCIL THIS 27th DAY OF OCTOBER
A.D. 1983, John C. Green Sr. Mayor
ATTEST William R. Gstheim, 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 PARK 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. Clyde
CITY ATTORNEY

RECORDED

No. 212520 Date 10-28-83 At 2:09 Fee 797.50
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF Western States Title Co. Alan Spriggs
COUNTY RECORDER

ECKHOFF, WATSON and PREATOR ENGINEERING
ENGINEERS
PLANNERS
SURVEYORS

NW CORNER SECTION 6 T2S, R4E SLB&M
FD. BRASS CAP MONUMENT
1988 DEPENDENT RESURVEY OF EAST
BOUNDARY OF TWP
BLM OFFICE SLC, UTAH

5407.91 FT. MEAS.

2703.36 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

N 1/4 SECTION 6
SEARCHED FOR CORNER - NOTHING FOUND

2706.00 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

NW CORNER SECTION 5 T2S, R4E, SLB&M
FD. IRON ROD AS ESTABLISHED BY J.J.
JOHNSON & ASSOC. DATE UNKNOWN

2656.50 FT. BOOK A 245 PG 48
BLM OFFICE SLC, UTAH

N 1/4 SECTION 5
DID NOT SEARCH
FOR CORNER

5314.32 BLM

2657.82 FT. BOOK A 245, PG. 47
BLM OFFICE SLC, UTAH

NE CORNER SECTION 5 T2S, R4E, SLB&M
FD. STONE LOOSELY SET IN GROUND

BOOK A 245 PG 48
2707.37 FT. RECEIVED
SURVEY
N 0°12'32" W
BY SINGLE
2700.00 FT. CALC.
PROP METHOD

W 1/4 SECTION 5
SEARCHED FOR CORNER
NOTHING FOUND

2711.20 FT. RETRACEMENT
SURVEY BOOK A 245 PG 48
N 0° 12' 32" W
2711.85 FT. CALC.
BY SINGLE PROP METHOD

6

5

4

IRON CANYON SUBDIVISION

N 0°13'46" E 5326.67 FT.
C&S ENGR 11/16/75
N 0°13'06" E 5336.66 FT. MEASURED

C.C. SECTION 6 & 7 T2S, R4E SLB&M
FD. SANDSTONE 24X15X7 MARKED WITH
C.C. ON EAST & GROOVES ON SOUTH & 1
GROOVE ON NORTH FACE AS STATED IN
BOOK A-245, PAGE 85, BLM OFFICE
SLC, UTAH

N 89°56'29" W

2869.67 FT. MEASURED
2838.00 FT. BOOK A-245 PG 85
BLM OFFICE, SLC, UTAH

S 1/4 CORNER SECTION 6
FD. RED SANDSTONE FACE DOWN
RESET IN DEPRESSION IN GROUND
BOOK A-39 PG 263
BLM OFFICE, SLC, UTAH

N 88°15'38" W 2640.00 FT.

BLM OFFICE, SLC, UT.
BOOK A-39 PG. 263

2630.57 FT. CALC. BY DOUBLE PROP METHOD

SW CORNER SEC. 5, T2S, R4E, SLB&M
SET AS DETERMINED BY DOUBLE
PROP METHODS.

BOOK A-39 PG. 262
BLM OFFICE, SLC, UTAH

N 89° 21' 00" E
2640.00 FT.

2629.37 FT. CALC.
BY SINGLE PROP.
METHOD

S 1/4 CORNER SECTION 5
SET - AS DETERMINED BY
SINGLE PROP. METHOD

BOOK A-39 PG. 262
BLM OFFICE, SLC, UTAH

N 89° 21' 00" E
2640.00 FT.

2629.37 FT. CALC. BY
SINGLE PROP. METHOD

S 89°49'28" W 5308.42
BASIS OF BEARINGS
S 89°49'28" W 5308.24 FT.
MEASURED

C & S ENGR. 11/15/75

SE CORNER SECTION 4
T2S, R4E SLB&M
FD. PARK CITY BRASS
CAP STAMPED 1934

SE CORNER SECTION 5
T2S, R4E, SLB&M
FD. R.R. SPIKE

2634.14 FT. C&S ENG 11/15/75 SURVEY
2632.75 FT. CALC. BY SINGLE
PROP METHOD

S 0°02'46" W
S 0° 33' 52" E

7

8

9

W 1/4 CORNER SECTION 8, T2S, R4E, SLB&M
FD IRON ROD AS ESTABLISHED BY B&G
ENGR. APPROX. 1965

5292.09 MEAS.

E 1/4 CORNER SECTION 8
T2S, R4E SLB&M
FD. PARK CITY BRASS CAP

2986.5 FT. AS STATED IN BOOK A-243
PG 82 BLM OFFICE, SLC, UTAH

SEARCHED FOR CORNERS
NOTHING FOUND

326.7 FT.

NORTH

SCALE 1" = 300'

No.	Revision	By	Date
Designed	Drawn JWW 9/5/83	Checked	Date
Scale	Approved		Date

ECKHOFF, WATSON and PREATOR ENGINEERING

ENGINEERS • PLANNERS • SURVEYORS

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

IRON CANYON

SECTION CONTROL

Project Number

Sheet Number

SHEET 2 OF 5

CURVE DATA

	Δ	R	L	C	CHORD BEARING
C2	34° 44' 37"	120.896	73.31	72.192	N 17° 22' 18" E
C3	34° 44' 37"	70.896	42.990	42.335	N 17° 22' 18" E
C4	34° 44' 37"	95.896	58.15	57.263	N 17° 22' 18" E
C5	34° 44' 37"	120.896	73.31	72.192	N 17° 22' 18" E
C6	34° 44' 37"	70.896	42.99	42.335	N 17° 22' 18" E
C7	34° 44' 37"	95.896	58.15	57.263	N 17° 22' 18" E
C8	90° 00' 00"	75.00	117.81	106.066	N 45° 00' 00" W
C9	90° 00' 00"	125.00	196.350	176.777	N 45° 00' 00" W
C10	27° 34' 43"	129.575	62.369	61.769	S 27° 04' 01" E
C11	86° 41' 18"	184.195	275.472	250.508	N 47° 09' 21" E
C12	08° 57' 58"	129.575	20.277	20.275	S 08° 47' 41" E
C13	38° 10' 09"	40.00	26.647	26.157	S 70° 54' 56" E
C14	23° 30' 09"	217.529	89.230	88.606	N 52° 36' 28" W
C15	51° 49' 51"	40.00	36.185	34.964	S 25° 54' 56" E
C16	36° 32' 41"	129.575	82.647	81.253	N 22° 35' 02" W
C17	13° 05' 09"	239.749	54.757	54.638	S 06° 33' 38" E
C18	23° 30' 09"	237.529	97.433	96.732	N 52° 36' 28" E
C19	23° 30' 09"	197.529	81.026	80.459	N 52° 36' 28" E
C20	115° 37' 22"	15.00	30.269	25.389	N 57° 49' 06" E
C21	117° 49' 08"	15.00	30.845	25.691	N 05° 26' 58" W
C22	36° 32' 24"	142.741	91.033	89.498	N 71° 43' 48" E
C23	55° 55' 16"	167.742	163.717	157.296	N 62° 02' 23" E
C24	44° 34' 51"	192.741	149.968	146.214	N 67° 42' 34" E
C25	79° 59' 44"	15.00	20.943	19.283	N 85° 25' 01" E
C26	90° 00' 00"	165.00	259.18	233.542	S 45° 00' 00" E
C27	90° 00' 00"	140.00	219.912	197.990	S 45° 00' 00" E
C28	90° 00' 00"	115.00	180.644	162.635	S 45° 00' 00" E
C29	90° 00' 00"	75.00	117.810	106.066	S 45° 00' 00" E
C30	90° 00' 00"	100.00	157.080	141.421	S 45° 00' 00" E
C31	90° 00' 00"	125.00	196.350	176.777	S 45° 00' 00" E
C32	90° 00' 00"	100.00	157.080	141.421	S 45° 00' 00" E
C33	90° 00' 00"	40.00	62.832	56.569	S 45° 00' 00" E
C34	069° 01' 44"	45.00	44.978	42.295	S 34° 18' 39" W
C35	06° 52' 06"	419.535	50.291	50.261	N 40° 49' 04" E
C36	13° 00' 50"	394.535	89.613	89.420	N 37° 44' 42" E
C37	13° 00' 50"	369.535	83.937	83.754	N 37° 44' 42" E
C38	31° 13' 13"	189.749	103.394	102.119	N 15° 37' 40" E
C39	31° 13' 13"	214.749	117.016	115.574	N 15° 37' 40" E
C40	18° 08' 04"	239.749	75.882	75.566	S 22° 10' 15" W
C41	54° 36' 12"	15.00	14.295	13.760	N 27° 17' 01" W
C42	21° 12' 03"	226.197	83.698	83.221	N 65° 11' 08" W
C43	38° 31' 35"	276.197	185.718	182.239	S 73° 50' 54" E
C110	36° 32' 41"	121.575	77.544	76.236	N 22° 35' 02" W

9/21/83 - UPDATE

EXACT LOCATION OF EASEMENT MAY VARY

10' Utility Easement

N.03°06'42"W. 2.037'

S 88° 50' 22" E. 479.631'

(541.79' EASEMENT ℄ TO ℄)

1350. 28'

50' R/W

50.01

50.0'

13.404'

109.922'

14.417'

UTILITY EASEMENT (PUMP HOUSE)

0.3006 AC.

IRON MOUNTAIN DRIVE

SET REBAR

313.68'

WEST 280.96

IRON CANYON DRIVE

140.00

222.96' SOUTH

STREAM PROTECTION ZONE

SEE PLAT 2 FOR CONTINUATION

PLAT 2

SOUTH 204.28'

12 0.5311 AC.

119.353'

N00°01' 04" E 140.00

S 89°58'56"E 134.988

25.00' 25.00'

6 0.452 AC.

5 0.4623 AC.

3 0.4884 AC.

SOUTH 176.

NORTH 120.00

109.922' 136.036' 35.00

92.05

364°21' 32" E 166.93

83.85

IRON MOUNTAIN DRIVE

45.25 45.25

N 67° 25' 26" E 147.33

S45°00'00"E 120.00

N 35° 56' 37" E 110.99

26.50 SOUTH

SET REBAR

N 89°34'50" E

33 Ft. Culinary Water Conduit Easement Entry # 125799, Book M63, Page 592

SET REBAR

90.50

EAST 90.50

100.00 100.00

7 0.512 AC.

4 0.529 AC.

10' Sanitary Sewer & Utility Easement

N 25°19'54"E 120.428'

S 76° 52' 56" E. 140.39'

N 30° 02' 11" E 100.52

N 40° 51' 25" W 89.78

70.14

N47°48' 10"E 183.38'

42.78'

11 0.5370 AC.

8 0.399 AC.

10' Sanitary Sewer Easement

Δ=7°08'12" R=369.535 LC=46.029' C=45.999'

S 45°42' 53" E 151.028'

10' ACCESS Sanitary Sewer & Utility Easements

N31°14' 17"E 75.00

S 59° 45' 43" E 124.840'

℄ 16.0 Ft. R/W & Easement, Mtn. Fuel Entry # 133881, Book M85, Page 278

℄ 5.0 Ft. R/W & Easement, One Inch Pipe Line Entry # 134110, Book M85, Page 520

2 4.504 AC.

N 0°18'42" W 157.12

10' Sanitary Sewer & Utility Easement

9 3.808 AC.

10 0.7729 AC.

S 03°11' 15"E 297.17'

N 06°45' 55" W 155.55'

167.91 IRON CANYON DRIVE 167.91 S44°15' 07" W 167.91

204.93

IRON CANYON DRIVE SOUTH 219.52

219.52

S 0°04'12" W 579.66'

WEST 115.00

18.20'

1 0.526 AC.

N 20°59'10"E 147.15'

364.05

170.83

EAST 90.00

40.00

NW CORNER THAYNES CANYON # 3 SUB. (AS DETERMINED BY RECORDED PLAT)

10' Utility Easement

150.00 WEST 840.00 421.88 268.12

SET REBAR

SOUTH 200.00'

SECTION 5

S 89°21'00" W 2629.37' SECTION LINE

SECTION 8

NORTH LINE OF THE QUIT CLAIM DEED AS RECORDED IN BOOK M-58, PAGE 60

SET REBAR

NORTH 44.00

SOUTH 40.00

30' 16'

70.00' WEST

244.02

SET REBAR

P.O.B. S 89°21'00" W 246.55

S0°04'12" W 11.37

SET REBAR

94.02

25.00 25.00

30.00

103.05 N34°44' 37"E 103.05

212520

SE CORNER SECTION 4 PARK CITY MON.

S1/4 CORNER SEC. 5

SE CORNER SEC. 5 T.2S., R.4E., S.L.B.&M FD. R.R. SPIKE

S 89°49'28" W 5308.42

BASIS OF BEARING C & S ENGINEERING SURVEY-1975

2629.37'

PAYDAY DRIVE

THAYNES CANYON SUBDIVISION

25.00 85.00 40.00 40.00 155.00 40.00 40.00 80.00 25.00

LEGEND

- Monuments To Be Set
- BUILDING PAD

1"=50'

212520

1	Revise Lots 1-9 - Change Road	LWJ	9/21/83
No.	Revision	By	Date
Designed	Drawn	Checked	Date
Scale	Approved	Date	

ECKHOFF, WATSON and PREATOR ENGINEERING

ENGINEERS • PLANNERS • SURVEYORS

SALT LAKE CITY, UTAH 84115

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

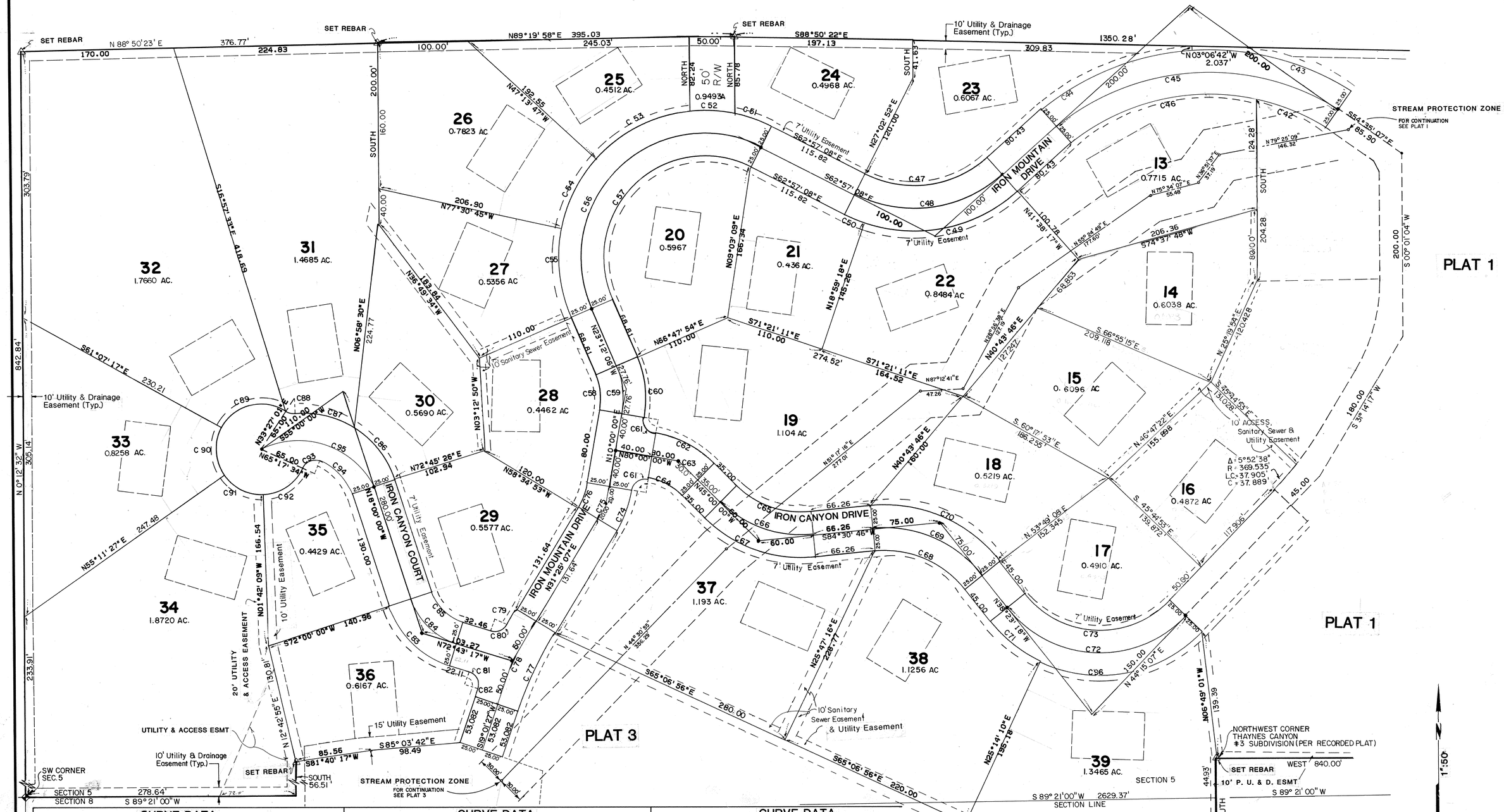
IRON CANYON

Project Number

Sheet Number SHEET 3 OF 5

IRON CANYON

371



CURVE DATA

	Δ	R	L	C	CHORD BRG.
C44	38° 31' 35"	276.197	185.718	182.239	N 67° 37' 31" E
C45	77° 03'10"	251.197	337.816	312.929	N 86° 53' 18" E
C46	55° 51' 07"	226.197	220.497	211.870	N 76° 17' 17" E
C47	68° 41' 09"	121.359	145.485	136.928	N 82° 42' 18" E
C48	68° 41' 09"	146.359	175.454	165.135	N 82° 42' 18" E
C49	60° 37' 35"	171.359	181.320	172.979	N 78° 40' 30" E
C50	8° 03' 34"	171.359	24.104	24.084	S 66° 58' 55" E
C51	14° 47' 29"	162.373	41.918	41.802	S 70° 20' 53" E
C52	17° 44' 37"	162.373	50.285	50.084	S 86° 36' 56" E
C53	41° 44' 33"	162.373	118.296	115.697	N 63° 38' 29" E
C54	30° 16' 57"	162.373	85.819	84.824	N 27° 37' 44" E
C55	35° 41' 22"	162.373	101.142	99.514	N 05° 21' 25" W
C56	140° 55' 23"	137.373	336.264	258.381	N 46° 55' 23" E
C57	140° 14' 58"	112.373	275.069	211.359	N 46° 55' 23" E
C58	33° 12' 06"	68.121	39.475	38.925	N 06° 36' 03" W

CURVE DATA

	Δ	R	L	C	CHORD BRG.
C59	33° 12' 06"	93.121	53.962	53.210	N 06° 36' 03" W
C60	33° 12' 06"	118.121	68.448	67.495	N 06° 36' 03" W
C61	90° 00' 00"	15.00	23.56	21.21	N 34° 59' 57" W
C62	35° 00' 00"	120.148	73.394	72.258	N 62° 30' 00" W
C63	35° 00' 00"	95.148	58.123	57.223	S 62° 30' 00" E
C64	35° 00' 00"	70.148	42.851	42.188	S 62° 30' 00" E
C65	50° 29' 14"	102.255	90.104	87.217	N 70° 14' 37" W
C66	50° 29' 14"	127.255	112.133	108.540	S 70° 14' 37" E
C67	50° 29' 14"	152.255	134.162	129.864	S 70° 14' 37" E
C68	57° 05' 56"	112.849	112.461	107.865	S 66° 56' 16" E
C69	57° 05' 56"	137.849	137.375	131.761	S 66° 56' 16" E
C70	57° 05' 56"	162.849	162.289	155.656	S 66° 56' 16" E
C71	26° 22' 32"	156.872	72.214	71.578	S 51° 34' 34" E
C72	97° 21' 35"	131.872	224.083	198.080	S 87° 04' 05" E

CURVE DATA

	Δ	R	L	C	CHORD BRG.
C73	97° 21' 35"	106.872	181.601	160.528	S 87° 04' 05" E
C74	21° 25' 07"	130.753	48.879	48.595	N 20° 42' 34" E
C75	21° 25' 07"	105.753	39.533	39.303	N 20° 42' 34" E
C76	21° 25' 07"	80.753	30.187	30.012	N 20° 42' 34" E
C77	12° 23' 40"	435.466	94.202	94.018	N 25° 13' 17" E
C78	12° 23' 40"	460.466	99.61	99.416	S 32° 29' 17" E
C79	02° 08' 45"	485.466	18.181	18.18	N 30° 20' 44" E
C80	78° 00' 21"	15.00	20.422	18.881	N 68° 16' 32" E
C81	92° 44' 57"	15.00	24.282	21.716	S 26° 20' 49" E
C82	01° 00' 13"	485.466	8.502	8.502	S 19° 31' 33" W
C83	54° 43' 16"	102.298	97.701	94.030	S 45° 21' 39" E
C84	54° 43' 16"	77.298	73.824	71.050	N 45° 21' 39" W
C85	54° 43' 16"	52.298	49.948	48.071	S 45° 21' 39" E
C86	40° 05' 26"	106.396	74.446	72.937	N 38° 02' 43" 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

CURVE DATA

	Δ	R	L	C	CHORD BRG.
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' 43" 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

ECKHOFF, WATSON and PREATOR ENGINEERING
1798 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115
ENGINEERS • PLANNERS • SURVEYORS

No. | Revision | Date | By | Checked | Date
Designed | Drawn | Date | Approved | Date
Scale

The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

IRON CANYON

Project Number

Sheet Number SHEET 4 OF 5

IRON CANYON

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

1"=50'

STREAM PROTECTION ZONE
FOR CONTINUATION SEE PLAT 2

PLAT 2

34

40
0.7247 AC

41
0.9594 AC

45
0.7760 AC

42
2.7553 AC

43
3.1308 AC.

44
4.9600 AC.

IRON MOUNTAIN DRIVE

10' Sanitary Sewer Easement & Utility Easement

7' D&P.U.E.

10' Utility & Drainage Easement (Typ.)

SET REBAR

WEST 840.00'

SECTION 5

SECTION 8

SECTION LINE

S 89°21'00"W 2629.37'

278.64' S89°21'00"W

N81°40'17"E 85.56

N85°03'42"E 98.49

N12°42'04"E 45.80

N65°06'56"W 407.56

S87°14'28"E 408.14

N41°59'53"E 313.04

N40°04'54"E 341.70

N10°44'53"E 495.39

N34°58'09"W 567.74

N30°27'39"E 123.37

315.00'

543.49'

285.00'

272.65' (EASEMENT ℄ TO ℄)

NORTH

SOUTH

600.00

400.00

200.00

44.93'

235.00'

500.00'

285.00'

WEST 1020.00

SET REBAR

212520

ECKHOFF, WATSON and PREATOR ENGINEERING
1798 SOUTH WEST TEMPLE SALT LAKE CITY, UTAH 84115
ENGINEERS • PLANNERS • SURVEYORS

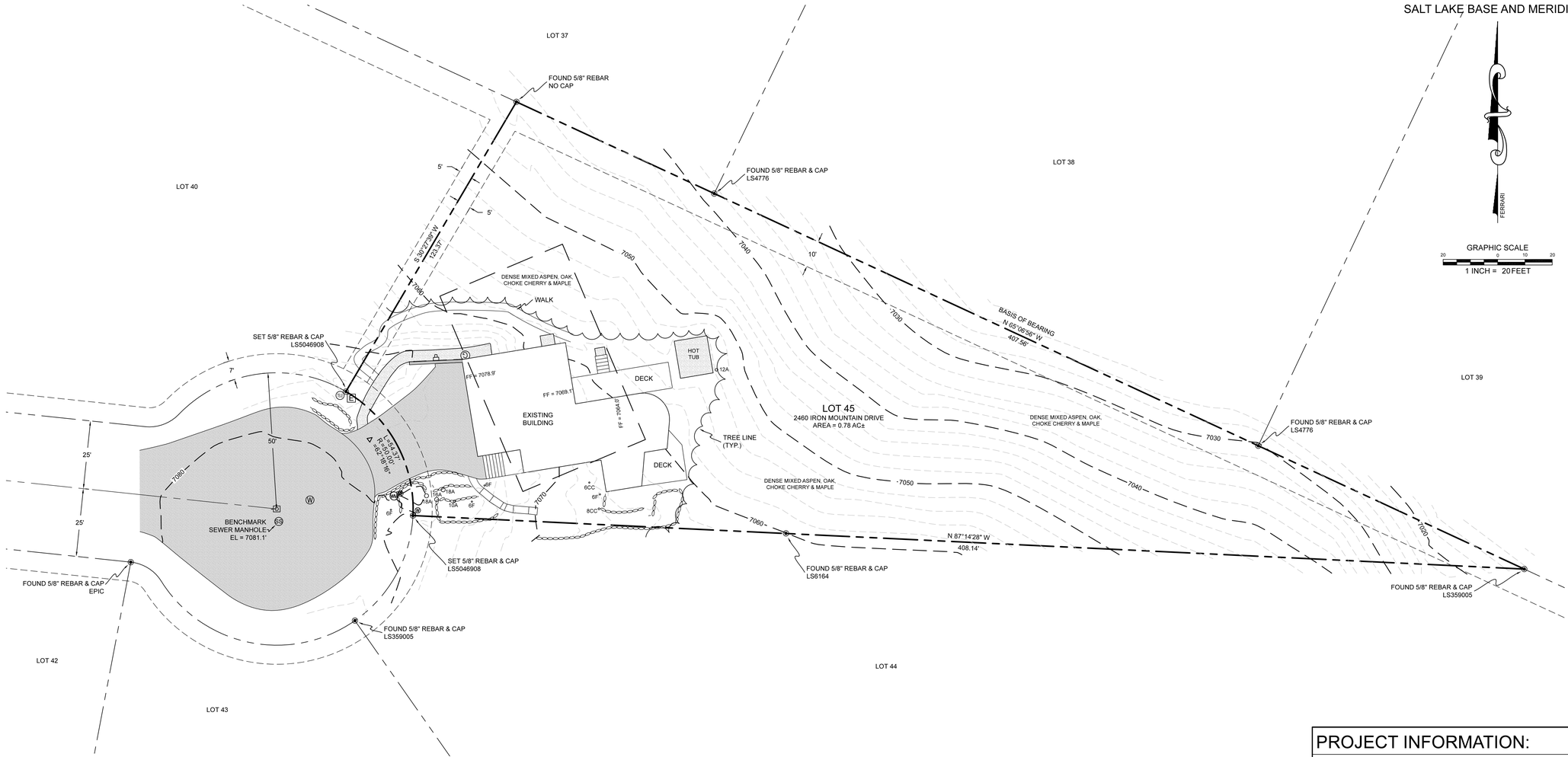
The Boyer Company 675 East 500 South Salt Lake City, Utah 84102

IRON CANYON

SHEET 5 OF 5

RECORD OF SURVEY & TOPOGRAPHICAL MAP

LOT 45 IRON CANYON SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 &
THE SOUTHWEST QUARTER OF SECTION 5
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

I GREGORY J. FERRARI OF PARK CITY, UTAH, CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING LICENSE NO. 5046908. THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME, OR UNDER MY DIRECTION, OF THE HEREON DESCRIBED PROPERTY AND THAT TO THE BEST OF MY KNOWLEDGE IT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED.

6-23-22
GREGORY J. FERRARI
LS 5046908

GREGORY J. FERRARI, PLS LS5046908 EXPIRES MARCH 31, 2023

LEGAL DESCRIPTION:

LOT 45, IRON CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MAJOR CONTOUR (7080)
- MINOR CONTOUR
- FENCE (X)
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- STACKED ROCK WALL
- PROPERTY CORNER (AS NOTED)
- WATER VALVE
- SEWER MANHOLE
- TELEPHONE PEDESTAL
- WATER METER
- ELECTRIC TRANSFORMER
- WATER MANHOLE
- ELECTRIC METER
- GAS METER
- STREET MONUMENT
- #A TREE TRUNK, DIAM., ASPEN
- #F TREE TRUNK, DIAM., FIR
- #CC TREE TRUNK, DIAM., CHOKE CHERRY

PROJECT INFORMATION:

CLIENT:	MARION ZANIELLO
PROJECT ADDRESS:	2460 IRON MOUNTAIN DRIVE PARK CITY, UT 84098
SERIAL NO:	IC-45
RECORD INFORMATION:	LOT 45, IRON CANYON SUBDIVISION

NOTES:

1. THE PURPOSE OF THIS SURVEY IS LOCATE THE BOUNDARIES OF THIS PROPERTY ON THE GROUND AND CREATE A TOPOGRAPHICAL MAP AT THE REQUEST OF MARION ZANIELLO.
2. THE EVIDENCE OF BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION COMPILED FROM IRON CANYON SUBDIVISION.
3. NO INVESTIGATION CONCERNING ENVIRONMENTAL & SUBSURFACE CONDITIONS, OR THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
4. NO INVESTIGATION CONCERNING THE LOCATION OF OR EXISTENCE OF UTILITY SERVICE LINES TO THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.
5. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED PRIOR TO ANY DESIGN OR CONSTRUCTION.
6. DATE OF FIELD WORK JUNE 12, 2022.
7. VERTICAL DATUM IS ASSUMED.
8. BUILDING SETBACKS MUST BE CONFIRMED WITH THE COUNTY, HOMEOWNER'S ASSOCIATION, ARCHITECTURAL COMMITTEE, OR SIMILAR ADVISORY GROUP, IF ANY.
9. THE OWNER OF THE PROPERTY SHOULD BE AWARE OF ANY ITEMS AFFECTING THE PROPERTY THAT MAY APPEAR IN A TITLE INSURANCE REPORT.
10. BASIS OF BEARING BETWEEN FOUND MONUMENTS SHOWN HEREON.

REV	DATE	REVISIONS	INITIAL

FERRARI SURVEYING, LLC
435- 640 - 0412
P.O.BOX 981142
PARK CITY, UT 84098
ferrari.surveying@gmail.com

REUSE OF DOCUMENTS
THIS DOCUMENT & THE IDEAS & DESIGNS INCORPORATED HEREIN, AS AN INSTRUMENT OF PROFESSIONAL SERVICE, IS THE PROPERTY OF FERRARI SURVEYING & IS NOT TO BE USED, IN WHOLE OR IN PART, FOR ANY OTHER PROJECT WITHOUT THE WRITTEN AUTHORIZATION OF FERRARI SURVEYING.

RECORD OF SURVEY & TOPOGRAPHICAL MAP
LOT 45 IRON CANYON SUBDIVISION
IC-45
MARION ZANIELLO
PARK CITY
SUMMIT COUNTY
UTAH

0 1
BAR IS ONE INCH ON ORIG. DRAWING
IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY.

SURVEY BY:	GF-MB-GL
SURVEY DATE:	6-22-22
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF

XREFS:

DRAWING:	IC-45
DATE:	6-22-22

SCALES:
1:20 HORIZONTAL
2'CONTOURS VERTICAL

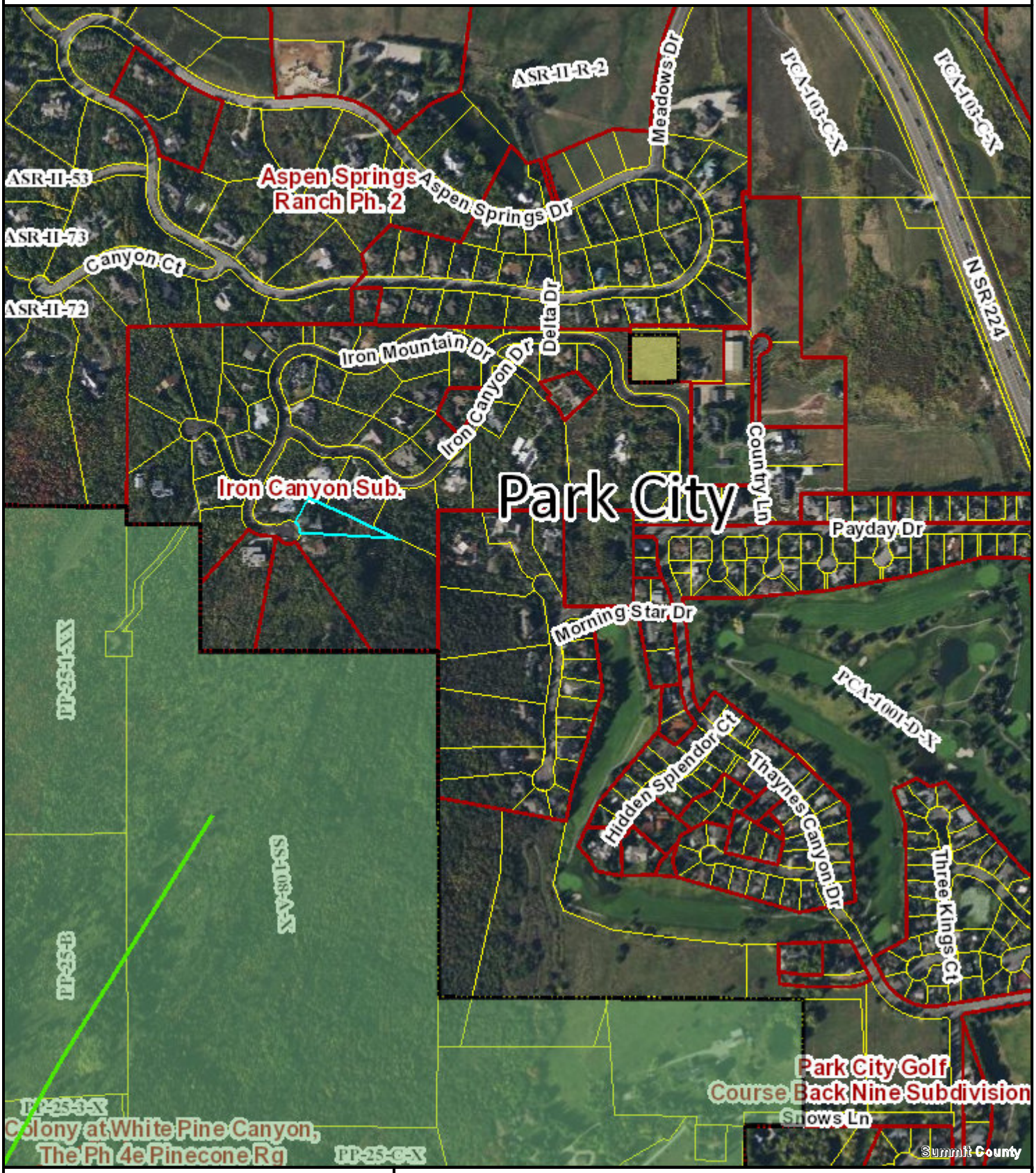
1 OF 1

PROJECT No: 2022.104

Summit County Zoning Map

Summit County Parcel Viewer Application

Printed on: 2/6/2023



SUMMIT COUNTY

1 in = 752 feet

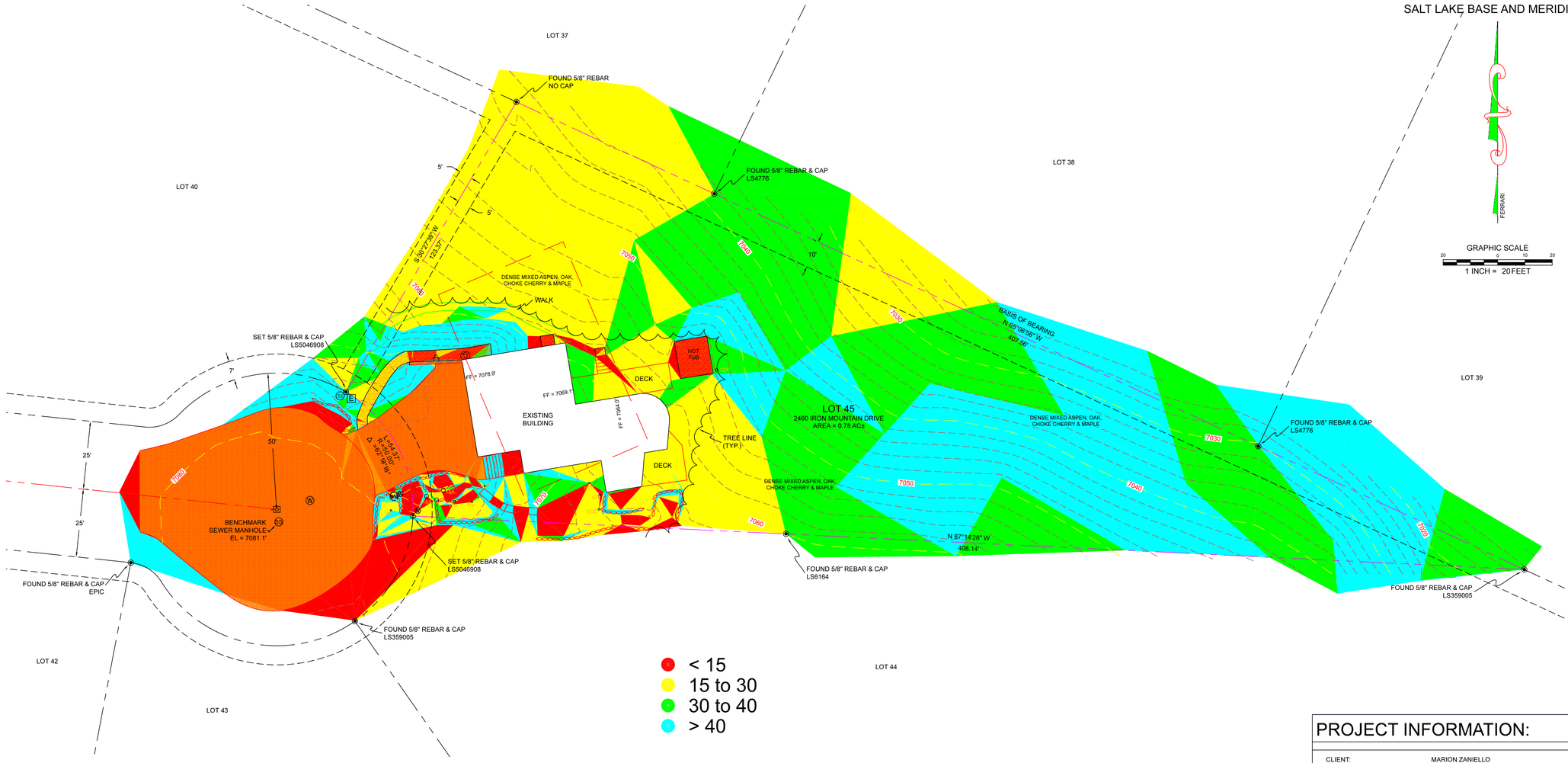
Imagery courtesy of Google

N W E S

This drawing is neither a legally recorded map nor a survey and is not intended to be used as such. The information displayed is a compilation of records, information and data obtained from various sources, including Summit County which is not responsible for its accuracy or timeliness.

SLOPE ANALYSIS

LOT 45 IRON CANYON SUBDIVISION
LOCATED IN THE NORTHWEST QUARTER OF SECTION 8 &
THE SOUTHWEST QUARTER OF SECTION 5
TOWNSHIP 2S RANGE 4E
SALT LAKE BASE AND MERIDIAN



SURVEYOR'S STATEMENT

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GREGORY J. FERRARI P.L.S. 5046908 EXPIRES MARCH 31, 2023

PROJECT INFORMATION:

CLIENT:	MARION ZANIELLO
PROJECT ADDRESS:	2460 IRON MOUNTAIN DRIVE PARK CITY, UT 84098
SERIAL NO:	IC-45
RECORD INFORMATION:	LOT 45, IRON CANYON SUBDIVISION

LEGAL DESCRIPTION:

LOT 45, IRON CANYON SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AT THE SUMMIT COUNTY RECORDERS OFFICE.

LEGEND:

- CLIENT PROPERTY LINE
- ADJOINING PROPERTY LINE
- CENTERLINE
- MAJOR CONTOUR
- MINOR CONTOUR
- FENCE
- PUBLIC UTILITY EASEMENT
- BUILDING ENVELOPE
- STACKED ROCK WALL
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- STREET MONUMENT
- #A TREE TRUNK, DIAM., ASPEN
- #F TREE TRUNK, DIAM., FIR
- #CC TREE TRUNK, DIAM., CHOKE CHERRY

GRAPHIC SCALE
20 0 10 20
1 INCH = 20 FEET

REV	DATE	REVISIONS	INITIAL

FERRARI SURVEYING, LLC
435- 640 - 0412

P.O.BOX 981142
PARK CITY, UT 84098

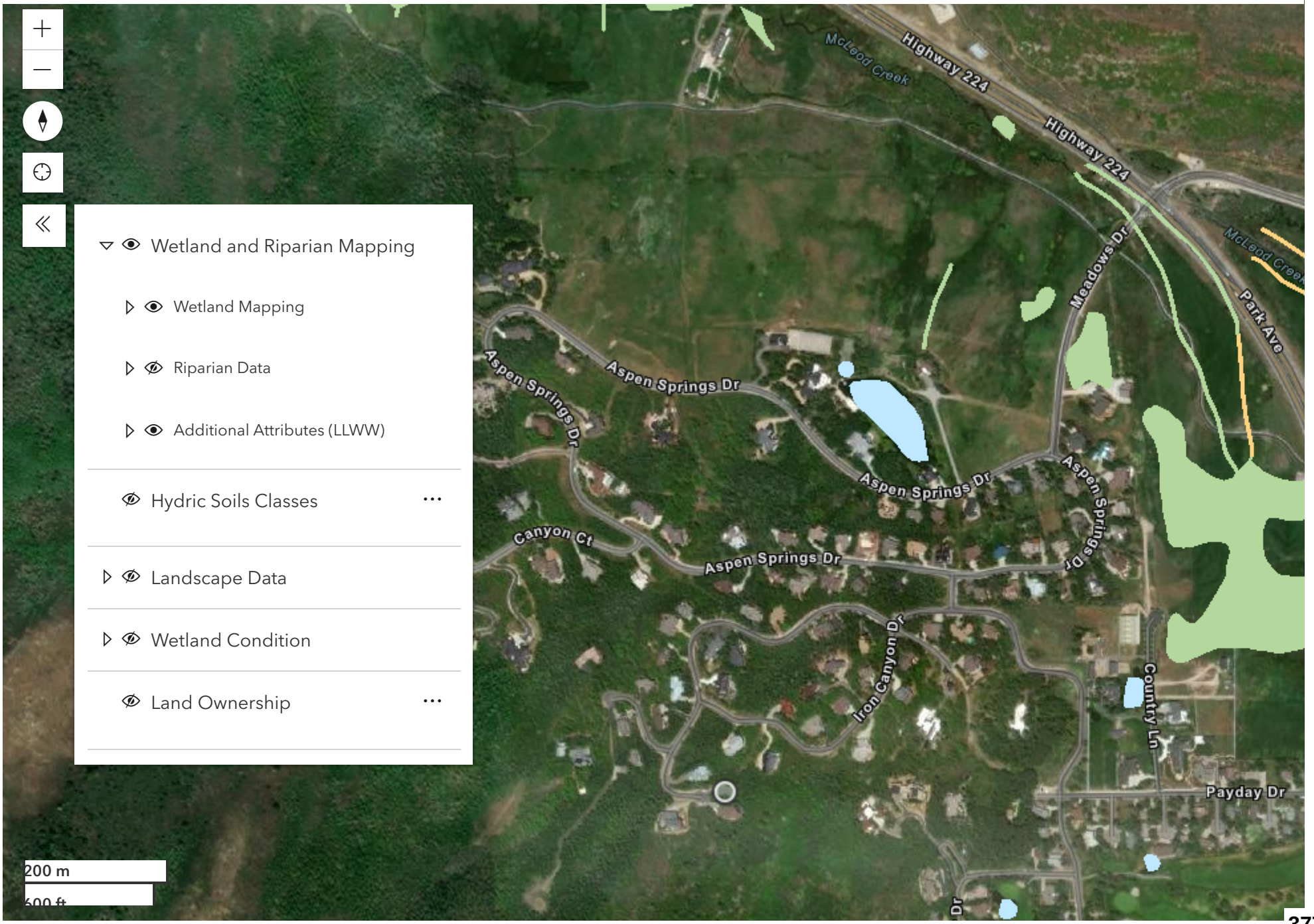
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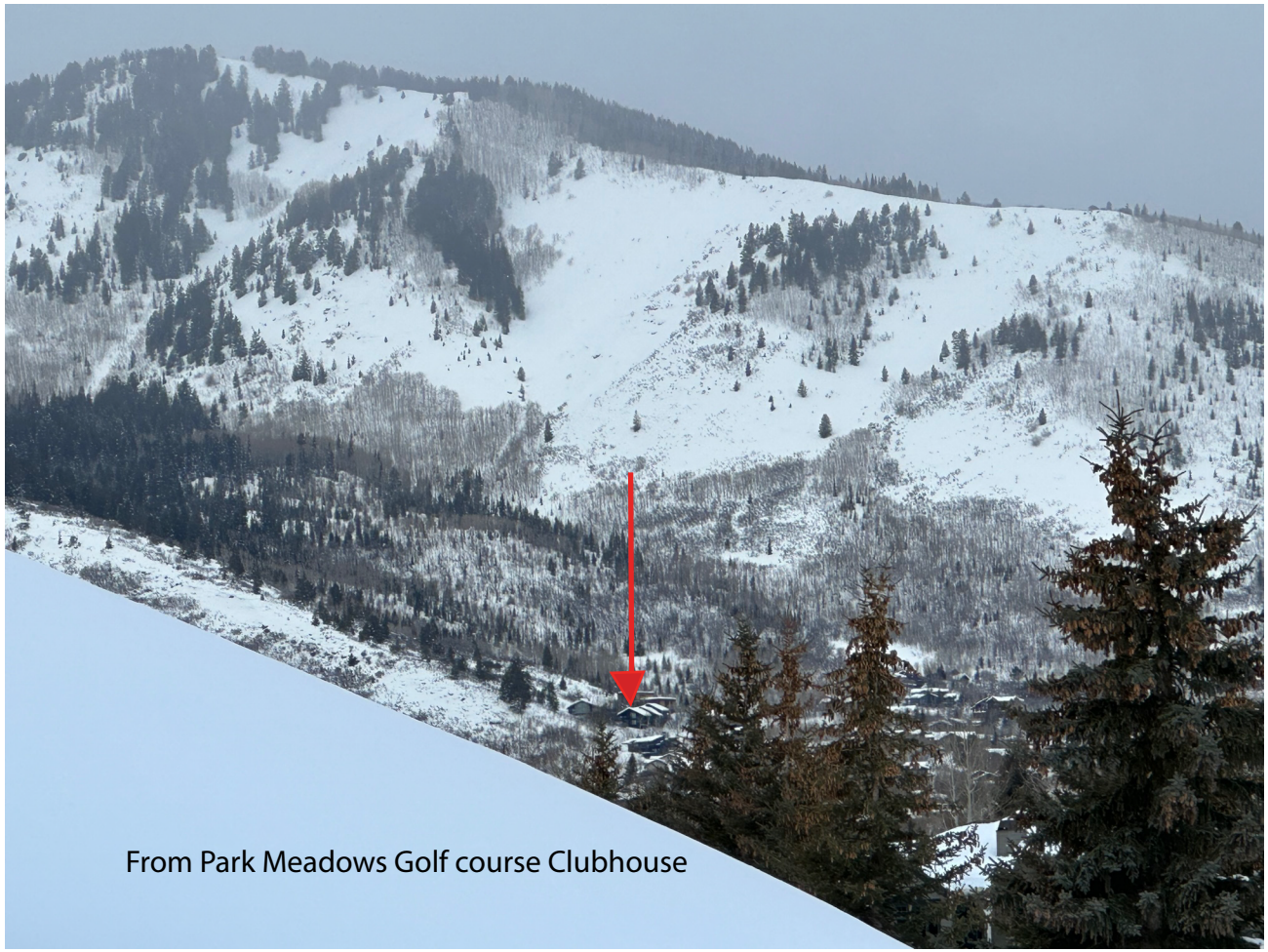
SLOPE ANALYSIS
LOT 45 IRON CANYON SUBDIVISION
IC-45
MARION ZANIELLO
PARK CITY SUMMIT COUNTY UTAH

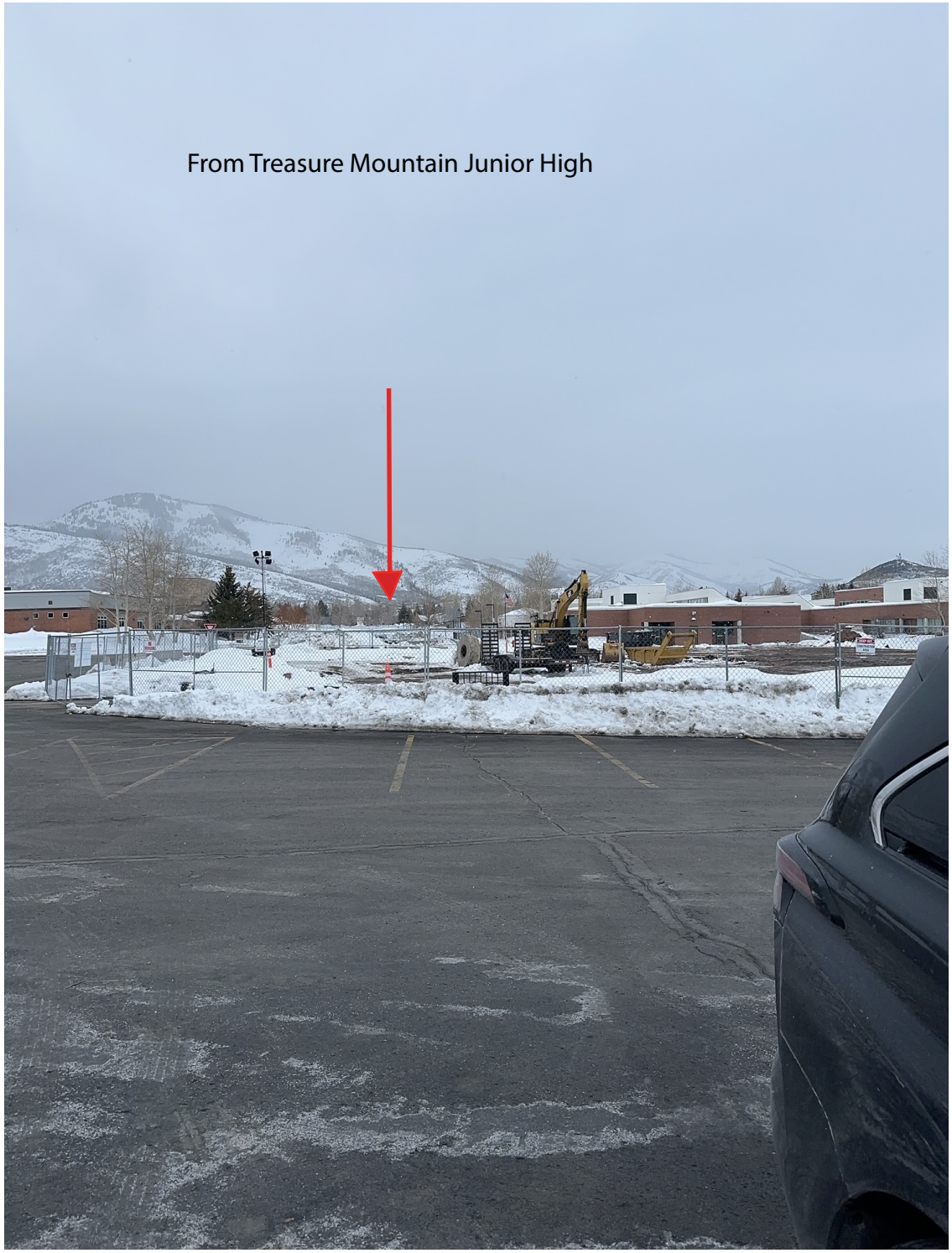
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IF NOT ONE INCH ON THIS SHEET, ADJUST SCALES ACCORDINGLY

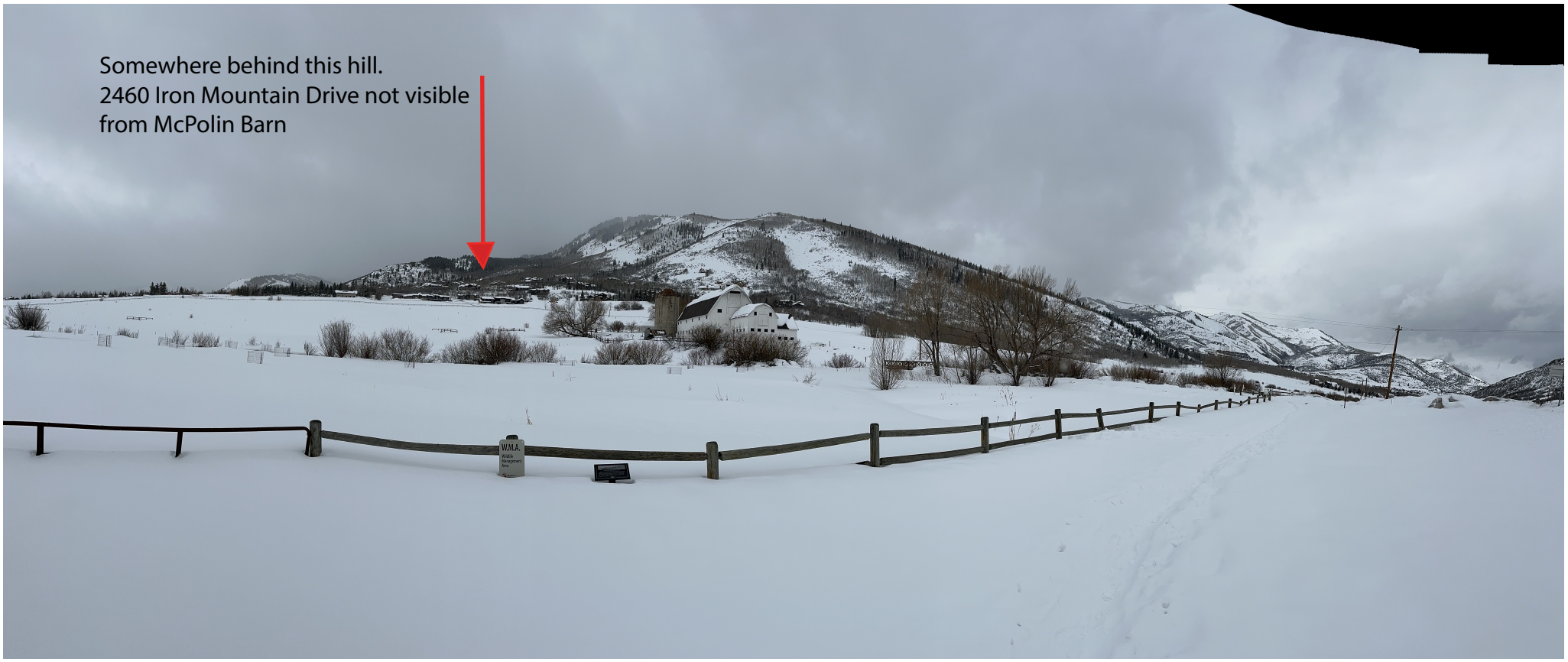
SURVEY BY:	GF-MB-GL
SURVEY DATE:	6-22-22
DESIGN BY:	GF
DRAFTING BY:	GF
CHECKED BY:	GF
XREFS:	
DRAWING:	IC-45
DATE:	6-22-22
SCALES: 1:20 HORIZONTAL, 2'CONTOURS VERTICAL	1 OF 1
PROJECT No:	2022.104

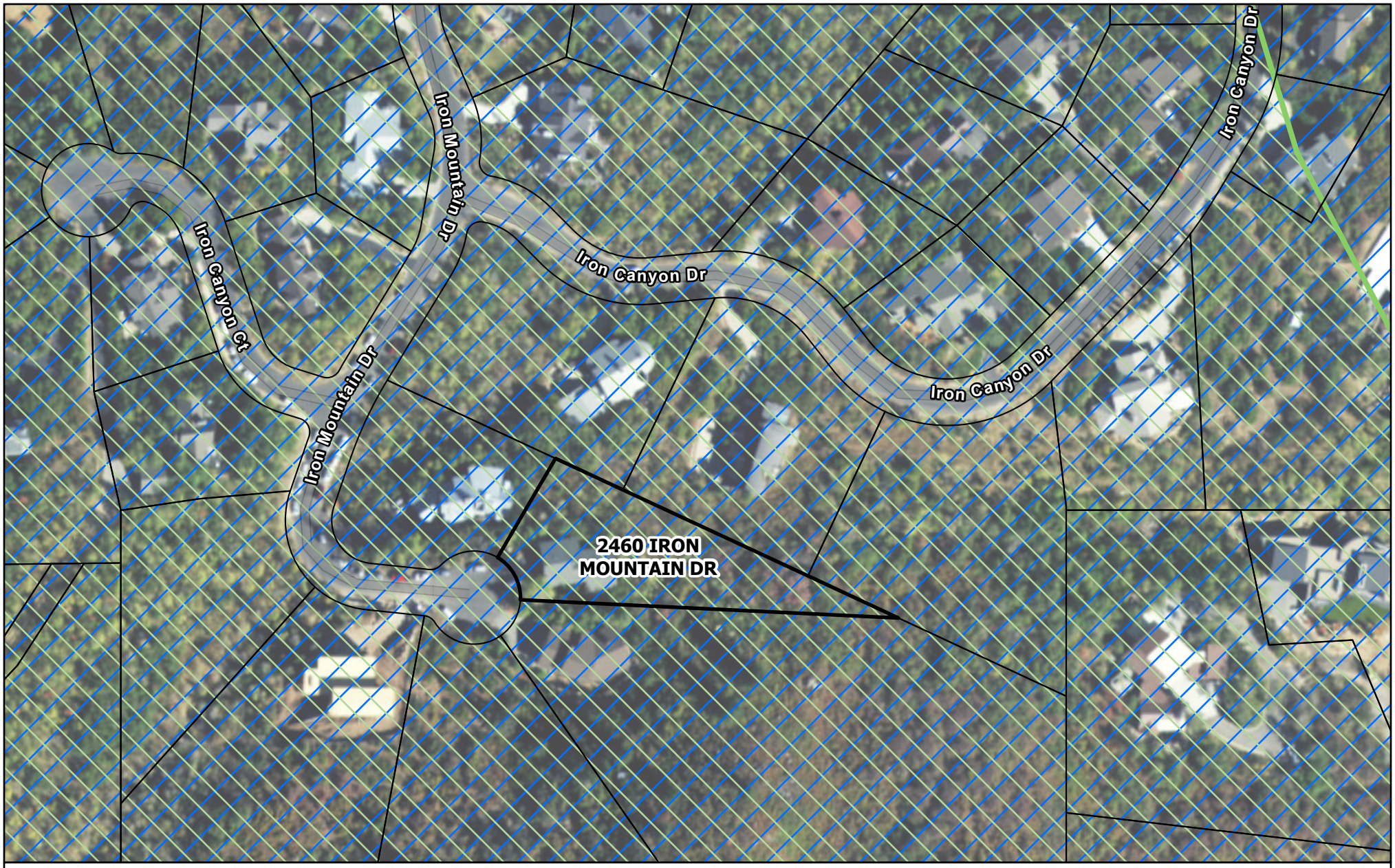
Utah Geological Survey




From Park Meadows Golf course Clubhouse


From Treasure Mountain Junior High


Somewhere behind this hill.
2460 Iron Mountain Drive not visible
from McPolin Barn



2460 Iron Mountain Drive, Park City

Wildlife Habitat Map

Data obtained from the Utah Division of Wildlife Resources.

N

0 50 100 200 Feet

Dusky Grouse Habitat

Black Bear, Moose, Mule Deer, Ruffed Grouse, and Whitetailed Jackrabbit Habitat



MARK	DRAWN	THICKNESS	DESCRIPTION
A		8" or 10"	8" CONCRETE WALL W/ STEEL REINFORCEMENT. VERTICAL STEEL SHALL BE #5 BARS AT 12" OC HORIZONTAL AND #4 BARS AT 12" OC VERTICAL UNLESS NOTED OTHERWISE ON FTG. & FDN PLAN. WATERPROOF CONCRETE WALLS BELOW GRADE PER SPECS.
B		12" or 14"	FURRED CONCRETE WALL. WALL SAME AS CONC WALL ABOVE EXCEPT IT IS FURRED WITH 2 X 4'S AT 24" OC ON THE INSIDE FACE. R-13 BATT INSULATION AND VISQUEEN VB UNDER 1/2" GWB ON INSIDE FACE OF WALL.
C		18"	FURRED CONCRETE WALL. WALL SAME AS FURRED WALL ABOVE EXCEPT IT IS FURRED WITH 2 X 2'S INSTEAD OF 2 X 4'S AND USE 1 1/2" RIGID INSULATION. INSTALL VISQUEEN VB OVER FURRING PRIOR TO INSTALLING GWB. DO NOT INCLUDED GWB AT WALLS IN AREAS NOTED AS "GWB" ON PLAN
D		7 1/4"	EXTERIOR STUD WALL: 2 X 6 STUDS AT 16" OC. 1 X 6 T&G VERTICAL WOOD SIDING OVER TYVEK HOUSEWRAP OVER 1/2" PLYWD OVER THE STUDS AT EXTERIOR. R-19 BATT INSULATION BETWEEN STUDS. 6 MIL VISQUEEN VAPOR BARRIER STAPLED TO STUDS COVERED WITH 1/2" GWB.
E		4 1/2"	INTERIOR STUD WALL: 2 X 4 STUDS AT 16" OC WITH 1/2" GWB ON BOTH SIDES. PROVIDE SOUND BATTS AT INTERIOR WALLS AROUND BATHROOMS AND MECHANICAL ROOMS (NOTE THAT 5/8" CEMENT BACKER BOARD SHALL BE USED BEHIND TILE AND AROUND FIREPLACE BOXES)
F	3	PER WALL	WINDOW OPENING. SEE WINDOW SCHEDULE
G	22 C 2000 12	PER WALL	DOOR OPENING. SEE DOOR SCHEDULE

WALL SCHEDULE AND KEY | C

SHEET	DESCRIPTION
T1	TITLE SHEET
SD-1	SITE/DRAINAGE PLAN
A1	FIRST & SECOND LEVEL FLOOR PLAN
A2	THIRD & FOURTH LEVEL FLOOR PLAN
A3	FIFTH LEVEL FLOOR PLAN
A4	NORTH & EAST ELEVATIONS
A5	SOUTH & WEST ELEVATIONS
A6	DOOR & WINDOW SCHEDULES, INTERIOR ELEVATIONS
A7	BUILDING SECTIONS
A8	DETAILS
S1	FOOTING & FOUNDATION AND SECOND LEVEL FRAMING PLAN
S2	THIRD & FOURTH LEVEL FLOOR FRAMING PLAN
S3	FIFTH LEVEL FRAMING PLAN
S4	ROOF FRAMING PLAN
M/E1	FIRST & SECOND FLOOR MECH/ELECT PLAN
M/E2	THIRD AND FOURTH FLOOR MECH/ELECT PLAN
M/E3	FIFTH FLOOR MECH/ELECT PLAN

SCHEDULE OF DRAWINGS | A

Contractor Submit:
1. ICBO #'s on fireplaces
2. Framing of Trusses close to gable
3. Dryer Vent instruction for manufacturer (minimum allowable length for 14' rise on to exterior)
4. Fire Sprinkler Protection Plan
5. Master Sprinkler Calcs & supplied details

VICINITY MAP | D

CATEGORY	DESCRIPTION
PROJECT:	PRIVATE RESIDENCE 3-BR, 2 1/2 BATHS
ADDRESS:	PARK CITY, UTAH 84098
OWNER:	KEVIN & DEE MCARTHY 2888 IRON MOUNTAIN DRIVE PARK CITY, UTAH 84098
BUILDING TYPE:	TYPE V
OCCUPANCY:	R-3, RESIDENTIAL, SINGLE FAMILY
FLOOR AREA:	GARAGE (LEVEL 5): 1861 SF; BASEMENT: -none-; LEVEL 1 & 2: 1253 SF UNFINISHED; LEVEL 3 & 4: 2188 SF FINISHED; TOTAL: 3448 SF
BUILDING HEIGHT:	3 1/2 STORIES; MAXIMUM HT ABOVE GRADE AT RIDGELINE: 33 FEET; MAXIMUM HT ABOVE GRADE AVG. = 25 FEET
LEGAL DESCRIPTION:	LOT 45, IRON CANYON SUBDIVISION PARK CITY, SUMMIT COUNTY, UTAH
SOIL:	TYPE 3, SEDIMENTARY & FOLIATED ROCK PER UBC TABLE 29-D; S_p = 2000 PSF

CODE INFORMATION | E

PARK CITY MUNICIPAL CORPORATION BUILDING INSPECTION DEPARTMENT APPROVED PERMIT NO. 4476 DATE 6/21/99 Issue Approved

PARK CITY MUNICIPAL CORPORATION BUILDING INSPECTION DEPARTMENT APPROVED PERMIT NO. 4634 DATE 6-24-99 Issue Approved

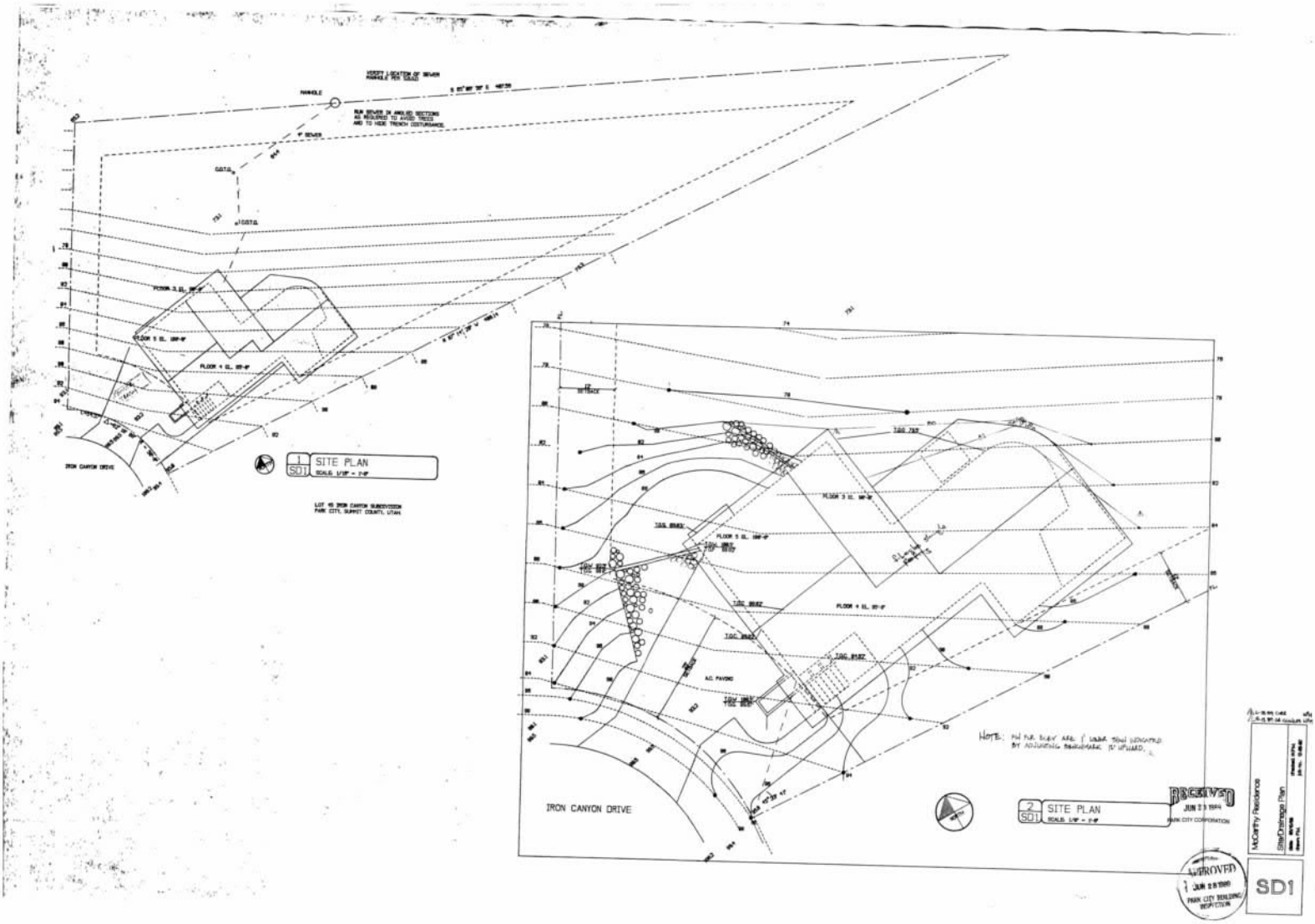
RECEIVED JUN 23 1999 PARK CITY CORPORATION

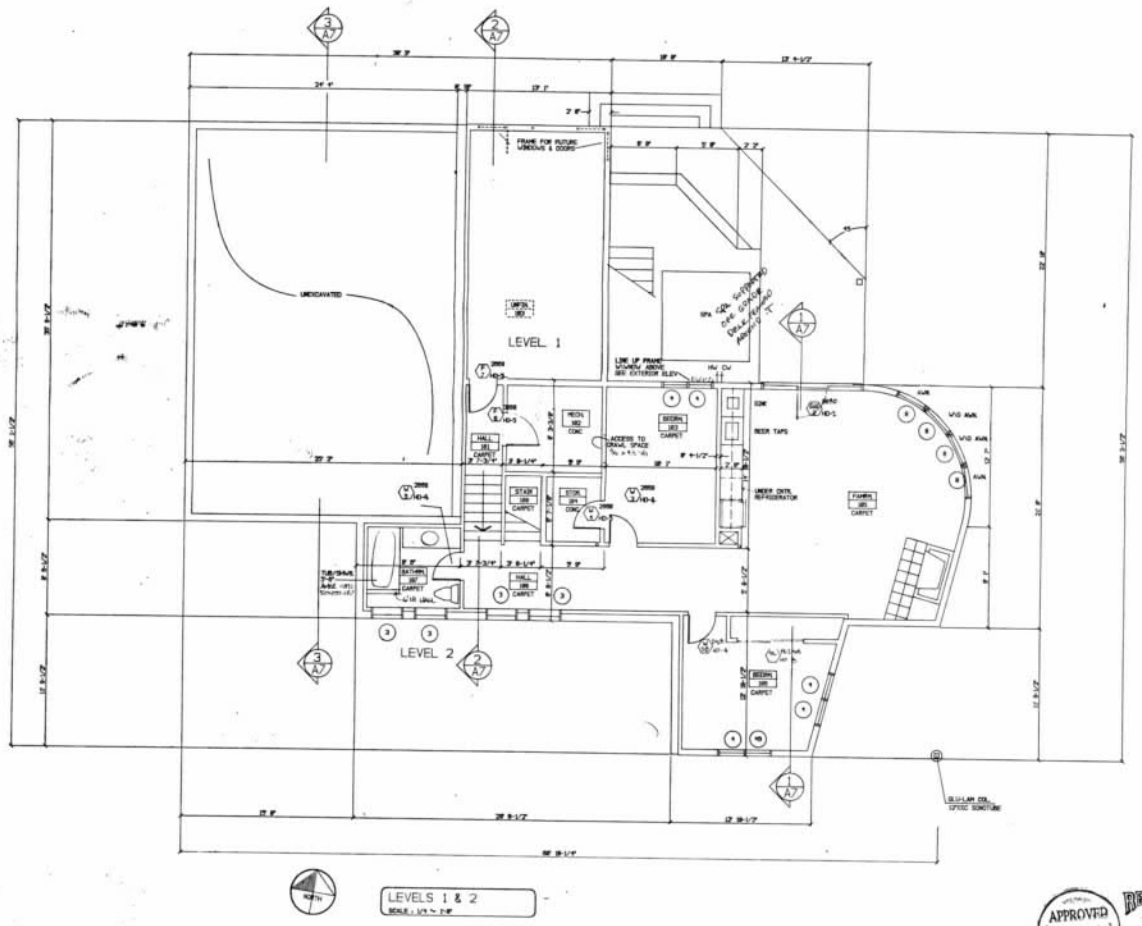
a private residence for KEVIN & DEE McARTHY at Iron Mountain Drive Park City, Utah 84060

McCarthy Residence

Drawn by: [illegible]

T1


1 SD1 SITE PLAN
SCALE: 1/16" = 1'-0"
IRON CANYON DRIVE
LOT 45 IRON CANYON SUBDIVISION
PARK CITY, SUMMIT COUNTY, UTAH
2 SD1 SITE PLAN
SCALE: 1/8" = 1'-0"
IRON CANYON DRIVE
RECEIVED
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PARK CITY CORPORATION
APPROVED
JUN 2 8 1994
PARK CITY BUILDING INSPECTION
McCarthy Residence
Site Drainage Plan
SD1

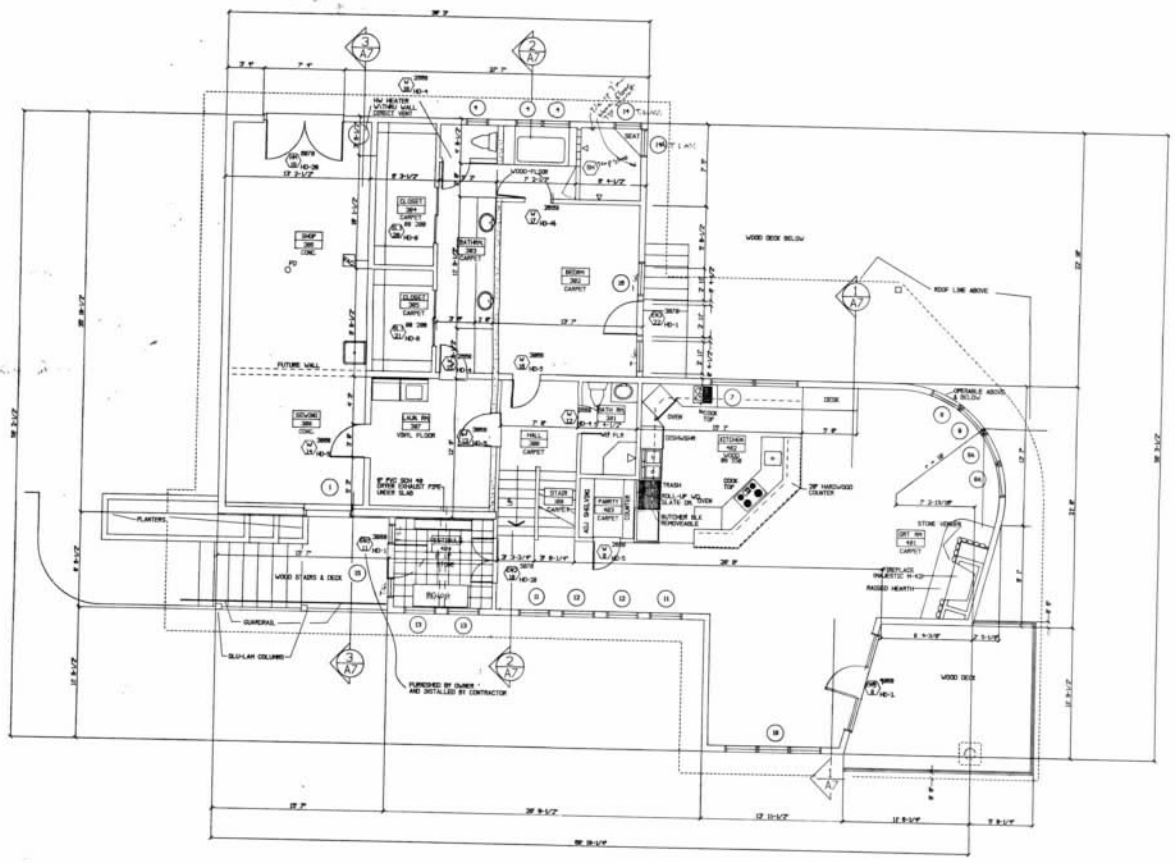


APPROVED
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PARK CITY BUILDING INSPECTION

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PARK CITY CORPORATION

McCarthy Residence
Floor Plan 1st & 2nd Level

A1



LEVELS 3 & 4
SCALE: 1/4"=1'-0"

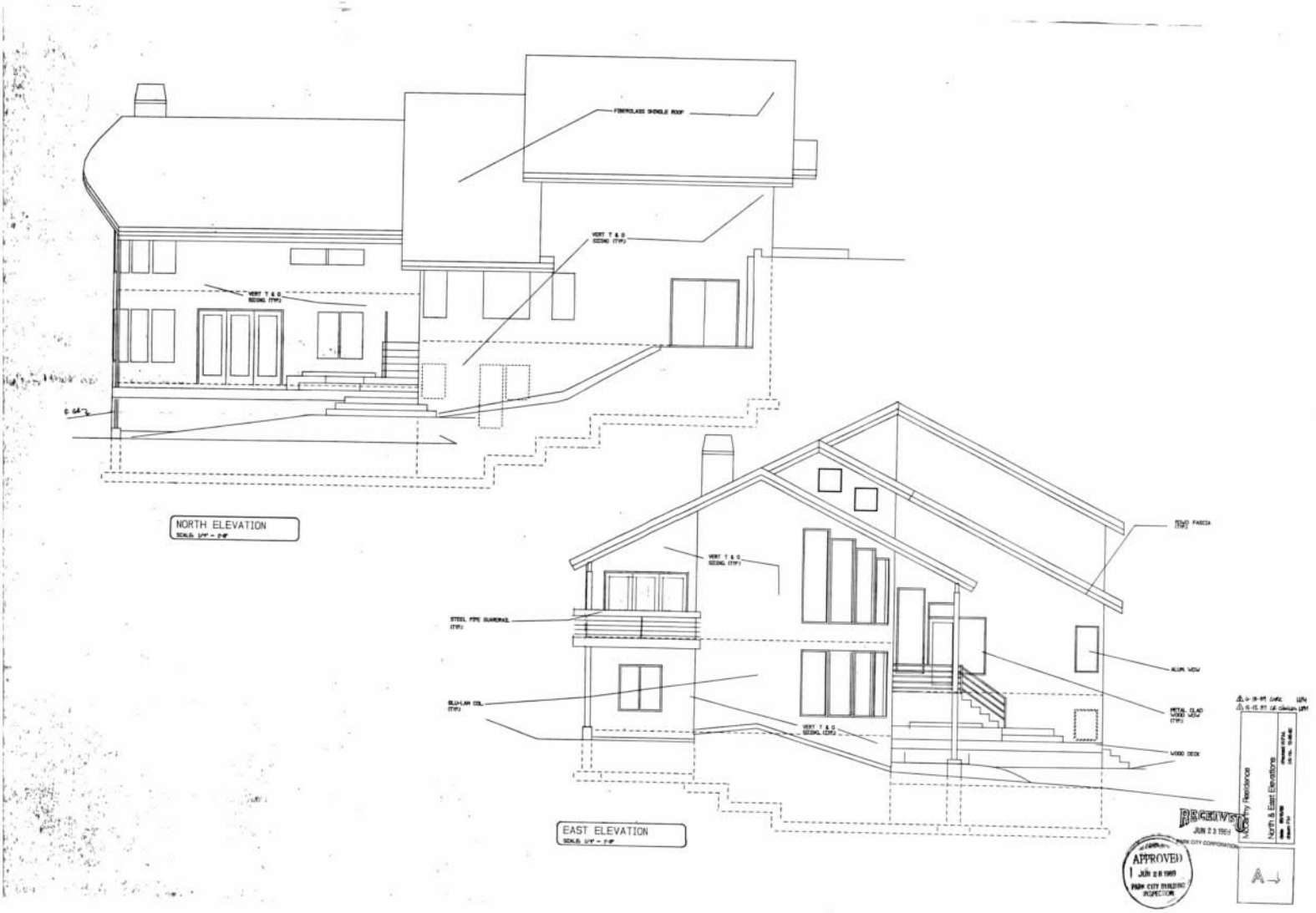
2188 S.F.

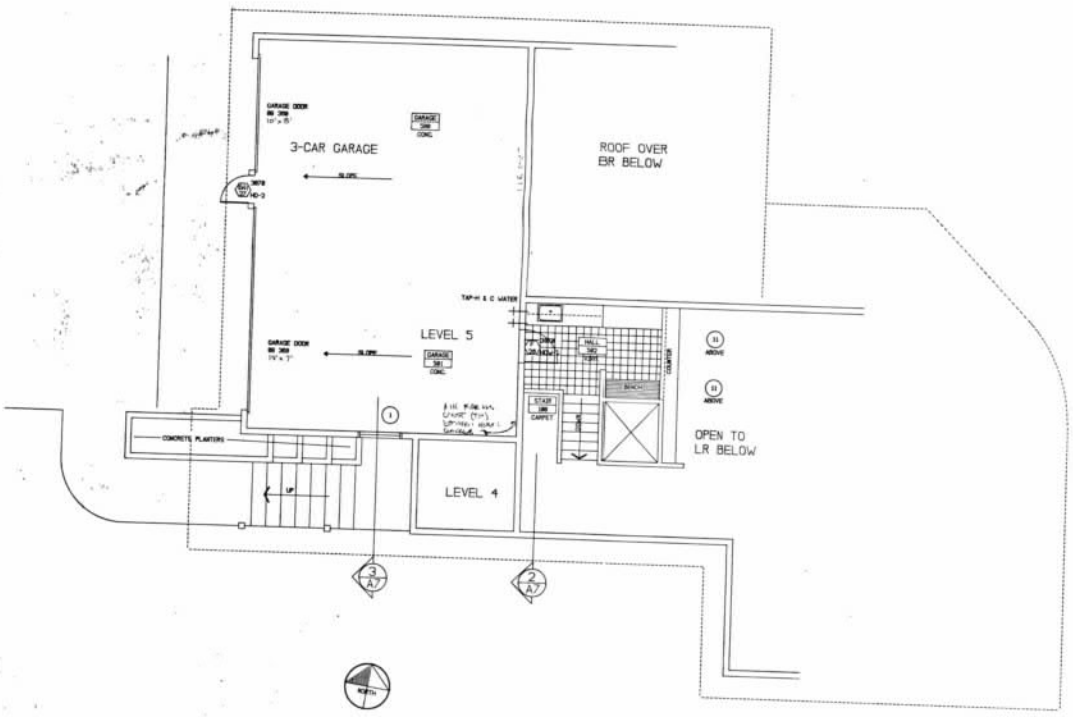
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APPROVED
JUN 28 1995
PARK CITY BUILDING INSPECTION

McCarthy Residence
Floor Plan-3rd & 4th Level

A2


FIBERGLASS SHINGLE ROOF
VERT T & G SIDING (TYP.)
NORTH ELEVATION
SCALE: 1/4" = 1'-0"
STEEL PIPE RAILING (TYP.)
ALUM. WDW
WOOD DECK
EAST ELEVATION
SCALE: 1/4" = 1'-0"
RECEIVED
JUN 2 2 1999
APPROVED
JUN 28 1999
PARK CITY BUILDING INSPECTION
North & East Elevations
A-1



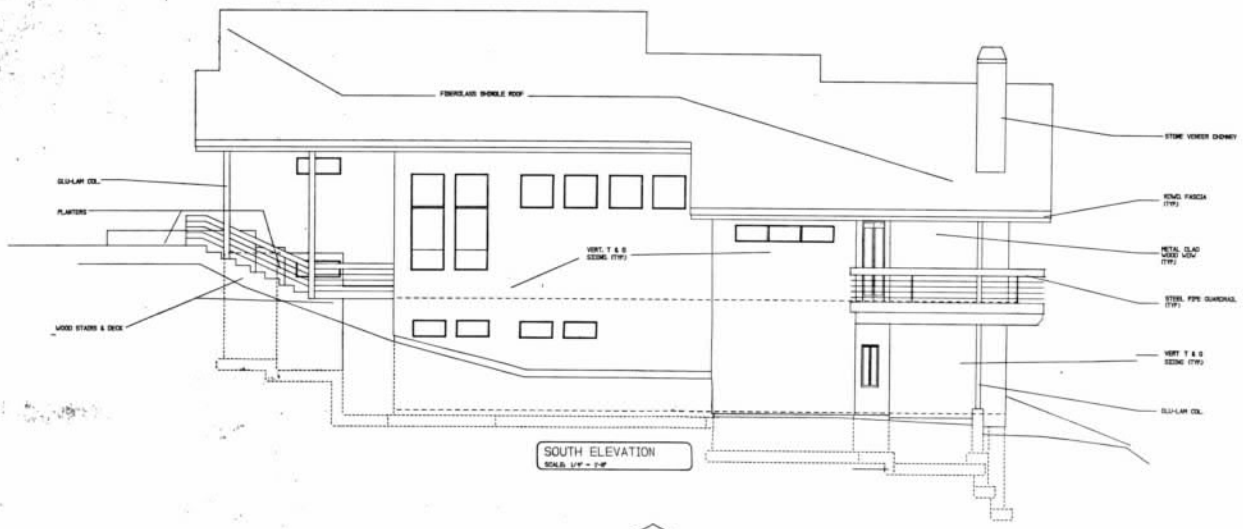
LEVEL 5 (GARAGE)
1084 S.F.

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JUN 23 1994
PARK CITY CORPORATION

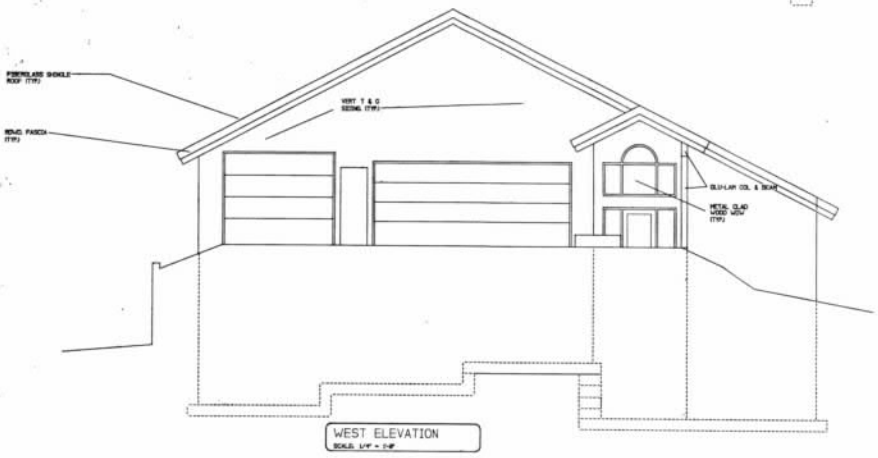
APPROVED
1 JUN 28 1995
PARK CITY BUILDING INSPECTION

McCarthy Residence
Floor Plan-5th Level

A3



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



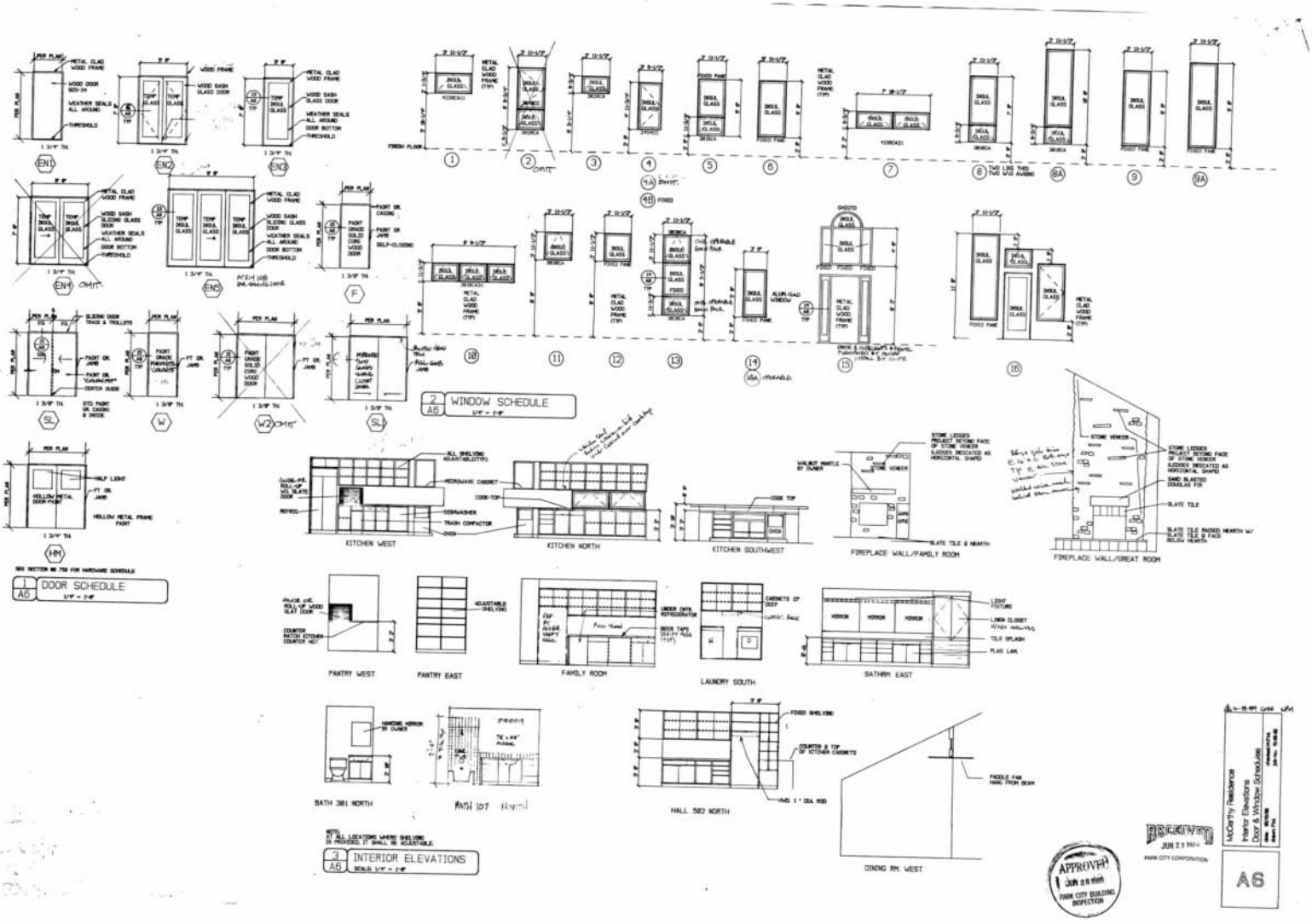
WEST ELEVATION
SCALE: 1/4" = 1'-0"

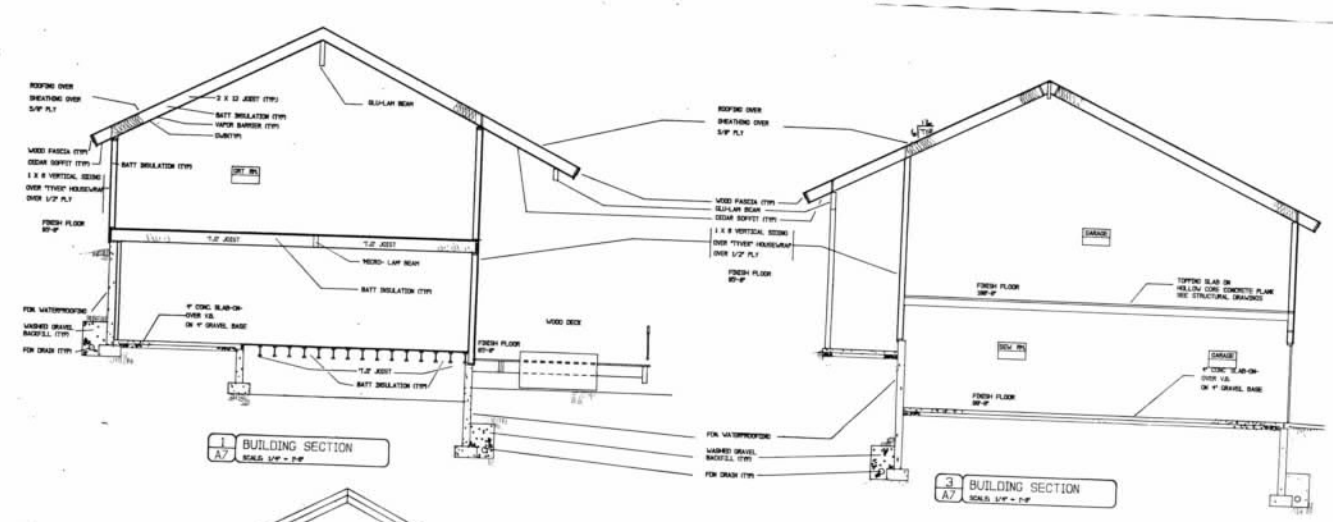
APPROVED
JUN 2 0 1999
PARK CITY BUILDING INSPECTION

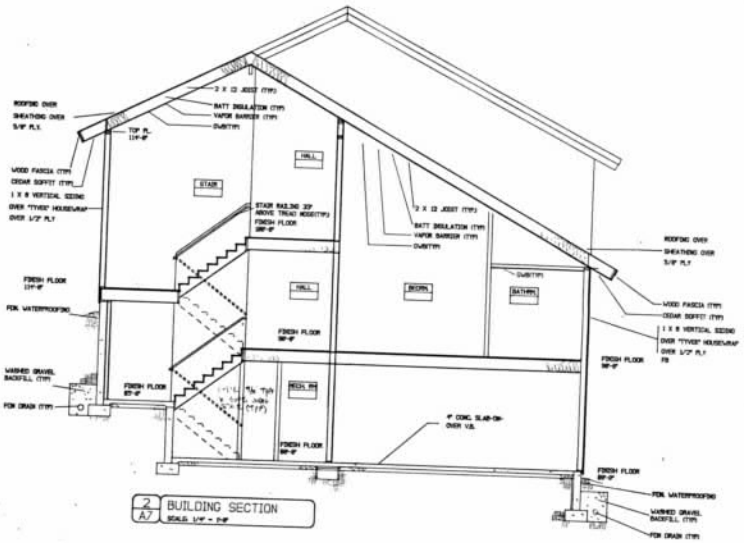
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McCarthy Residence
South & West Elevations

A5


2 WINDOW SCHEDULE
A6 1/4" = 1'-0"
1 DOOR SCHEDULE
A6 1/4" = 1'-0"
3 INTERIOR ELEVATIONS
A6
KITCHEN WEST
KITCHEN NORTH
KITCHEN SOUTHWEST
FIREPLACE WALL/FAMILY ROOM
FIREPLACE WALL/GREAT ROOM
PANTRY WEST
PANTRY EAST
FAMILY ROOM
LAUNDRY SOUTH
BATHRM EAST
BATH 381 NORTH
HALL 582 NORTH
DINING RM. WEST
APPROVED
JUN 28 1999
PARK CITY BUILDING INSPECTION
RECEIVED
JUN 23
PARK CITY CORPORATION
McCarthy Residence
Interior Elevations
Door & Window Schedules
A6



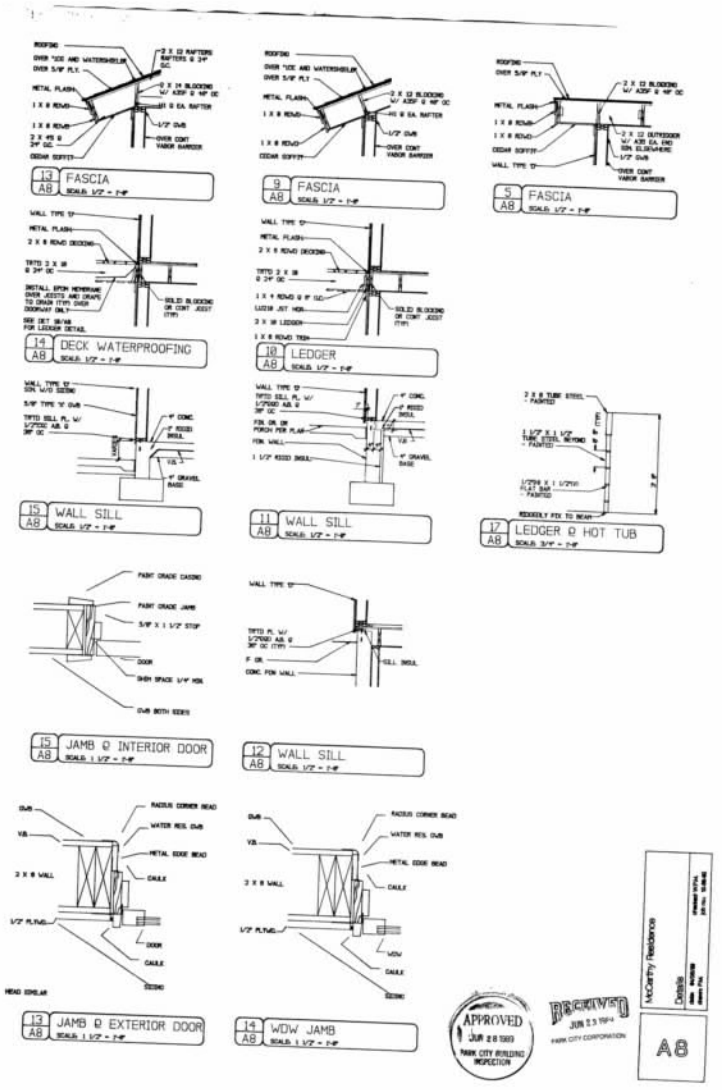


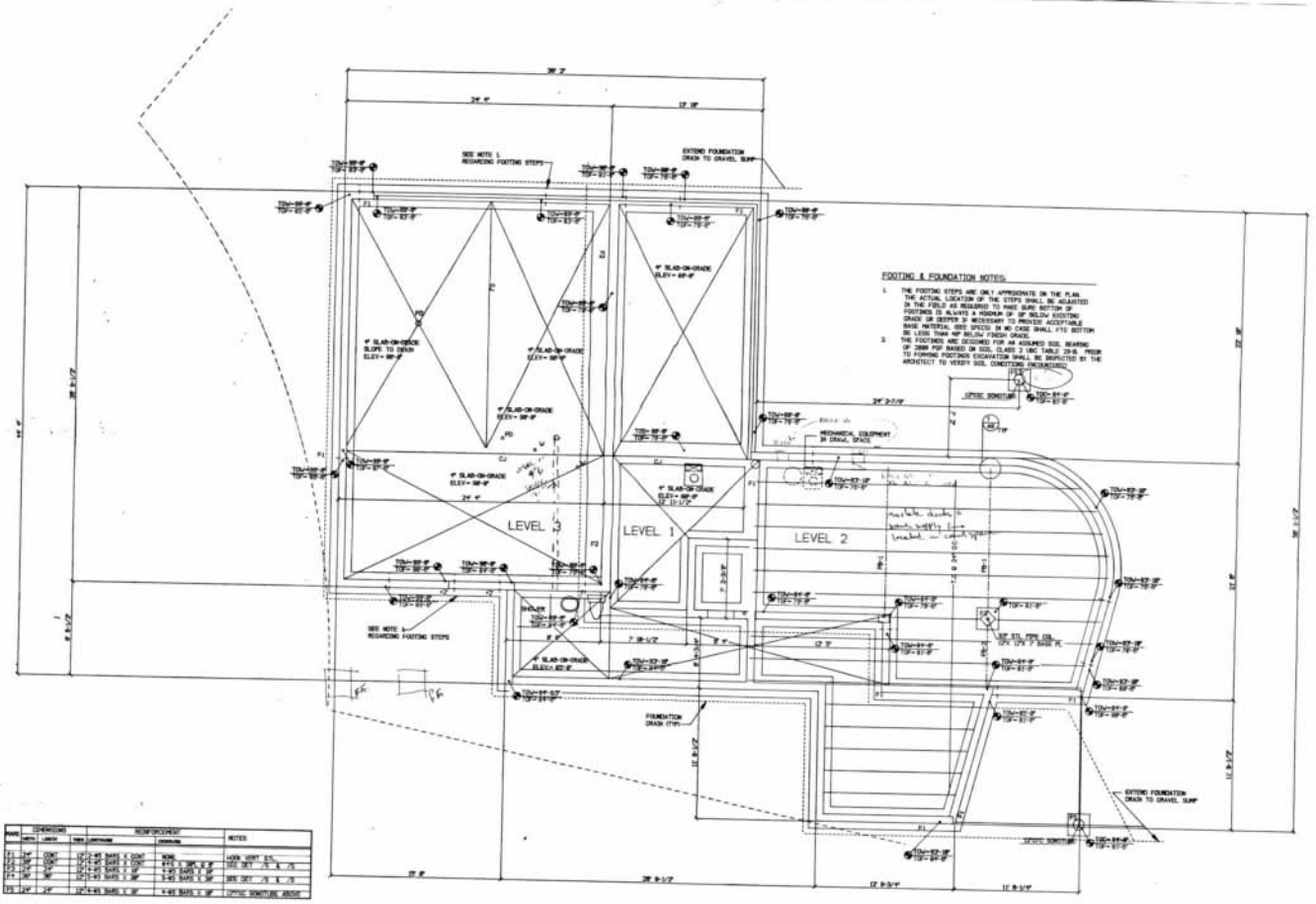
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PARK CITY BUILDING INSPECTION

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PARK CITY CORPORATION

McCarthy Residence
Building Sections

A7


13 A8 FASCIA
9 A8 FASCIA
5 A8 FASCIA
14 A8 DECK WATERPROOFING
10 A8 LEDGER
15 A8 WALL SILL
11 A8 WALL SILL
17 A8 LEDGER @ HOT TUB
15 A8 JAMB @ INTERIOR DOOR
12 A8 WALL SILL
13 A8 JAMB @ EXTERIOR DOOR
14 A8 WDW JAMB
APPROVED
RECEIVED
McCarthy Residence
A8



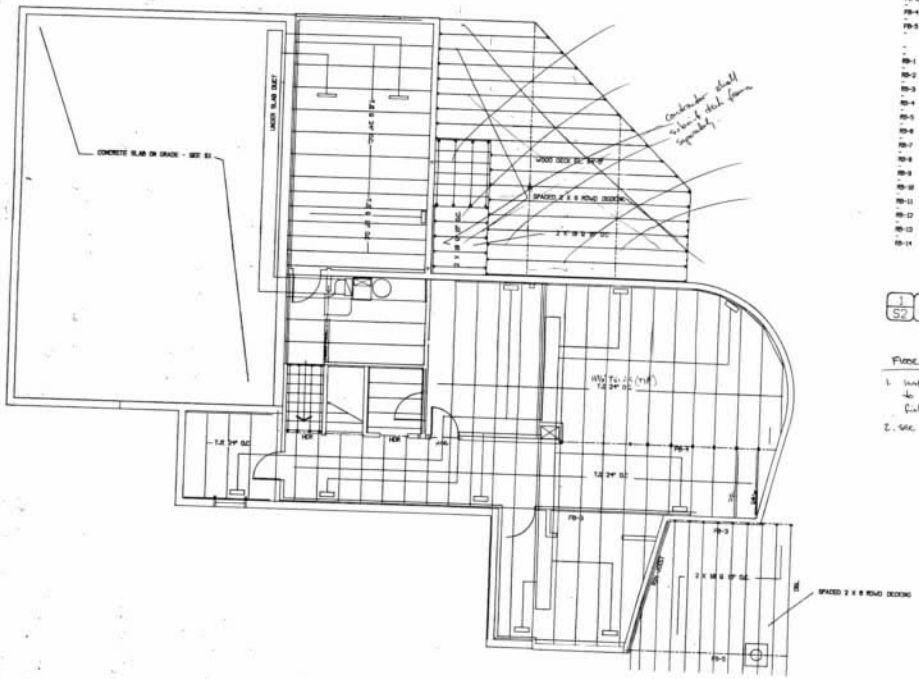
1 S1 FOOTING & FDN.
SCALE: 1/4" = 1'-0"

APPROVED
1 JUN 29 1993
PARK CITY BUILDING INSPECTION

RECEIVED
JUN 29 1993
PARK CITY CORPORATION

McCarthy Residence
Flr. & Fdn. Plan
2nd Level Framing Plan

S1



FLOOR FRAMING/FLOORS 3 & 4

MARK	DESCRIPTION	MATERIAL	NOTES
FB-1	5 1/8" X 12"	GLU-LAM	
FB-2	5 1/8" X 12"	GLU-LAM	
FB-3	5 1/8" X 12"	GLU-LAM	
FB-4	5 1/8" X 18"	GLU-LAM	
FB-5	5 1/8" X 12"	GLU-LAM	
FB-1	5 1/8" X 24"	GLU-LAM	
FB-2	5 1/8" X 18"	GLU-LAM	
FB-3	5 1/8" X 13 1/2"	GLU-LAM	
FB-4	5 1/8" X 24"	GLU-LAM	
FB-5	(2) 1 3/4" X 11 1/8"	MICRO-LAM	
FB-6	(2) 1 3/4" X 11 1/8"	MICRO-LAM	
FB-7	(2) 1 3/4" X 9 1/2"	MICRO-LAM	
FB-8	5 3/4" X 24"	GLU-LAM	
FB-9	5 3/4" X 12"	GLU-LAM	
FB-10	6 X 18	DOUG FIR #1	
FB-11	6 X 18	DOUG FIR #1	
FB-12	5 1/8" X 12"	GLU-LAM	
FB-13	(2) 2 X 12		
FB-14	(2) 2 X 12		

1/S2 FLOOR AND ROOF BEAM SCHEDULE

Floor framing

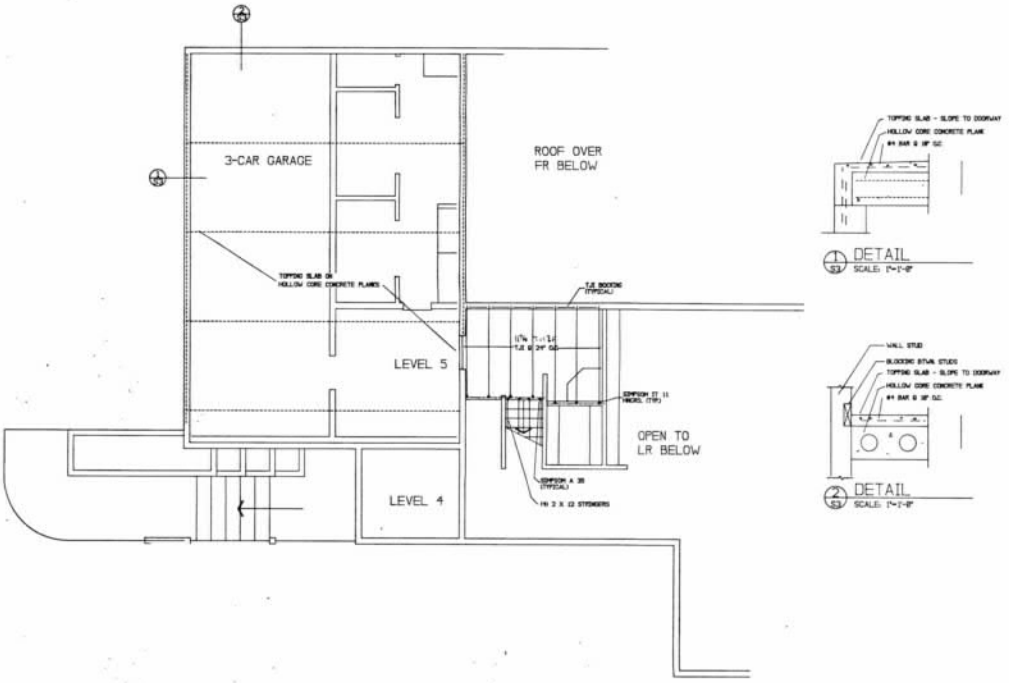
1. Install 3/4" T&G plywood floor sheathing perpendicular to joists w/ 10d nails @ 6 oc at edges 12" o.c. - field. Glue and nail all floor sheathing
2. See S4 for typical header size

APPROVED
JUN 28 1999
Park City Building Department

RECEIVED
JUN 23 1999
PARK CITY CORPORATION

McCarthy Residence
3rd & 4th Level Framing Plan
Roof & Roof Beam Schedule

S2



FLOOR FRAMING/FLOOR 5

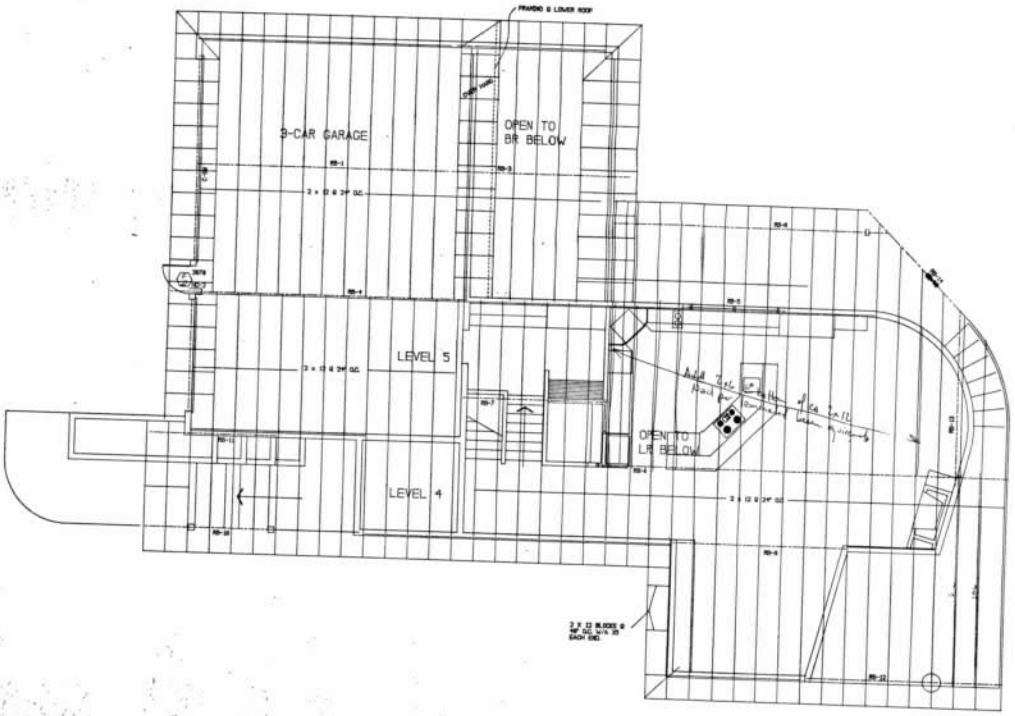
APPROVED
JUN 28 1995
PARK CITY BUILDING INSPECTION

RECEIVED
JUN 23 1995
PARK CITY CORPORATION

McCarthy Residence

5th Level Framing Plan

S3



ROOF FRAMING

1/4" = 1'-0"

2. Plywood roof sheathing shall be 7/16" oriented strand board with 10d Nails @ 6" OC at edges & 12" OC in field. Glue and nail all sheathing to rafter.

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JUN 28 1994
PARK CITY BUILDING INSPECTION

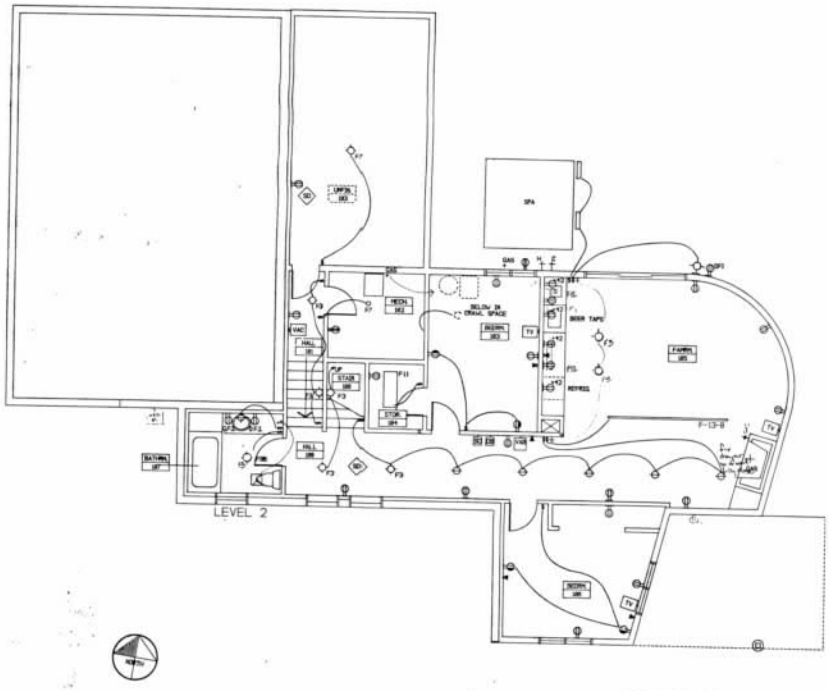
McCarthy Residence

Roof Framing Plan

S4

ELECTRICAL FIXTURE SCHEDULE

MARK	DESCRIPTION	MFR	MODEL	LAMP	REMARKS	QUANTITY
F-1	SURFACE MTD. DECORATIVE				TO BE SELECTED BY OWNER	
F-2	WALL MTD. DECORATIVE				TO BE SELECTED BY OWNER	
F-3	RECESSED DOWNLIGHT	PROGRESS	P7-70-PBBD-30	26W 4-PIN CFLu 3-BR	USE P8-70 AT ROOF (HD) FOR DIRECT CONTACT TO INSUL.	1
F-3-B	RECESSED EYEBALL	PROGRESS	P7-70-PBBTB	75w R-30	DIRECT CONTACT TO INSUL.	15
F-3-LV	RECESSED DOWNLIGHT LOW VOLTAGE	PROGRESS	P7W-70-PBBA P7B-70-PBBD	75w 12V P&B-30 50w 12V MR-16		-
F-4	RECESSED WALL WASH	PROGRESS	P7-70-PBBTZ	75w R-30		-
F-5	EXTERIOR WALL MOUNTED				TO BE SELECTED BY OWNER AND/OR DATE	
F-6	EXTERIOR WALL MOUNTED	PROGRESS	P8412-POBG		J-BOX AT 7' ABOVE F.F.G.	
F-7	GLOBE PORCELAIN			60W		-
F-8	SHOWER LIGHT	HADCO	PRO-1-CH-P	3-40w/PL	RECESSED FLUORESCENT	-
F-9	HEAT-A-VENT LIGHT	BUTLER	8809	250W	TO BE INCLUDE SWITCH	
F-10	4' STRIP FLUORESCENT	LITHONIA	C24	3-40W	RAPID START	
F-11	4' WRAPPED FLUORESCENT	LITHONIA	SCW4 A	3-40W	RAPID START	
F-12	UNDERCABINET FLUORESCENT	PROGRESS	P7805	1-T8 25w	W/ GROUNDED CONV. OUTLET	
F-13-B	6" TRAC LIGHT W/ FIXTURES	PROGRESS	P8202-30 P8209-30	26W R-30	4 FIXTURES PER 8'	
F-RES	EXHAUST FAN					
F-14	CLOSET LIGHT	PROGRESS	P7104-30	2-26W TU	CLG OR WALL MTD. HEIGHTS REC. 7.25.3	
F-15	BATHROOM VANITY	PROGRESS	P2988	8-W (BULB)	48" LONG HEIGHT OVER MIRROR IS 84"	
F-16	PADDLE FAN	CASABLANCA	HYBRID WET EYE BLADES	NONE	WITHOUT LIGHTS W/ 3/4 WALL SWITCH	
F-17	STEP LIGHT	PROGRESS	P8410	26W R-30	EXTERIOR (PHOTO SENSORS)	
F-18	FLOODLIGHT	PROGRESS	P5387 P5343	22 26W R-30 39 26W R-30	COORDINATE WITH SECURITY W/ 3 WAY SWITCH-MOTION	
F-19	LINEAR LIGHT - LOW VOLTAGE			50W PAR-36	WITH 12 50W TRANSFORMER PER EVERY 8 LAMPS	



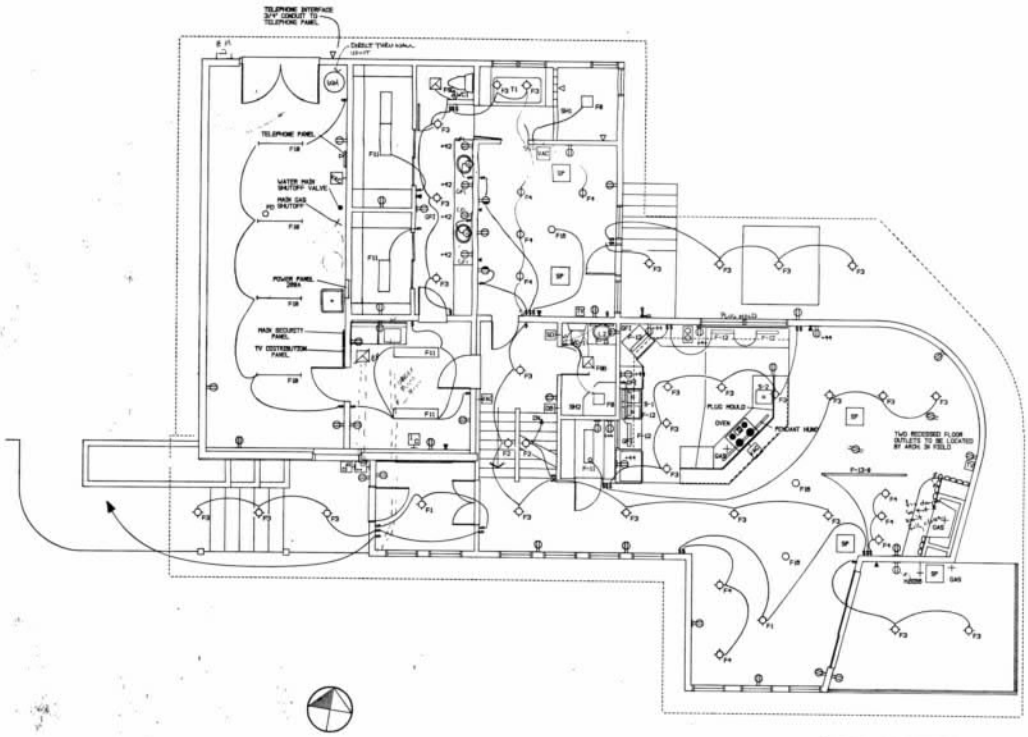
LEVELS 1 & 2 MECH/ELEC.

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PARK CITY BUILDING INSPECTION

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PARK CITY CORPORATION

McCarthy Residence
Mech/Elec Plan
1st & 2nd Levels

ME1



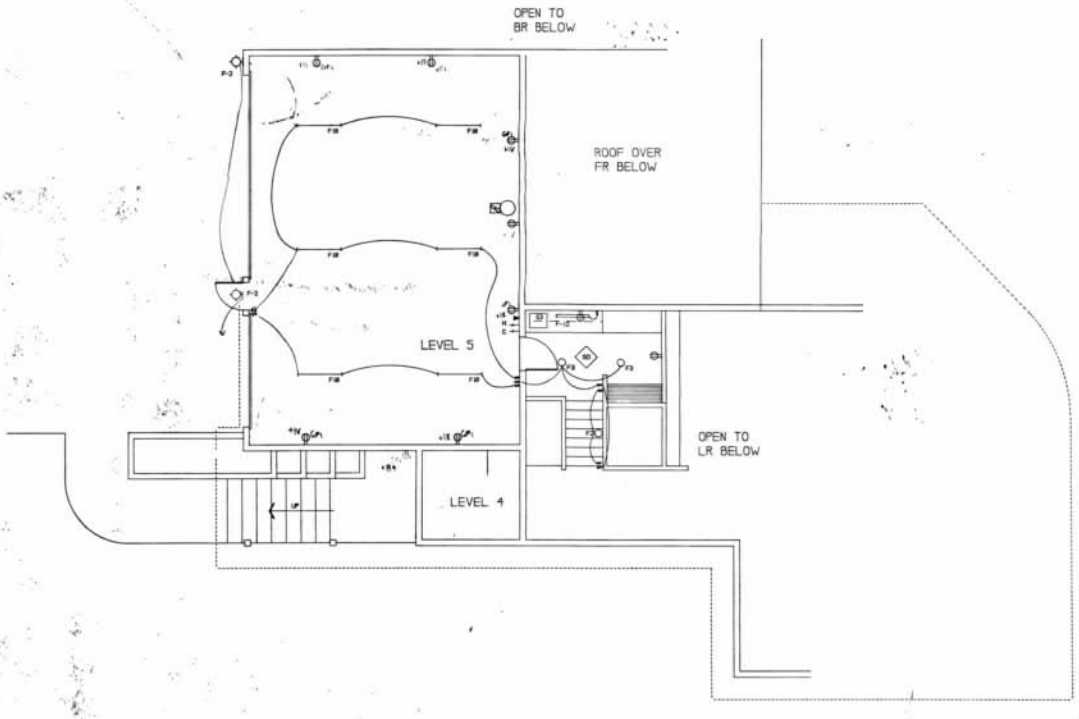
LEVELS 3 & 4 MECH/ELEC.

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JUN 2 6 1989
PARK CITY BUILDING
INSPECTION

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PARK CITY CORPORATION

McCarthy Residence
Mech/Elec Plan
3rd & 4th Levels

ME2



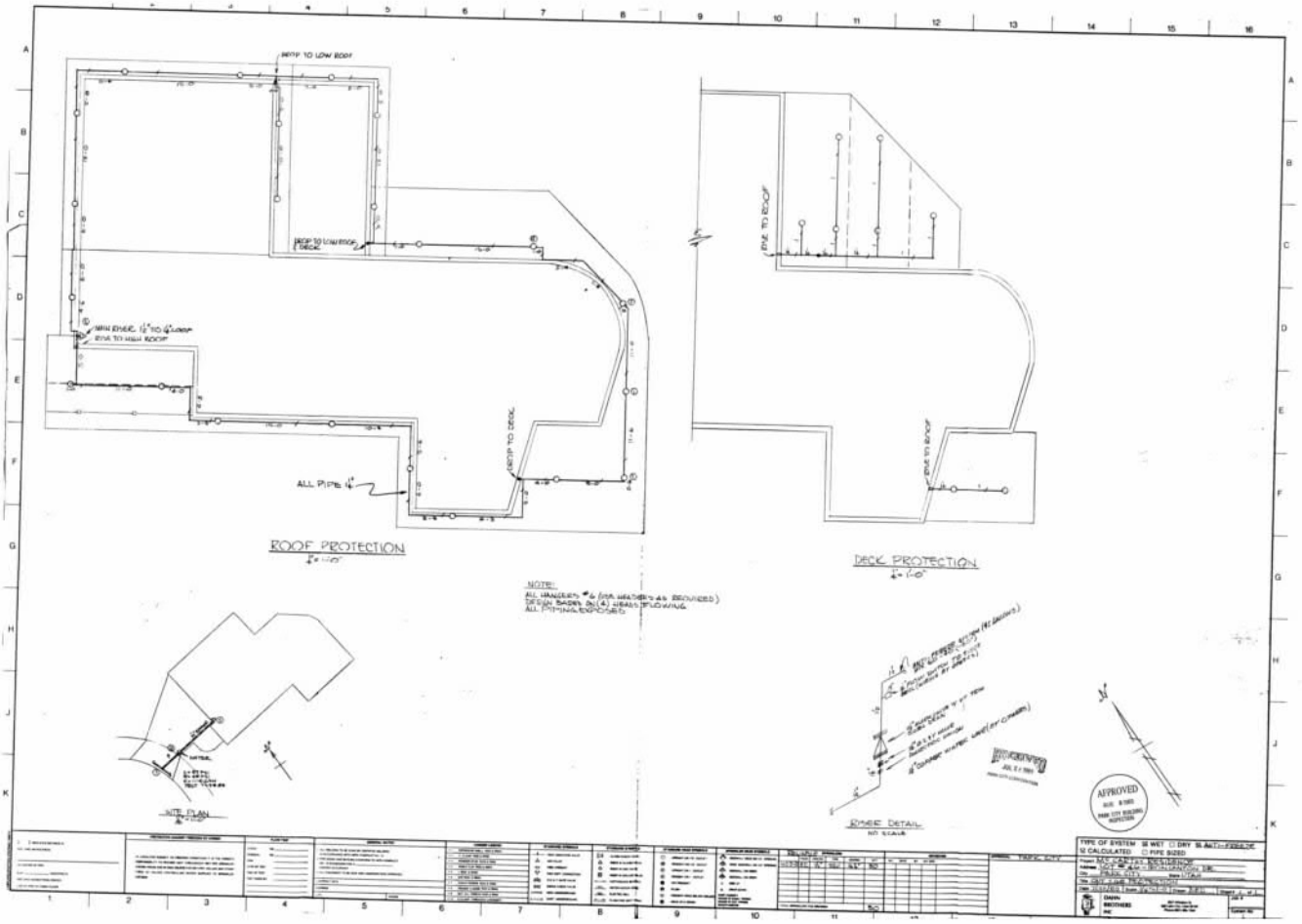
LEVEL 5 (GARAGE) MECH/ELEC

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JUN 08 2007
PARK CITY BUILDING

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PARK CITY CORPORATION

McDermy Residence
Main Elec. Plan
5th Level

ME3


DROP TO LOW ROOF
DROP TO LOW ROOF
MAIN RISER, 12" TO 6" LOOP
RISE TO HIGH ROOF
ALL PIPE 4"
DROP TO DECK
ROOF PROTECTION
1/8"=1'-0"
RISE TO ROOF
RISE TO ROOF
DECK PROTECTION
1/8"=1'-0"
NOTE:
ALL HANGERS 4" & LOW WEATHER AS REQUIRED)
DESIGN BASED ON (4) HEADS FLOWING
ALL PIPING EXPOSED
SITE PLAN
RISER DETAIL
NO SCALE
APPROVED

Planning Commission
Staff Report

Subject: **1061 Lowell Avenue**
Application: **PL-22-05491**
Author: **Caitlyn Tubbs,**
Sr. Historic Preservation Planner
Date: **March 22, 2023**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the Conditional Use Permit to construct a new Duplex at 1061 Lowell Avenue; (II) conduct a public hearing; and (III) consider approving the Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Lowell Project, LLC represented by Chimso Onwuegbu

Location: 1061 Lowell Avenue

Zoning District: Historic Residential (HR-1)

Adjacent Land Uses: Residential, Open Space

Reason for Review: Duplex Dwellings are listed as Conditional Uses in the HR-1 Zoning District (LMC § 15-2.2-2); the Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action[1]

COA	Condition of Approval
CUP	Conditional Use Permit
HDDG	Historic District Design Guidelines
HDDR	Historic District Design Review
HR-1	Historic Residential -1
LMC	Land Management Code
PCFD	Park City Fire Department
PCMC	Park City Municipal Corporation
SSCUP	Steep Slope Conditional Use Permit

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

Summary

The Applicant seeks to demolish an existing Duplex that is built across a property line and construct a new Duplex on each of the two Lots in the Northstar Subdivision – Lot 1

[1] LMC § 15-1-8(G)

Amended. Duplexes are a Conditional Use in the Historic Residential (HR-1) Zoning District (LMC § 15-2.2-2). In addition to the Conditional Use Permit, the proposed Duplex will require Historic District Design Review (HDDR) approval prior to the issuance of a building permit.

Background

1061 and 1063 Lowell Avenue are Lots 1A and 1B in the Northstar Subdivision Lot 1 Amended (see Exhibit C). The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 Zoning District (Exhibit I). In 1983, the City issued a building permit for a Duplex on Lot 1 in the Northstar Subdivision (Exhibit J). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

At some point, a deed was recorded with Summit County to bifurcate the originally-platted lot along the shared wall of the Duplex. Additionally, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants* to remove Lot 1 from the Northstar Homeowners Association (Exhibit L) on January 14, 2010. The Planning Commission reviewed a Plat Amendment to amend the original subdivision to create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council (Staff Report, Minutes). On October 28, 2021 the City Council approved the plat amendment (Staff Report, Minutes) and approved Ordinance 2021-42.

Analysis

LMC § 15-1-8 states "Conditional Uses . . . are initially reviewed by staff and submitted to the Planning Commission for review, final permitting and Final Action." Staff has reviewed the proposal to determine its compliance with the adopted standards and has provided the following sections of analysis for the Planning Commission's review:

(I) The proposed Duplex Dwelling complies with the requirements of the HR-1 Zoning District

LMC §15-2.2 outlines the adopted requirements for the HR-1 Zoning District. The following table provides an analysis of the project's compliance with these standards:

Requirement	Analysis of Proposal
Lot Size: 3,750 square feet (Duplex)	**Complies** – The lot is 9,742 square feet in size.
Lot Width: 25 feet measured 15 feet back from Front Lot Line	**Complies** – The lot is 67.89 feet in width.

Building Footprint: 2,818 square feet	**Complies** – The proposed building footprint is 2,815 square feet.
Front and Rear Setbacks: 15 feet each, totaling 30 feet	**Complies** – The proposed front setback is approximately 31 feet, and the proposed rear setback is approximately 29 feet.
Side Setbacks: 5 feet minimum, totaling 18 feet	**Complies** – The proposed side setback is 5 feet on the northern side and 13 feet on the southern side. There are chimneys and roof overhangs on each side which project less than 2 feet into the side setbacks, as permitted by LMC §15-2.2-3(J).
Building Height: 27 feet from Existing Grade, Final Grade must be within 4 feet of Existing Grade; 35 feet from the lowest finish floor plane to the point of the highest wall top plate; A 10 foot minimum horizontal step in the downhill façade; Roof pitch shall be between 7:12 and 12:12 pitch	**Complies** – The proposed Structure is 27 feet from Existing Grade and measures 32 feet from the lowest finished floor plane to the top of the highest wall plate. The roof pitch ranges between 8:12 and 12:12. The Applicant has provided a 12-foot horizontal step in the downhill façade.

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

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

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	**No Required Mitigation** – The proposal is comparable in size to other Duplexes in the immediate Area and is located within a neighborhood composed of a mix of Single-Family Dwellings and Duplexes.
Traffic considerations including capacity of the existing Streets in the Area	**No Required Mitigation** – On December 6, 2022, the Development Review Committee, including the Engineering Department, reviewed this Application, and no concerns were raised regarding traffic or capacity of the Streets in this Area. The Applicant will be required to create a Construction Mitigation Plan (CMP) with the Building Department prior to the issuance of a building permit.
Utility capacity, including Storm Water run-off	**No Required Mitigation** – On December 6, 2022, the Development Review Committee, including the SBWRD, Water Department and Engineering Department, reviewed this Application and no concerns were raised regarding Utility capacities in this area.
Emergency Vehicle Access	**No Required Mitigation** – On December 6, 2022, the Development Review Committee, including the PCFD, reviewed this Application and no concerns were raised regarding Access for emergency vehicles. It was noted a hydrant is located at approximately the midpoint of the private right-of-way and the City has an access easement in place. The Applicant will be required to create a Construction Mitigation Plan (CMP) with the Building Department prior to the issuance of a building permit.
Location and amount of off-street parking	**No Required Mitigation** – LMC § 15-3-6(A) requires a minimum of two Off-Street parking spaces per Dwelling Unit; totaling four spaces for the proposed Duplex. The proposed Duplex will provide one Off-Street parking space for each Dwelling Unit within a single-car garage and the second space for each dwelling unit will be provided on the driveway leading to the proposed garages. LMC §15-3-4(A)(3) allows passenger automobiles to be parked on driveways serving private residences provided the space is entirely on private property.

Internal vehicular and pedestrian circulation system	**No Required Mitigation** – The proposed Use is accessed via a private road and all parking is provided on private property. Vehicular and pedestrian circulation will be conducted primarily on private property prior to accessing Lowell Avenue and other public rights-of-way.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	**No Required Mitigation** – The proposed Use is common in the surrounding area and is a Residential Use among other Residential Uses.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	**No Required Mitigation** – The proposed Building is of a comparable size and scale to other surrounding Structures in the neighborhood and the Duplex will be oriented in the same direction as the Structures on neighboring properties.
Usable Open Space	**No Required Mitigation** – The proposed Duplex does not impact surrounding Open Space.
Signs and lighting	**Complies with Condition of Approval #6-** No signage is proposed as part of this Application; any exterior lighting must be reviewed by Staff prior to installation and must be compliant with LMC §15-5-5(J).
Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing	**No Required Mitigation** – The proposed Duplex is comparable in size and scale with the surrounding neighborhood, which has several large Single-Family Dwellings and Duplexes. Additionally, the proposed Duplex is subject to a Historic District Design Review and is required to comply with the Design Guidelines for New Residential Infill Construction in Historic Districts (LMC §15-13-8). This approval must be obtained prior to the issuance of a building permit.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	**No Required Mitigation** – The proposed Duplex will not create any noise, vibration, odors, steam beyond those generally present at a residential property.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	**No Required Mitigation** – The proposed Duplex will not require delivery and service vehicle access beyond that generally expected of a residential property.
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	**Complies with Condition of Approval #9** – LMC §15-3-6 requires one Off-Street parking space per bedroom within a Lockout Unit. The proposed Structure has eight bedrooms in total; the Applicant has provided four Off-Street parking spaces and cannot provide additional parking without impeding movement through Northstar

taxing entities	Road. A Lockout Unit will be prohibited. Regarding Nightly Rental of the Property LMC §15-3-6 states "Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the Nightly Rental Use." The proposed Duplex contains eight bedrooms, which would require a total of four Off-Street Spaces for the first six bedrooms and an additional space for the remaining two. The Applicant has provided four Off-Street parking spaces and cannot provide additional parking without impeding movement through Northstar Road. Nightly Rental of the Duplex will be prohibited.
Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site	**No Required Mitigation** – The property is not located within any Environmentally Sensitive Lands or within the Park City Soils Ordinance Area. There are no Mine Hazards or Waste associated with this property and the site has been previously graded with the construction of the existing Duplex so a Steep Slope Conditional Use Permit is not required.
Reviewed for consistency with the goals and objectives of the Park City General Plan; however review for consistency shall not alone be binding.	**Complies** – Goal 7 of the General Plan recommends the creation of a diversity of housing opportunities. The proposal creates two additional dwelling units while redeveloping an existing residential site. Community Planning Strategy 7.1 recommends identifying sites within existing residential neighborhoods and increasing density in those areas to encourage affordable/attainable housing.

(III) Development Review Committee Review of Application.[2]

The Development Review Committee discussed this development on December 6, 2022 and no concerns were raised.

Department Review

[2] 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).

The Planning 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 8, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 8, 2023.

Public Input

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

Alternatives

- The Planning Commission may approve the Conditional use Permit for a Duplex Dwelling at 1061 Lowell Avenue;
- The Planning Commission may deny the Conditional Use Permit for a Duplex Dwelling at 1061 Lowell Avenue and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain or a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: Northstar Subdivision Lot 1 Amended Plat
Exhibit D: Ordinance 2021-42
Exhibit E: Plat Amendment City Council Staff Report
Exhibit F: Plat Amendment City Council Minutes
Exhibit G: Plat Amendment Planning Commission Staff Report
Exhibit H: Plat Amendment Planning Commission Minutes
Exhibit I: 1981 LMC Allowed Uses in the HR-1 District
Exhibit J: Approved 1983 Building Permit
Exhibit K: Recorded Party Wall Agreement
Exhibit L: Notice of Removal of Protective Covenants

Planning Department

March 22, 2023

Chimso Onwuegbu
1675 Soniat St.
New Orleans, LA 70115
801-712-4078

CC: Lowell Project, LLC c/o Stacy Head

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1061 Lowell Avenue
Zoning District:	HR-1 Historic Residential
Application:	Conditional Use Permit – New Duplex
Project Number:	PL-22-05491
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 22, 2023
Project Summary:	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.

Action Taken

On March 22, 2023, the Planning Commission conducted a public hearing and approved the Conditional Use Permit to construct a new Duplex at 1061 Lowell Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

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 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. Nightly Rental of the Duplex and creation of a Lockout Unit is prohibited.
10. The Applicant shall meet with the Building Department to establish a Construction Mitigation Plan (CMP) prior to the issuance of a building permit.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

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: 1/16/2023 3:12:26 PM

LOWELL PROJECT, LLC

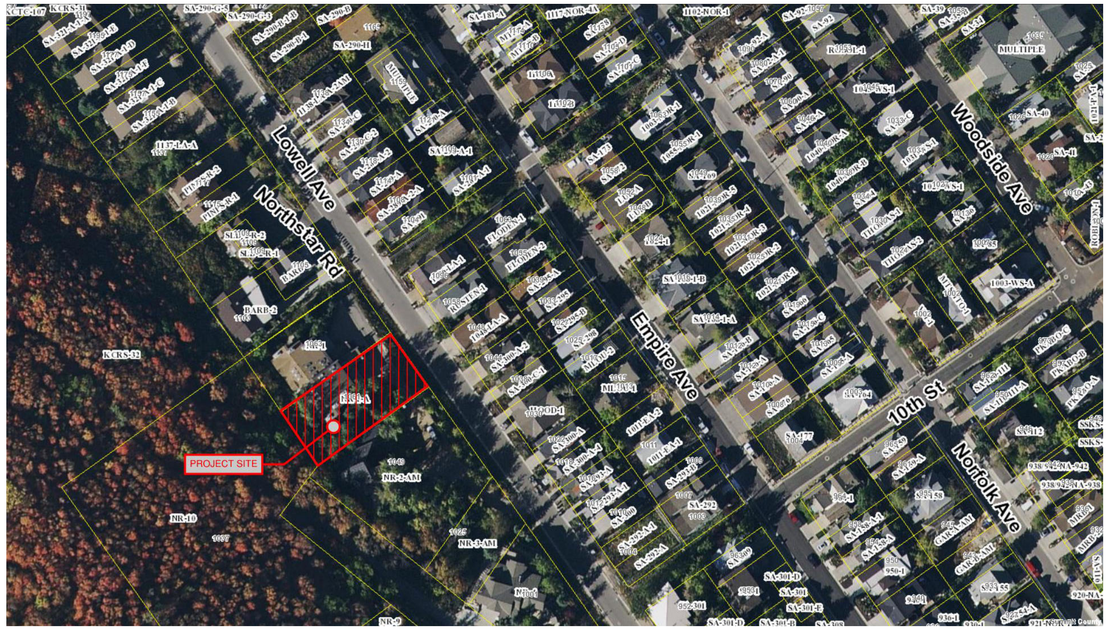
1061 LOWELL DUPLEX

TWO FAMILY HOME

1061 LOWELL AVE,
PARK CITY, UT 84060

PRE-HDDR/ CUP

01.16.2023



PROJECT VICINITY MAP

PROJECT CONTACT INFORMATION

OWNER

Lowell Project, LLC.
1061 Lowell Ave
Park City, Utah 84060
telephone: 504.301.7770
Contact: Stacy Head
email: stacyhead08@yahoo.com

ARCHITECT

WOW atelier, LLC.
73 East 400 South
Salt Lake City, Utah 84111
telephone: 801.712.4078
Contact: Chimso Onwuegbu
email: chimso@be-wow.com

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

DESIGN BUILD BY CONTRACTOR
SCHEMATICS BY ARCHITECT

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

INTERIOR DESIGNER

CONTRACTOR

HDDR Sheet Index	
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WOW

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ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME

1061 LOWELL AVE,
PARK CITY, UT 84060

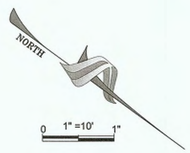
PROJECT #: 22013
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HDDR COVER SHEET

GI-000

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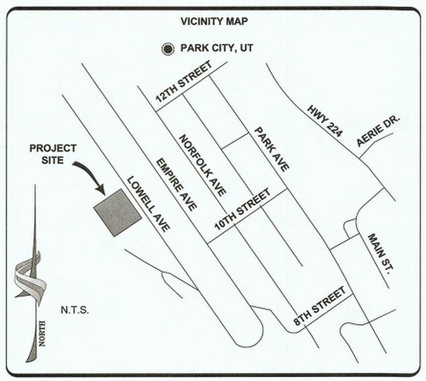
Exhibit F - 1061 and 1063 Lowell Ave Record of Survey and Topo

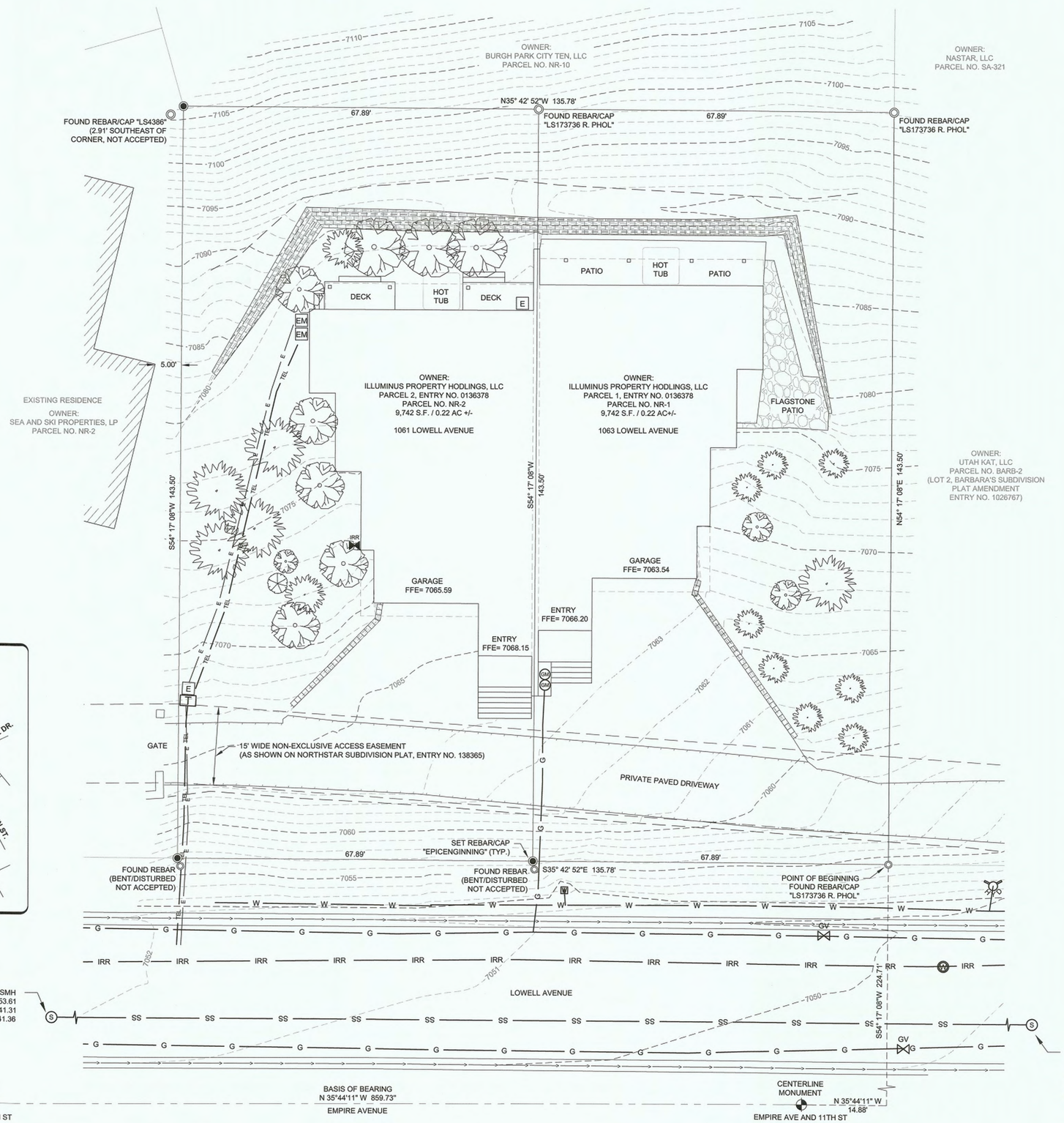


LEGEND

- PROPERTY LINE
- SET MON (AS NOTED)
- FOUND MON (AS NOTED)
- FLOWLINE/SWALE
- RETAINING WALL
- EDGE OF ASPHALT
- GAS LINE — G
- GAS VALVE — GV
- GAS METER — GM
- IRRIGATION VALVE — IRR
- ELECTRIC METER — EM
- ELECTRIC PANEL/BOX — E
- ASPEN TREE
- PINE TREE
- WATER MANHOLE — W
- WATER LINE — W
- WATER METER — W
- SANITARY SEWER MANHOLE — S
- SANITARY SEWER LINE — SS
- TELEPHONE PEDESTAL — T

VICINITY MAP





1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY

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

RECORD LEGAL DESCRIPTION

PARCEL NO.1:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 3559' EAST 67.89 FEET; THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

PARCEL NO.2:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET; THENCE SOUTH 3559' EAST 67.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

AS-SURVEYED DESCRIPTION

TWO PARCELS OF LAND, FORMERLY KNOWN AS LOT 1 OF THE NORTHSTAR SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET, PARK CITY, UTAH, THENCE NORTH 35°44'11" WEST 14.88 FEET, THENCE SOUTH 54°17'08" WEST 224.71 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, ENTRY NUMBER 138365, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 35°42'52" EAST 135.78 FEET; THENCE SOUTH 54°17'08" WEST 143.50 FEET; THENCE NORTH 35°42'52" WEST 135.78 FEET; THENCE NORTH 54°17'08" EAST 143.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,484 S.F. / 0.44 AC +/-

NARRATIVE

EPIC ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR TWO PARCELS OF LAND KNOWN AS PARCEL NUMBERS NR-1 AND NR-2, SAID PARCEL BEING FURTHER DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 1036378, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

IN ADDITION, A TOPOGRAPHIC SURVEY WAS COMPLETED TO LOCATE EXISTING IMPROVEMENTS AND CREATE CONTOURS UPON SAID PARCELS.

IN PERFORMING THIS SURVEY, MULTIPLE DOCUMENTS WERE OBTAINED FROM THE SUMMIT COUNTY SURVEYOR'S AND RECORDER'S OFFICE, TO INCLUDE ENTRY NUMBER(S): 1036378, 891323, 891326, 830412, 891325, 866671, 891327, S-5709, S-5840, 138365, 1015023, AND 1026767.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND CENTERLINE MONUMENTS, A BRASS CAP MONUMENT, AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET AND THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET WITH A MEASURED BEARING AND DISTANCE OF NORTH 35°44'11" WEST 859.73'.

A TITLE REPORT WAS NOT OBTAINED, PURSUANT TO AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2016. AS SUCH, THE PARCEL SURVEYED MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS, AGREEMENTS, CONVEYANCES, AND SURVEYS THAT MAY NOT BE REFLECTED ON THIS PLAT.

THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE EXISTING HOME ON THE ADJACENT PARCEL TO THE SOUTH WAS LOCATED AS DEPICTED ON THIS DRAWING. HOWEVER, THE FOUNDATION WALLS OF A HOME UNDER CONSTRUCTION ON THE PARCEL TO THE NORTH, WAS NOT LOCATED.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, WAS PERFORMED UNDER MY DIRECTION.



PHILLIP R. CHRISTENSEN
P.L.S. 319686

MAY 16, 2016
DATE

1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY
SE1/4NW1/4 OF SEC.16, T.2S., R.4E, SLB&M,
1061 AND 1063 LOWELL AVENUE
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5605
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"	PROJECT #: 16SM1891.14
DRAWN: JD	DATE: 05/16/2016
CHECKED: PC	SHEET NO: 1 OF 1

N:\PROJ\2016 SM PROJECTS\LOWELL AVE LOT 1 BOUNDARY & TOPO\DWG\SHEET\SPHILLLO.RGS.DWG



PANORAMIC WEST SIDE OF LOWELL AVE.



PANORAMIC EAST SIDE OF LOWELL AVE.



LOWELL AVE. VIEW #1 (WEST SIDE)



LOWELL AVE. VIEW #2 (WEST SIDE)



LOWELL AVE. VIEW #3 (WEST SIDE)



LOWELL AVE. VIEW #4 (WEST SIDE)



LOWELL AVE. VIEW #1 (EAST SIDE)



LOWELL AVE. VIEW #2 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)

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WOW

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INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME

1061 LOWELL AVE,
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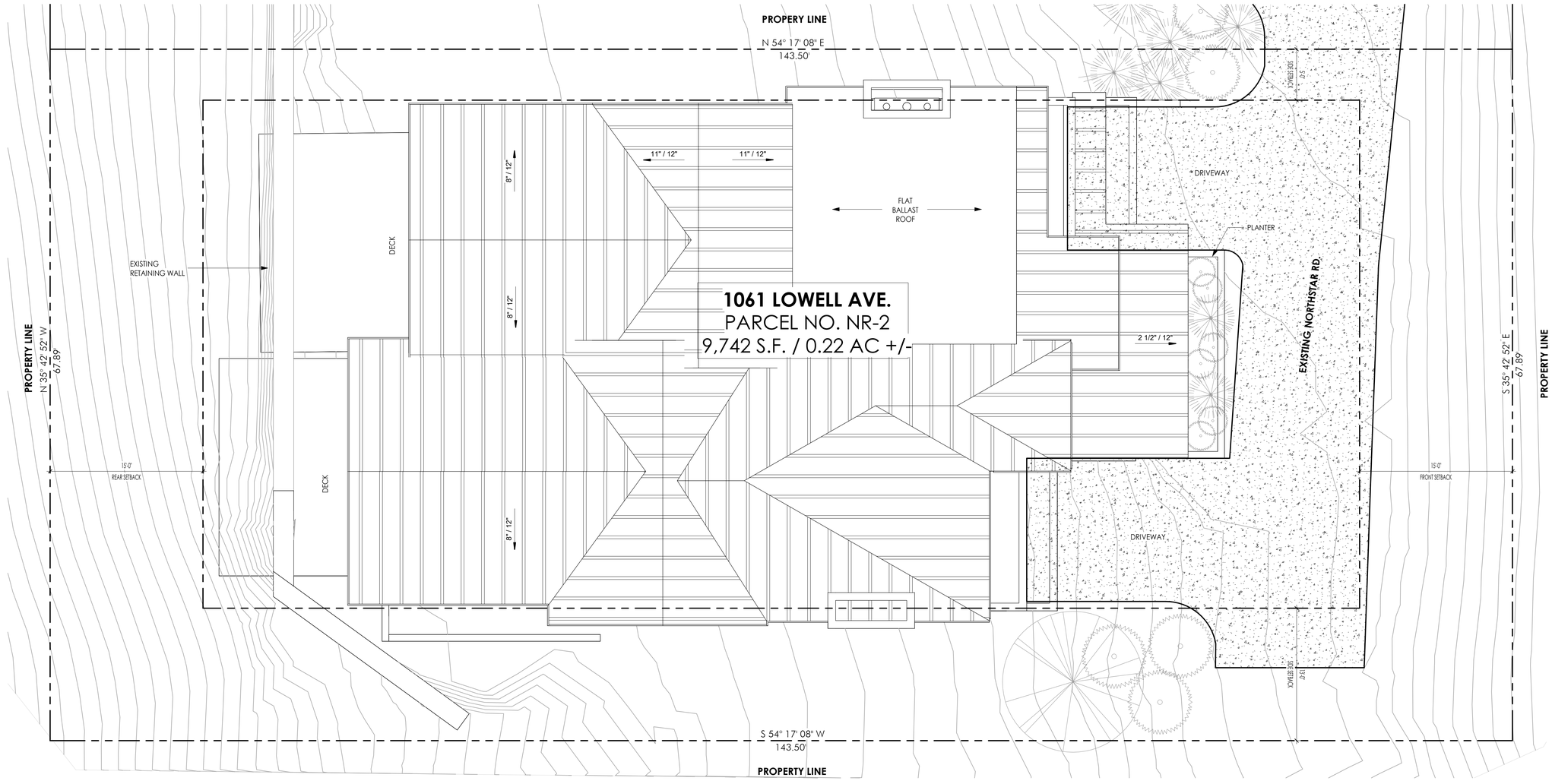
PROJECT #: 220013
ISSUE DATE: 01.16.2023
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EXISTING CONDITION SITE PHOTOS

GI-100

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BUILDING FOOTPRINT	
SITE AREA:	9,742 SF
ALLOWABLE FOOTPRINT :	2,818 SF
BUILDING FOOTPRINT:	**2,815 SF**



A1 HDDR ARCHITECTURAL SITE PLAN
SCALE: 3/16" = 1'-0"

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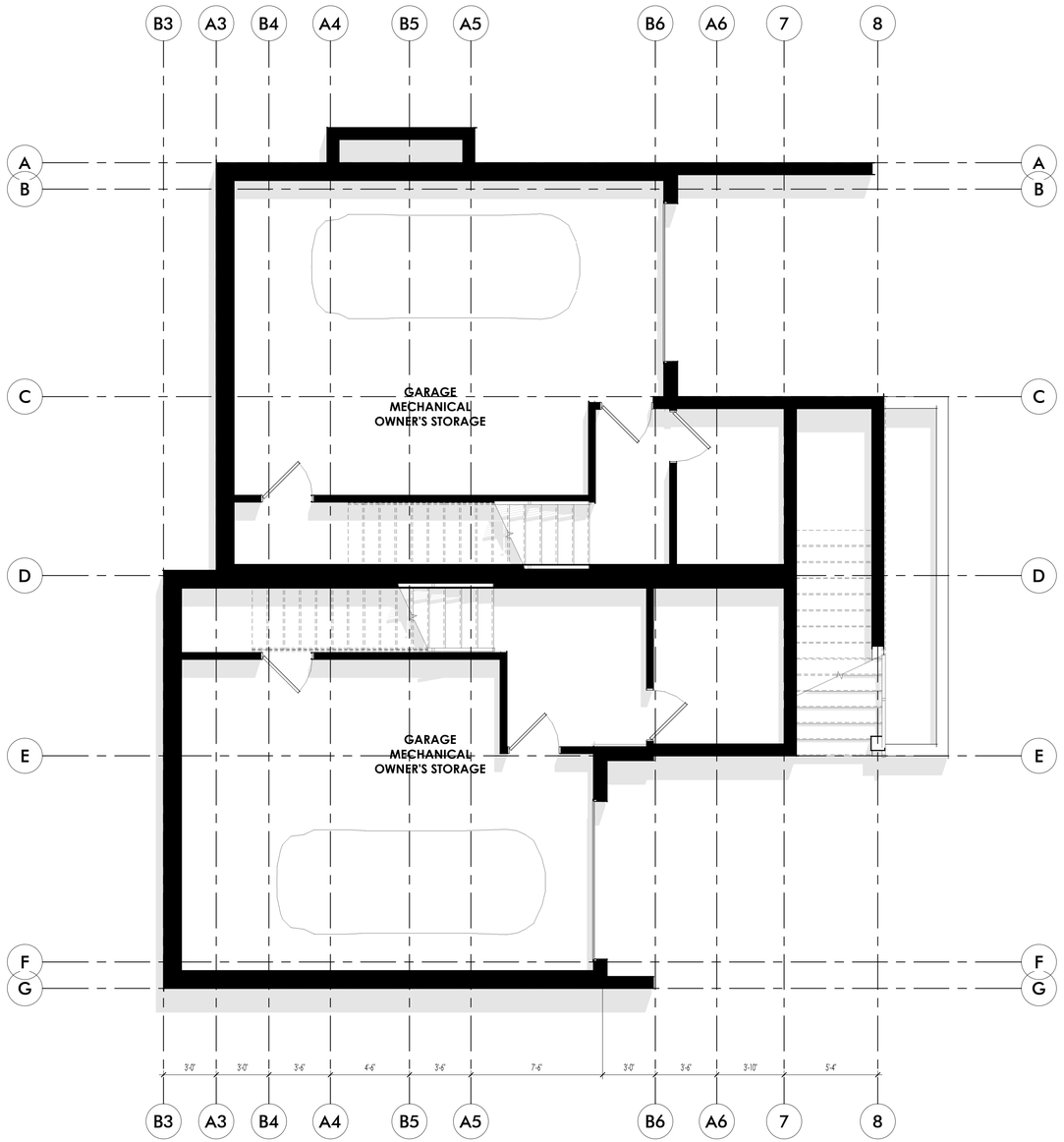
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PRELIMINARY SITE PLAN

A-100

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A1 C0-GARAGE LEVEL
SCALE: 1/4" = 1'-0"

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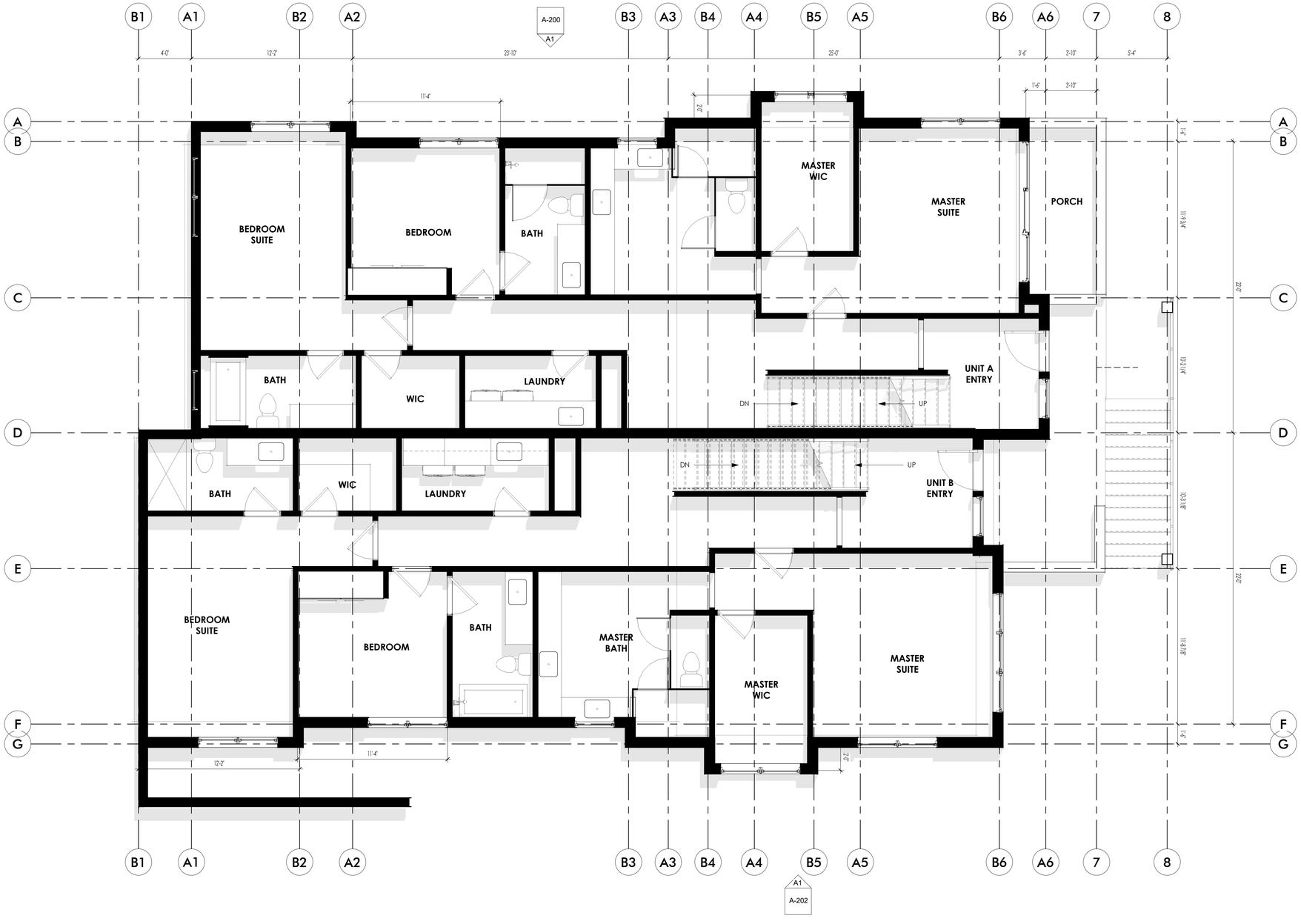
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ISSUE DATE: 01.16.2023
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GARAGE LEVEL PLAN

A-101

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A1 C1-ENTRY LEVEL
SCALE: 1/4" = 1'-0"

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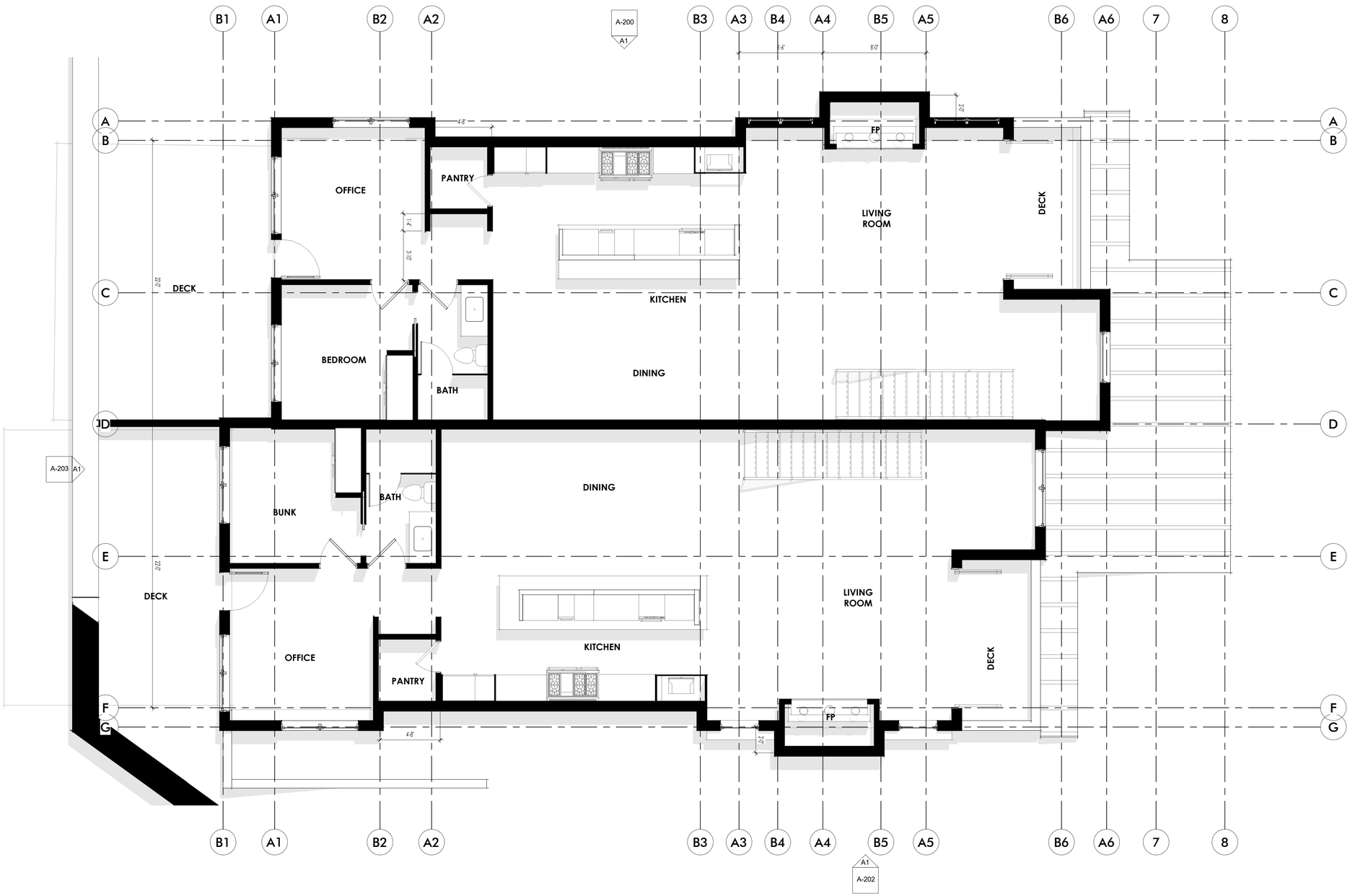
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ISSUE DATE: 01.16.2023
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ENTRY LEVEL PLAN

A-102

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A1 C2-LIVING LEVEL
SCALE: 1/4" = 1'-0"

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LIVING LEVEL PLAN

A-103

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A1 ARCHITECTURAL ROOF PLAN
SCALE: 1/4" = 1'-0"

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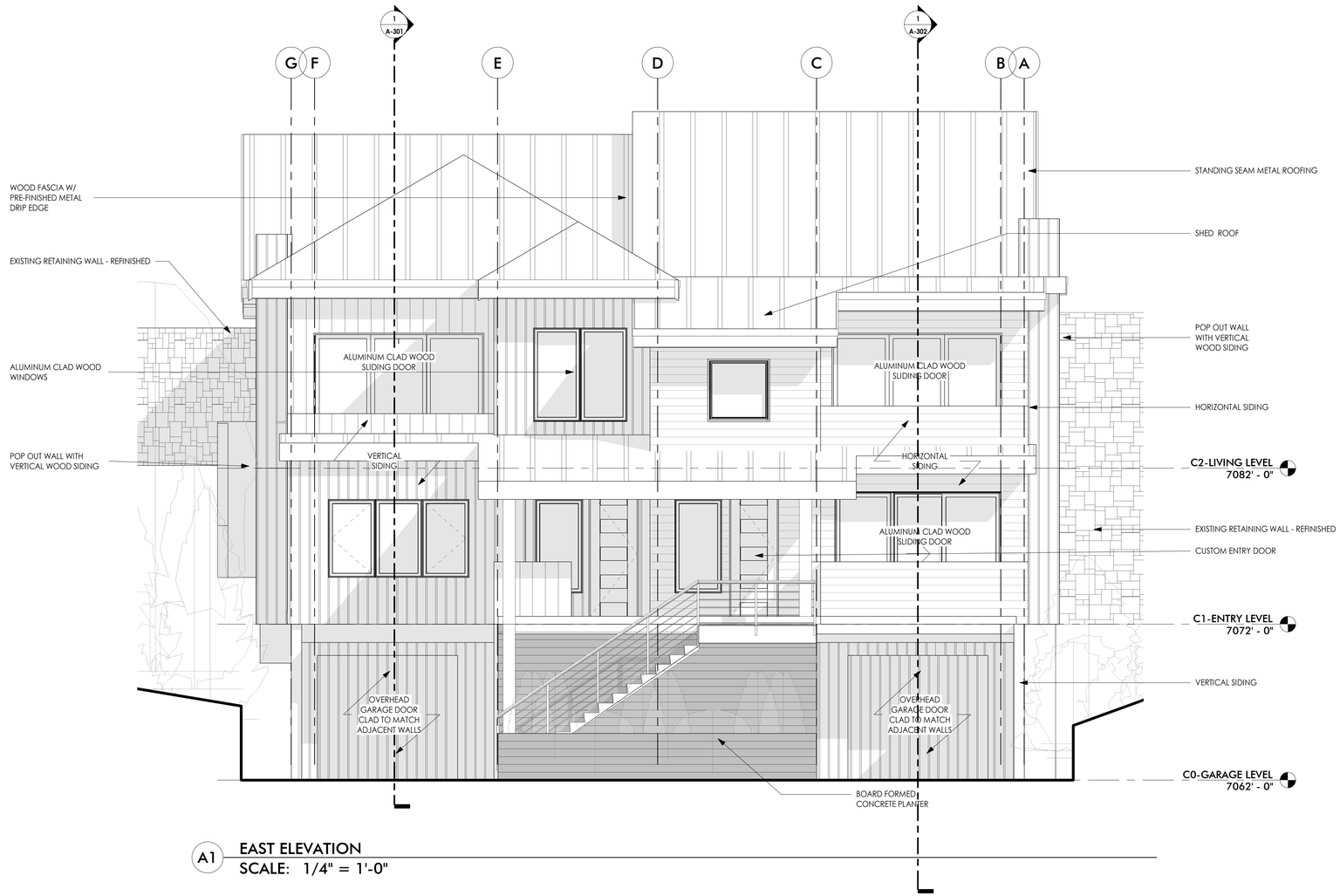
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ROOF PLAN

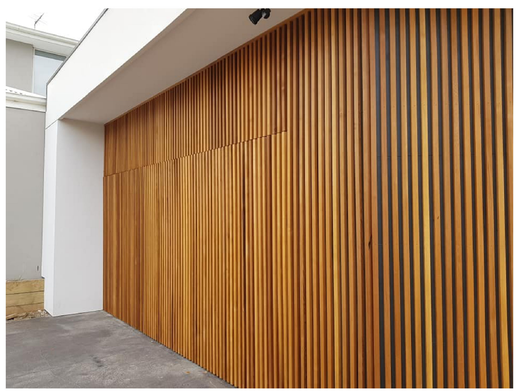
A-104

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A1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



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EXTERIOR ELEVATIONS

A-201

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A1 **SOUTH ELEVATION**
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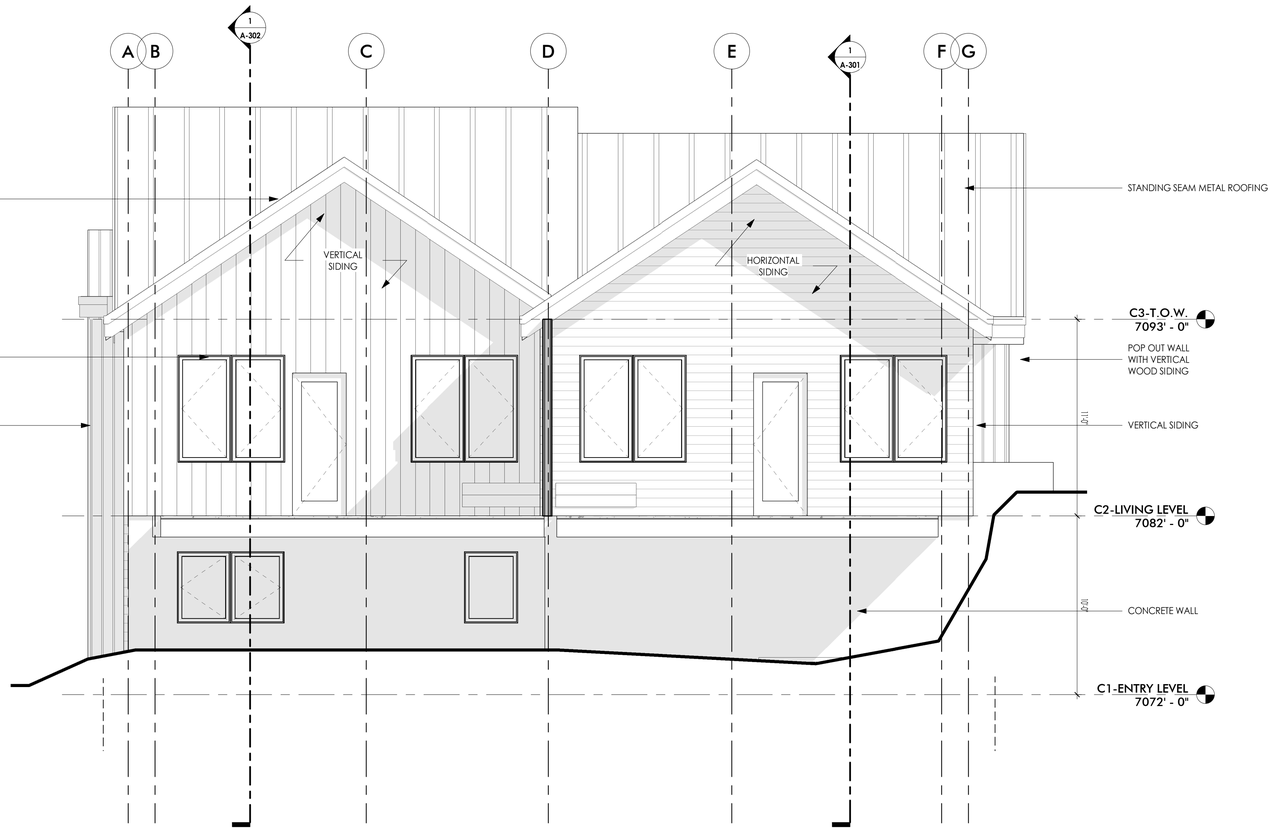
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EXTERIOR ELEVATIONS

A-202

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420



A1 **WEST ELEVATION**
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EXTERIOR ELEVATIONS

A-203

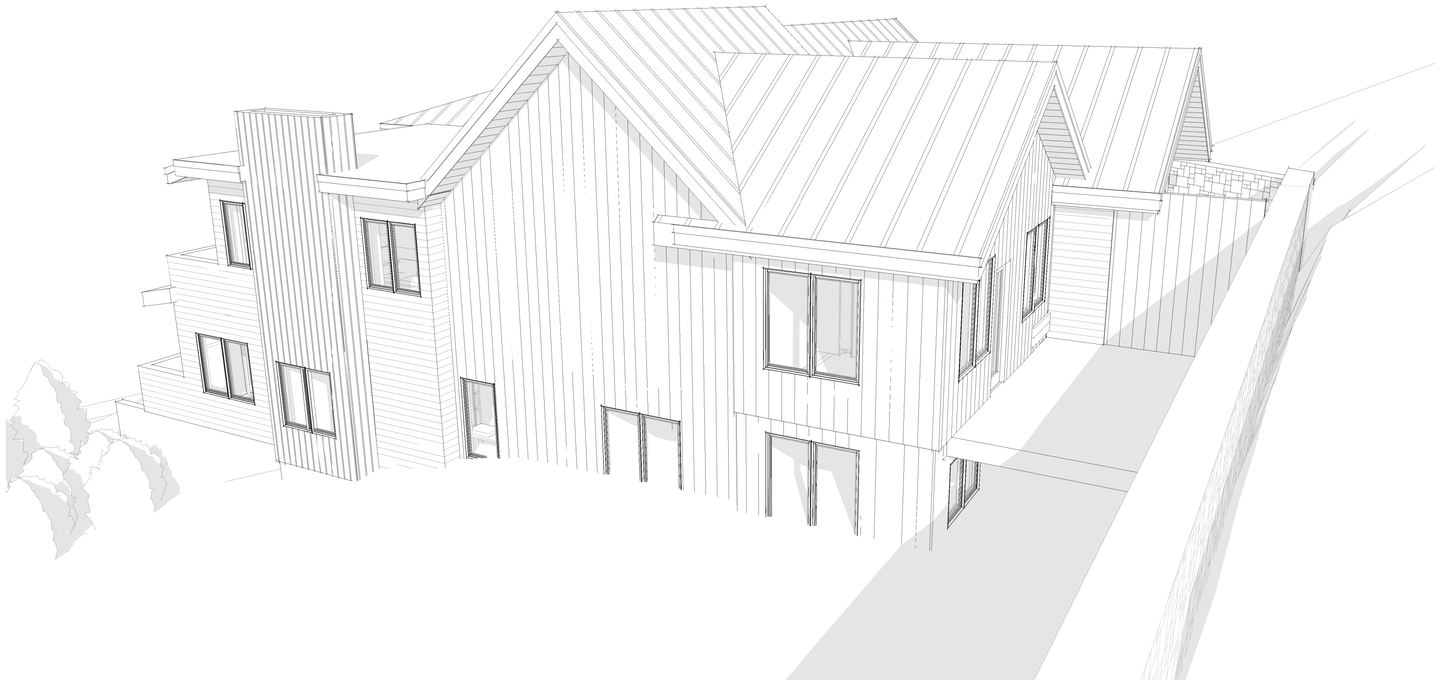
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C1 NORTH CORNER
SCALE:



C4 EAST CORNER
SCALE:



A1 DOWN HILL VIEW
SCALE:

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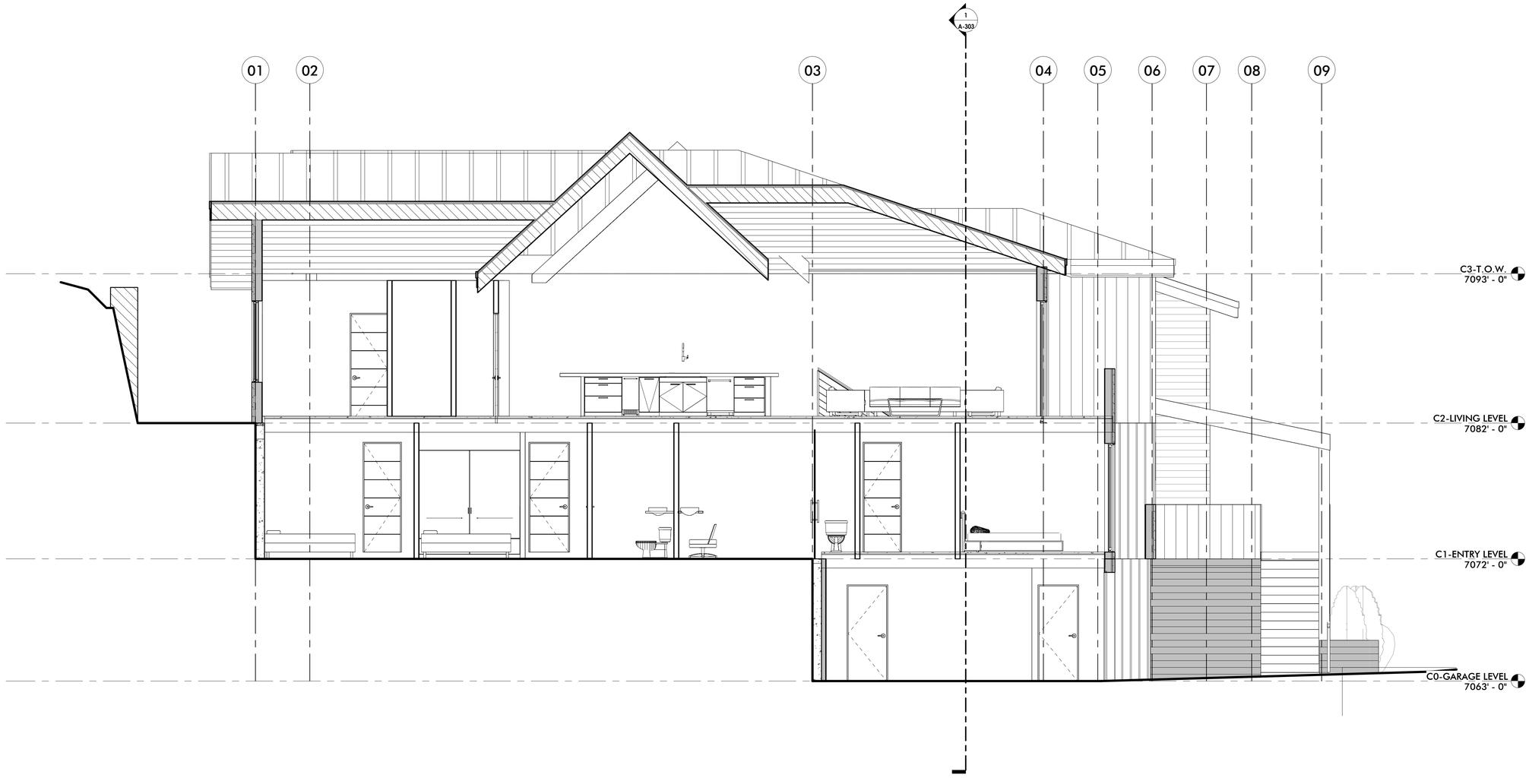
EXTERIOR 3D VIEWS

A-204

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INSULATION SCHEDULE	
AREA	**MIN REQUIRED INSULATION** MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"



1 UNIT D - SECTION
SCALE: 1/4" = 1'-0"

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SECTIONS

A-301

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INSULATION SCHEDULE	
AREA	**MIN REQUIRED INSULATION** MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"



1 UNIT - C SECTION
SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME

1061 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 220013
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

SECTIONS

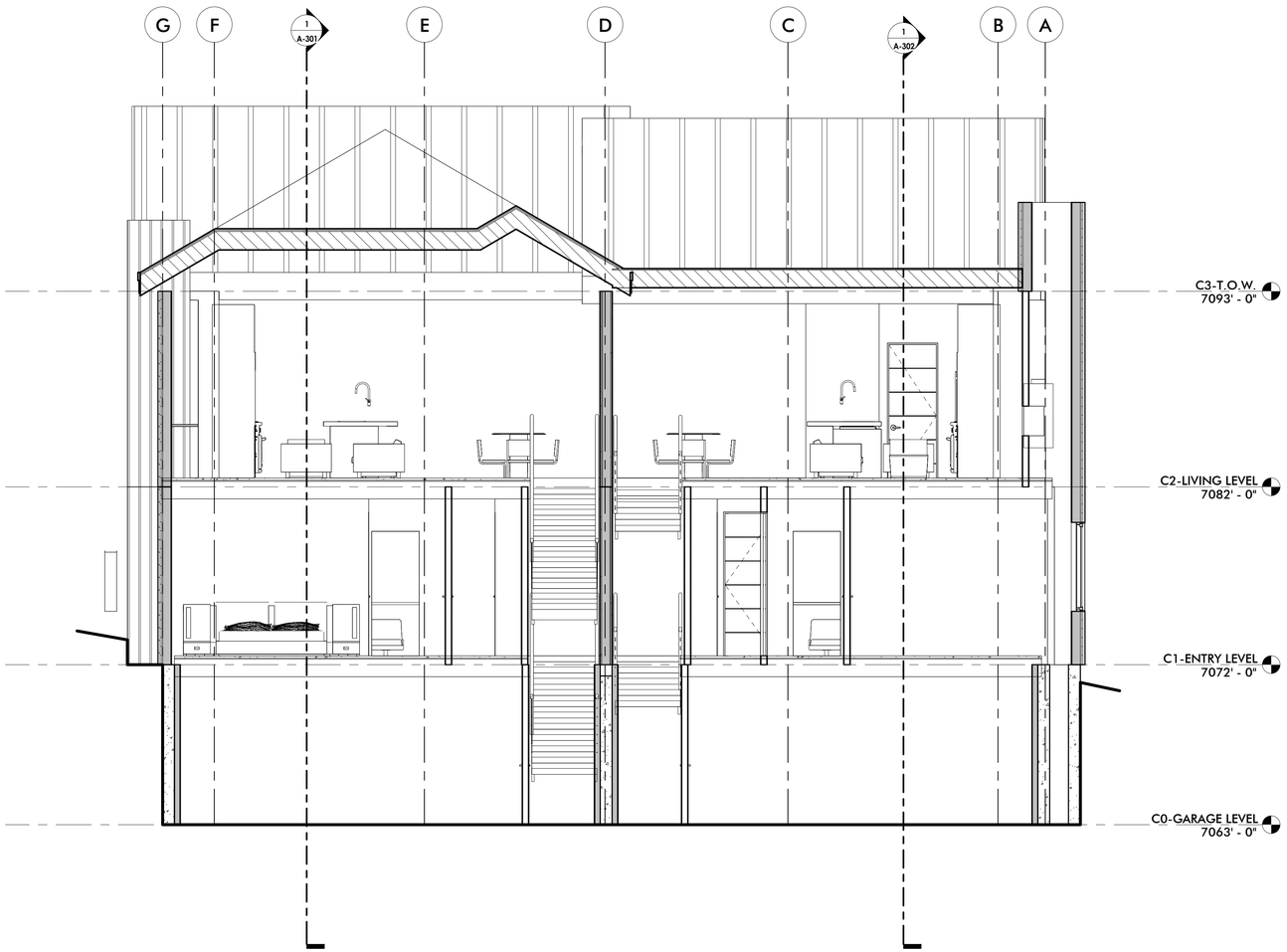
A-302

COPYRIGHT: WOW atelier, LLC. 2022

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work. do not scale drawings. all conditions shall be verified on site. discrepancies shall be brought to the attention of the architect before proceeding.
plot date: 1/16/2023 3:13:09 PM D:\Revit Local Files\1061 Lowell_Duplex_CENTRAL_chimso@be-wow.com.rvt

INSULATION SCHEDULE	
AREA	**MIN REQUIRED INSULATION** MIN REQUIRED INSULATION (DEFER TO DRAWINGS AND DETAILS WHERE VALUES IN EXCESS OF THOSE BELOW ARE SPECIFIED.)
EXTERIOR WALLS	2" CLOSED CELL SPRAY+ R19 BATTS
CEILINGS (ATTIC TO ATTIC)	4" CLOSED CELL + R30 BATTS
VAULTED CEILINGS	4" CLOSED CELL + R30 BATTS
EXPOSED UNDER FLOOR AREAS	R30 CLOSED CELL SPRAY
RIM JOIST END CONDITIONS	3.5" CLOSED CELL SPRAY
PERIMTER FOUNDATION WALLS	2" RIGID INSULATION (MIN R10)
EXTERIOR WINDOWS	DOUBLE GLAZED LOW E - U VALUE 0.32
EXTERIOR WINDOWS AND DOORS SHALL BE WEATHER STRIPPED ON ALL EDGES	

**ALL FOOTINGS SHALL BE PLACED AT A MINIMUM FROST DEPTH OF 40"



1 UNIT - A/B CROSS SECTION
SCALE: 1/4" = 1'-0"

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1061 LOWELL DUPLEX
TWO FAMILY HOME

1061 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 220013
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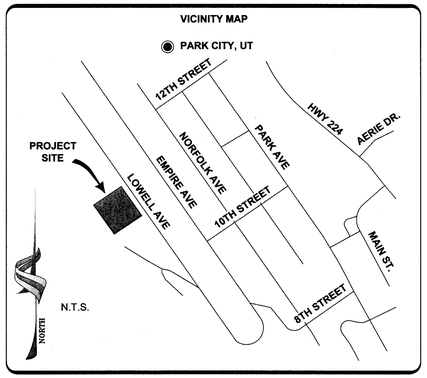
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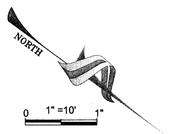
COPYRIGHT: WOW atelier, LLC, 2022

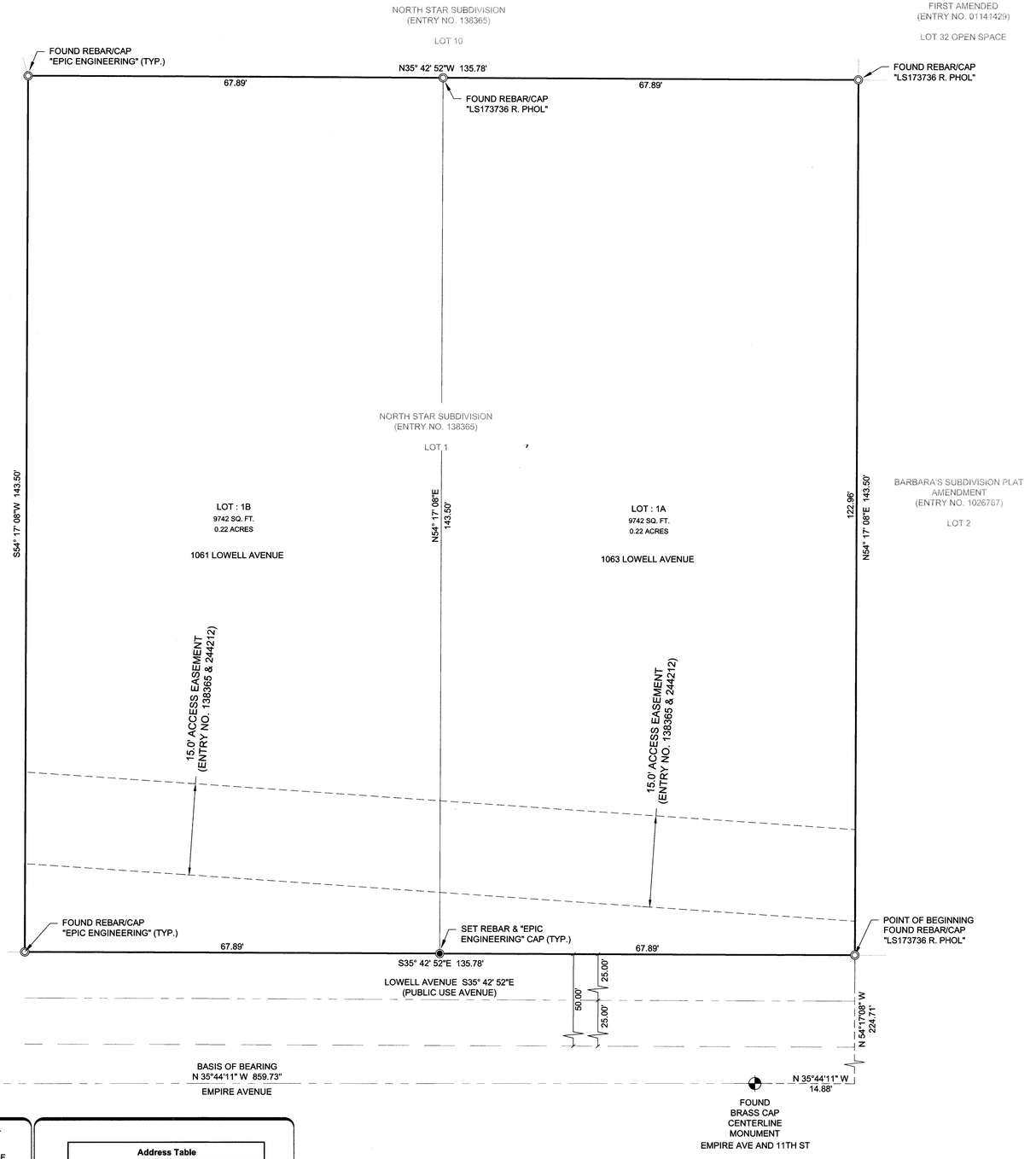
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plot date: 1/16/2023 3:13:10 PM D:\Revit Local Files\1061 Lowell_Duplex_CENTRAL_chimso@be-wow.com.rvt

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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







NOTES

1. BUILDING FOOTPRINT FOR EACH LOT IS 2,818 SQUARE FEET.
2. ONE SIDE OF THE DUPLEX CANNOT BE DEMOLISHED WITHOUT THE OTHER. IF DEVELOPMENT IS PROPOSED, BOTH LOTS REQUIRE AGREEMENT REGARDING CONCURRENT DEMOLITION.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE X, UNDER TITLE 49043C0919D, WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
4. THE EASEMENT (ENTRY #24421, SUMMIT COUNTY RECORDER'S OFFICE) GIVES A DESCRIPTION THAT BLANKETS PARCELS 1A AND 1B AND INCLUDES THE ACCESS EASEMENT AS REFLECTED ON THIS PLAT.
5. THE NORTHSTAR SUBDIVISION PLAT IS AFFECTED BY A ROCKY MOUNTAIN POWER EASEMENT (ENTRY #00784871, SUMMIT COUNTY RECORDER'S OFFICE) BUT DOES NOT AFFECT LOT 1.
6. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-42.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF January, 2022.

LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

BY: _____ January 14, 2022
STACY HEAD DATE

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ Louisiana)
Jefferson ; SS.
COUNTY OF Orleans)

ON THIS 14th DAY OF January, 2022, STACY HEAD PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT SHE IS THE member (TITLE OR OFFICE) OF LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD.

_____ (#287557)
NOTARY PUBLIC

MY COMMISSION EXPIRES: At Death

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

Travis R. Gower — January 5, 2022
TRAVIS R. GOWER DATE
P.L.S. 6439364

PROFESSIONAL LAND SURVEYOR — No. 6439364 — TRAVIS R. GOWER — 1-5-2022 — STATE OF UTAH

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 28 DAY OF OCTOBER, 2021. A.D.

MAYOR _____ CITY RECORDER _____

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS 8th DAY OF March, 2022. A.D.

SUMMIT COUNTY GIS COORDINATOR _____

Address Table	
Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS 22 DAY OF SEPTEMBER, 2021. A.D.

CHAIRMAN _____

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF February, 2022. A.D.

CITY ATTORNEY _____

PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS 11 DAY OF February, 2022. A.D.

CITY ENGINEER _____

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 1st DAY OF January, 2022. A.D.

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS 28 DAY OF October, 2021 AD.
TIME: _____ ENTRY# _____ FEE _____

CITY RECORDER _____ 1-7-22

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF CAPSTONE TITLE AND ESCROW INC
APPROVED THIS 8th DAY OF March, 2022 AD.
TIME: 9:39AM ENTRY# 01184843 FEE $54.00

COUNTY RECORDER _____ Deputy

LEGEND

- STREET MONUMENT (FOUND)
- MONUMENT LINE
- PROPERTY LINE
- LOT LINE
- SET MONUMENT
- FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5505
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"	PROJECT #: 16SM1891.14
DRAWN: JF	DATE: 01/03/2021
CHECKED: TG	SHEET NO: 1 OF 1

N:\PROJ2021\SM PROJECTS\STACY HEAD\LOWELL AVE PARK CITY\DWG\SHEETS\PLAT 2021\082621DWG

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Ordinance No. 2021-42

AN ORDINANCE APPROVING THE NORTHSTAR SUBDIVISION – LOT 1 AMENDED AT 1061 AND 1063 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1061 and 1063 Lowell Avenue petitioned the City Council for approval of the Northstar Subdivision – Lot 1 Amended Plat; and

WHEREAS, on September 8, 2021, staff publicly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 22, 2021, the Planning Commission reviewed the proposed plat amendment, held a public hearing, and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 28, 2021 the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the Northstar Subdivision – Lot 1 Amended Plat is consistent with the Park City Land Management Code.

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

SECTION 1. APPROVAL. The Northstar Subdivision – Lot 1 Amended Plat is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.
3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.
6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”
7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

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8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.
9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.
10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.
11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.
12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.
13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.
14. A single-family dwelling is an allowed use in the HR-1 District.
15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).
17. The current duplex would be described as a non- complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.
18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.
19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.
20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2 and parts of Lot 3 of Northstar plat.
21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.
22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.
23. A duplex dwelling will require approved conditional use permits.
24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.
25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.
26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.
27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

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28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.
29. The HR-1 zone requires that a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
30. The HR-1 zone requires a ten foot (10') minimum horizontal step in the downhill façade […].
31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.
32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).
33. The Northstar Subdivision was platted in 1977.
34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).
35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."
36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to "encourage single family Development on combinations of 25' x 75' Historic Lots" the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.
37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.
38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.
39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.
40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.
41. LMC § 15-15-1 defines Good Cause as follows: *Providing 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 of Park City and furthering the health, safety, and welfare of the Park City community.*

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42. This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.
43. Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.
44. Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

Conclusions of Law

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood and does not increase density.
2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.
3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.
4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah 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, 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. 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.
4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.
5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.
6. The Building Footprint for each Lot is 2,818 square feet.

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

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

PASSED AND ADOPTED this 28th day of October, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
Andy B
0340104CDC42481...

Andy Beerman, MAYOR

ATTEST:

DS

DocuSigned by:
Michelle Kellogg
E5E905BB533E431...

City Recorder

APPROVED AS TO FORM:

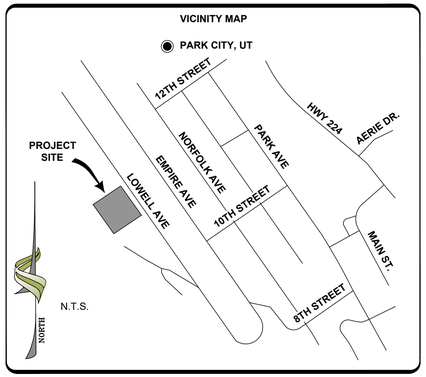
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Mark Harrington
B7478B7734C7490...

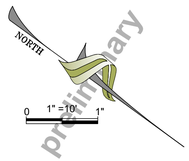
City Attorney's Office

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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





OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2021

_____ _____ _____
X DATE

ACKNOWLEDGMENT

ON THIS ___ DAY OF _____ , 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ , IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN_____ , UTAH

STATE OF UTAH
COUNTY OF _____ } SS

MY COMMISSION EXPIRES:_____

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 6439364
TRAVIS R. GOWER
STATE OF UTAH

_____ _____
TRAVIS R. GOWER DATE
P.L.S. 6439364

preliminary

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____ _____
MAYOR CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
SUMMIT COUNTY GIS COORDINATOR

Address Table	
Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ATTORNEY

PARK CITY ENGINEER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____

PARK CITY RECORDER

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
CITY RECORDER

SUMMIT COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
COUNTY RECORDER

LEGEND

STREET MONUMENT (FOUND)
MONUMENT LINE
PROPERTY LINE
LOT LINE
SET MONUMENT
FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5605
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"
DRAWN: JF
CHECKED: TG
PROJECT #: 16SM1891.14
DATE: 06/29/2021
SHEET NO: 1 OF 1

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City Council Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Northstar Subdivision – Lot 1 Amended
Address: 1061 and 1063 Lowell Avenue
Application: PL-21-04872
Author: Makena Hawley, Planner II
Date: October 28, 2021
Type of Item: Administrative – Subdivision

Recommendations

(1) Review the requested Subdivision, (2) conduct a public hearing, and (3) consider approving Ordinance 2021-42.

Description

Applicant:	Lowell Project, LLC Represented by Stacy Head and Hannah Tyler
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and recommendation for City Council review and action

Acronyms

CC&Rs	Covenants, Conditions, & Restrictions
CUP	Conditional Use Permit
HR-1	Historic Residential 1
LMC	Land Management Code

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

Summary

1061 and 1063 Lowell Avenue are the addresses of the Duplex residing on Lot 1 of the existing Northstar Subdivision. The applicant is proposing to bifurcate the lot down the center of the lot and duplex, creating two (2) lots of record. No other changes are proposed.

On September 22, 2021, the Planning Commission voted to unanimously forward a positive recommendation to the City Council.

Background

On August 18, 2021, the City received a complete application for the Northstar Subdivision – Lot 1 Amended. The property is located at 1061 and 1063 Lowell Avenue

within the HR-1 District. The Lot is 0.44 acres or 19,484 square feet in area. The proposed Plat Amendment creates two (2) Lots of record from Lot 1.

The property is Lot 1 of the 1977 Northstar Subdivision (Exhibit B). On July 19, 1977, the *Declaration of Protective Covenants for the Northstar Subdivision* was recorded (Exhibit L). Section 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots. Section 8.1 of the Declaration limit development on each Northstar Subdivision Lot to one Single-Family Dwelling or "one double family dwelling."

The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District (Exhibit M). In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision (Exhibit O). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

In 1999, a deed was recorded with Summit County to bifurcate the existing platted lot with a Duplex into two Parcels, NR-1 and NR-1-A (Exhibit C). However, while a proposal to raze the Duplex and subdivide Northstar Lot 1 into four Single-Family Lots was reviewed by the Planning Commission in 2017, (Staff Report, p. 291; Minutes, p. 73), the application was later withdrawn, and the subdivision of Northstar Subdivision Lot 1 has not been approved by Park City Municipal Corporation.

On December 19, 2008, the Northstar Subdivision recorded a *Notice of Noncompliance with Protective Covenants* against Lot 1 for violation of Section 7.4 of the Declaration, which prohibited further subdivision of a Northstar Lot (Exhibit H). However, the parties reached a settlement which resulted in the removal of Lot 1 from the Homeowner Association and Declaration of the Northstar Subdivision. On January 14, 2010, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants*, removing the Lot from the Northstar Homeowner Association (Exhibit J).

Existing on the Lot is a 15-foot non-exclusive Access easement for Lots 1, 2, and parts of Lot 3 of the Northstar Subdivision.

Analysis

The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on Plat Amendments.

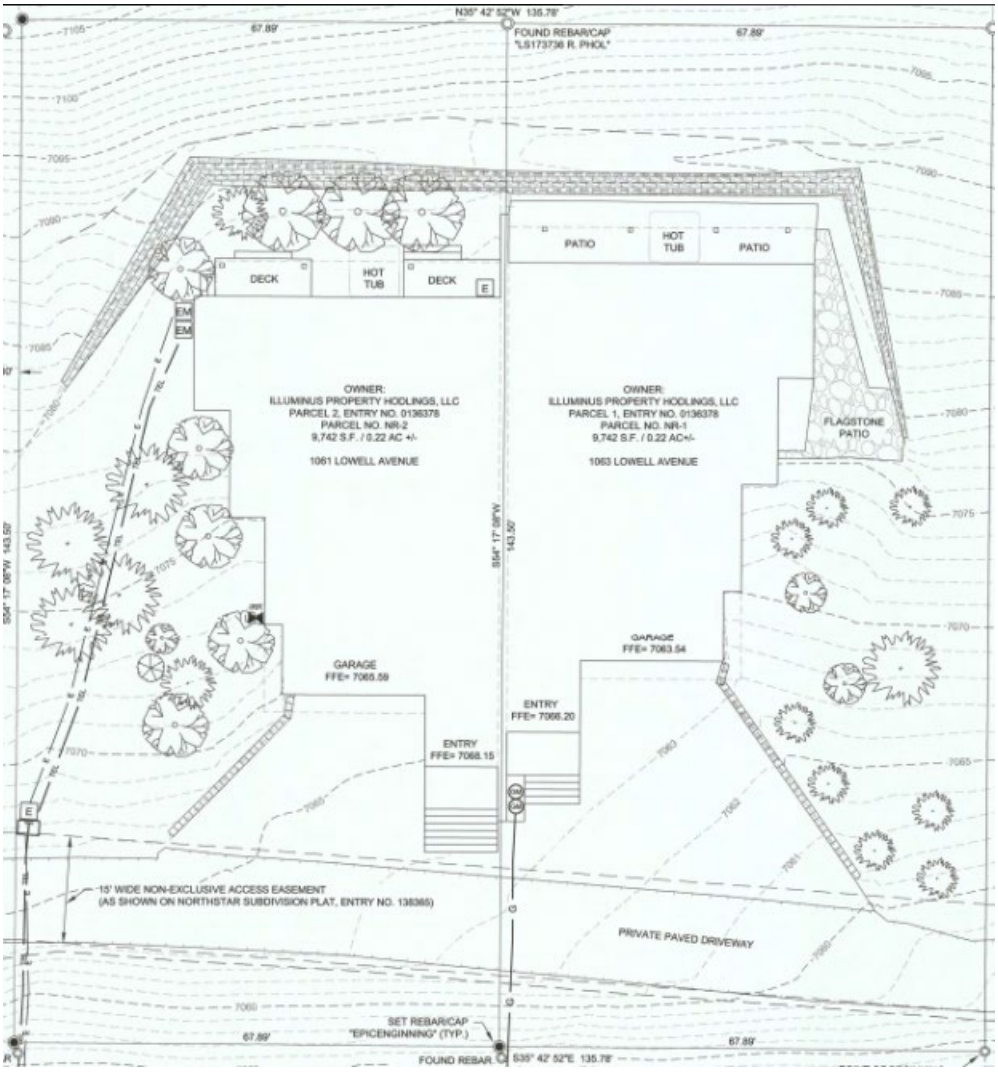
The proposed Northstar Subdivision – Lot 1 Amended complies with the purposes of the Historic Residential (HR-1) Zoning District.

The purpose of the Historic Residential HR-I District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,

C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Existing Conditions:



A Single-Family Dwelling is an Allowed Use in the HR-1 District and a Duplex is a Conditional Use (LMC § 15-2.2-2). The HR-1 regulations require a minimum Lot Area of 1,875 square feet for a Single-Family Dwelling and 3,750 square feet for a Duplex (LMC § 15-2.2-3). The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet. Approval of the proposed Plat Amendment would validate separate ownership of the

existing Duplex or would allow the property owner to raze the Duplex to construct two Single-Family Dwellings – one on each Lot, or to raze the Duplex and construct two Duplexes – one on each Lot, subject to Conditional Use approval by the Planning Commission.

Both lots are proposed to be 143.5 feet in length and 67.89 feet in width and meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.

A Single-Family Dwelling requires a minimum of two (2) parking spaces per Dwelling, and a Duplex requires two parking spaces per Dwelling Unit, for a total of four (4) parking spaces (LMC § 15-3-6(A)). For any new development, the Lots are subject to the Historic District Design Review (HDDR) and there is the possibility future development will require a Steep Slope Conditional Use Permit per LMC § 15-2.2-6, subject to Planning Commission review and approval.

If the two (2) lots are approved the properties are subject to the following criteria outlined in LMC § 15-2.2-3:

LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

Good Cause

Good Cause is required for plat approval as stated in LMC § 15-7.1-3(B). 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 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 of Park City and furthering the health, safety, and welfare of the Park City community."

Approval of the Plat allows for new development compliant with the Historic District Design Guidelines.
Good Cause can be found as new development would be held to HDDR standards thus encouraging construction of Historically compatible structures. The amendment would resolve the non-conforming deed line. Staff finds it keeps with preserving the character of the neighborhood.

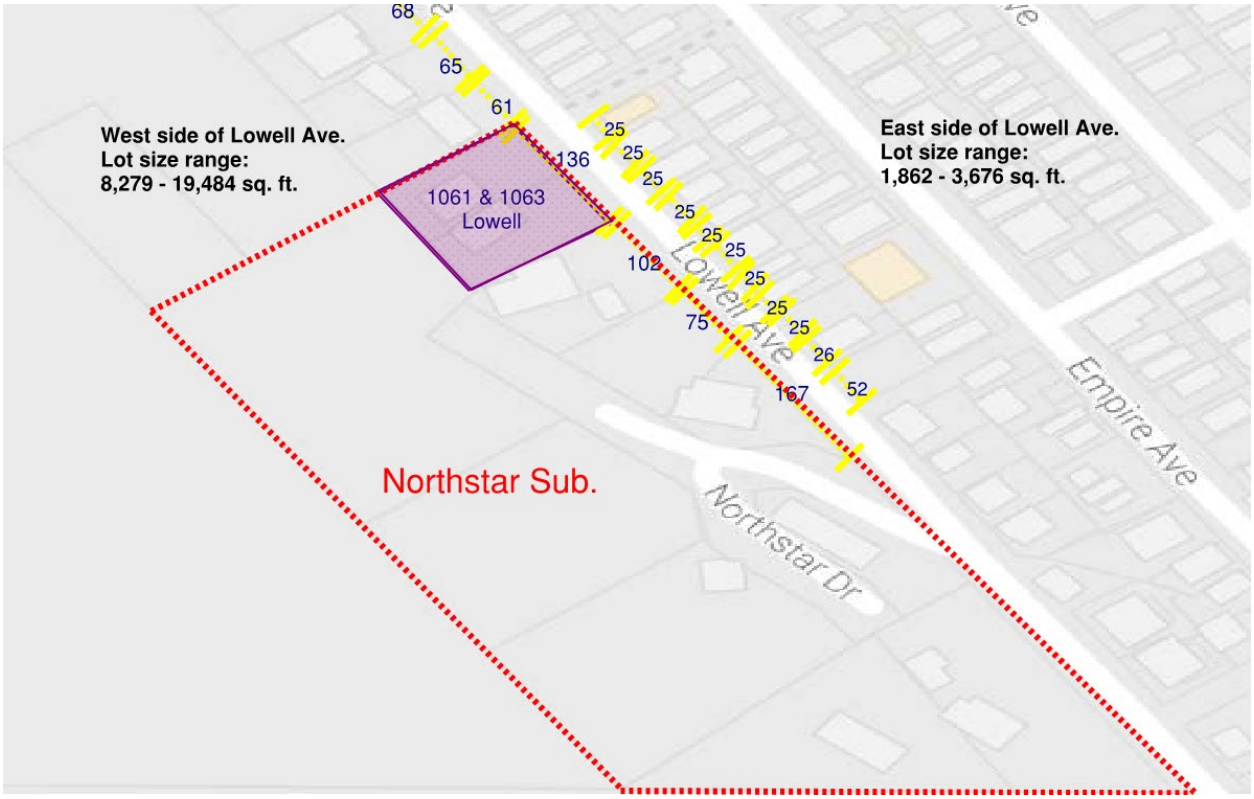
Character and Compatibility

The Northstar Subdivision was platted in 1977. It contains a total of 10 lots and is approx. 7 acres. The Northstar lots range from the smallest platted lot of 9,015 sq. ft. to the largest being 62,663 sq. ft.

Lot	Acres	Square feet
Lot 1	.44 acres	19,484 sq. ft.
Lot 2	.33 acres	1,4374.8 sq. ft.
Lot 3	.25 acres	1,0890 sq. ft.
Lot 4	.21 acres	9,147.6 sq. ft.
Lot 5	.20 acres	8,712 sq. ft.
Lot 6	.63 acres	27,442.8 sq. ft.
Lot 7	.68 acres	29,620.8 sq. ft.
Lot 8	1.03 acres	44,866 sq. ft.
Lot 9	.96 acres	41,817.6 sq. ft.
Lot 10	1.44 acres	62,726 sq. ft.

The west side of Lowell and the east side provide 2 different characters and compatibility factors. The west side of the street is uphill topography with an average width of the lots at approximately 153 feet while the east side of Lowell has downhill topography and an average width of 33 feet. The average lot on the west side is larger, with big Single-Family Dwellings, Duplexes, and natural vegetation. Across the street on the east side, smaller Single-Family Dwellings on smaller lots create a character of their own.

When reviewing the purpose statements of the HR-1 District, Staff finds that the plat proposal complies with several purpose statements, including to **"encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."** Staff finds that the two (2) smaller lots would be able to read more like the homes and lots north of their lot and on the east side of the street. Given purpose, statement D to **"encourage single family Development on combinations of 25' x 75' Historic Lots"** the proposed two (2) lots would maintain the compatibility that already exists on the east side of Lowell Avenue. These statements could almost correlate directly to the East side of Lowell (small lot sizes) and the West side of Lowell (larger lot sizes).



Above shows the Subdivision outlined in red, Lot 1 outlined in purple, and the blue numbers (with yellow ticks around them) reflect the approximate lot size width down the west and east sides of Lowell Ave. With the proposed new lot widths of 67.89 feet, the two (2) lots will not be out of character.

- In conclusion, the proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the HR-1 District. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and would create more consistent structures with the Historic District Design Guidelines as future development would be more compatible in width, size, and general massing.

Density

Duplexes were an Allowed Use in the 1980s when 1061 and 1063 Lowell Avenue were constructed on Northstar Lot 1 (Exhibit M). Presently, the LMC establishes a Duplex as a Conditional Use for Lots greater than 3,750 sq. ft. If the plat amendment is approved, the existing Duplex could be razed and because each Lot will contain 9,742 square feet,

the property owner of each Lot could pursue a Conditional Use Permit to build a Duplex on each Lot, doubling the total Units.

However, LMC § 15-2.2-3 establishes a Building Footprint for HR-1 Lots. Whether Single-Family Dwellings or Duplexes are constructed on the Lots, the Maximum Building Footprint for each Lot is 2,818 square feet. Condition of Approval #6 requires the final plat notes to state that "The Building Footprint for each Lot is 2,818 square feet." Though it is possible, with an approved CUP for the density to double the built environment will retain the same limitations.

Staff Recommends two Additional Conditions of Approval

On June 10, 1977, Park City Municipal Corporation and the Northstar Subdivision developer entered into a *Release, Waiver, and Agreement of Proposed North Star Subdivision* (Exhibit N). The document outlines that property owners of Northstar Lots release, acquit, and forever discharge Park City Municipal from liability related to the streets of the Northstar Subdivision which are not sufficiently wide.

On January 25, 2010, the Northstar Homeowner Association and the owners of Lot 1 signed and recorded a *Release, Waiver, and Agreement*, Lot 1 from the Northstar Declaration (Exhibit I). Paragraph 5 states that the property owners of Lot 1 "agrees to use best efforts to obtain the agreement of Park City Municipal Corporation, which agreement shall be duly executed and recorded, to amend the above referenced 'Release, Waiver, and Agreement of Proposed Northstar Subdivision' to provide that the Association shall no longer have any such obligations." The parties intended that the Lot 1 owner(s) assume and bear all responsibilities and waivers of the agreement for the benefit of the City. Staff recommends Condition of Approval #4 to require the property owner to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

Additionally, due to the nature of the plat reconciling non-conformities, Staff recommends Condition of Approval # 5 stating that if one owner of the Duplex intends to propose development, both lots would be required to tear down the Duplex in conjunction.

Department Review

The Development Review Committee reviewed this application on May 25, 2021. No issues were raised.

Notice

On September 8, 2021, the property was posted, and notice was mailed to property owners within 300 feet. On September 4, 2021, legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

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

Exhibits

Exhibit A – Draft Ordinance No. 2021-XX and Proposed Northstar Subdivision – Lot 1 Amended
Exhibit B – Northstar Subdivision Plat
Exhibit C – Northstar Subdivision showing deed line
Exhibit D – Existing Conditions Survey
Exhibit E – Applicant's Written Description
Exhibit F – Panoramic Photographs
Exhibit G – Aerial Photographs
Exhibit H – Notice of Non-Compliance with Protective Covenants
Exhibit I – CC&R Release, Waiver, and Agreement
Exhibit J – Notice of Removal of Protective Covenants
Exhibit K - Recorded Party Wall Agreement
Exhibit L – 1977 Declaration of Protective Covenants for the Northstar Subdivision
Exhibit M – 1980s LMC Allowed Uses – HR-1 District
Exhibit O – 1983 Approved Building Permit for existing Duplex
Exhibit P – Release, Waiver, and Agreement for Lot 1A

PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

October 28, 2021

The Council of Park City, Summit County, Utah, met in open meeting on October 28, 2021, at 3:45 p.m. in the City Council Chambers.

WORK SESSION

SR 224 Roadway Improvements Discussion:
Dave Thacker, Building Official, presented this item and stated the City hoped to improve from the accidents that had occurred on Marsac Avenue. He coordinated with the Police Department and UDOT on continued safety measures.

Chief Wade Carpenter reviewed the runaway truck accident that occurred in August and he indicated the City had dealt with brake problems for several years. Captain Phil Kirk indicated his team had been working on dump truck enforcement on the road for the past few months and had achieved almost 100% compliance with brake checks. Chief Carpenter stated dump truck drivers were the main violators and it was good to see the education and progress. Lieutenant McKinney remarked SR 224 was a high priority for monitoring these vehicles and noted his appreciation to the Highway Patrol. Officer Powers, who was in charge of brake inspections, indicated there were many violations that were critical such as the vehicle being over its weight limit. He gave examples of violations that officers could use to put the trucks out of service until those things were fixed and noted most out-of-service violations were not serious. He stated most trucks being stopped were from around town.

Chief Carpenter stated that after monitoring the offenses on Marsac Avenue, only five percent were from trucks. He indicated officers were not allowed to stop trucks randomly, so an inspection schedule needed to be set up. It was indicated most violators were not the local vehicles.

John Robertson, City Engineer, stressed it was important to have brake check areas. After the accident in August, flashing beacons were installed on top of the brake check station signs. The speed limit was also reduced for trucks from 45 mph to 30 mph. Signs would also be installed encouraging truck drivers to use their engine brakes. He noted a pavement rehabilitation project would commence on Marsac Avenue in 2023. Thacker stated the Flagstaff Master Plan Development (MPD) included language that stated primary access was Mine Road and trucks should be using that road. Staff

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updated the construction mitigation plans to address truck access and locations for soil deposits.

Council Member Doilney asked if the major accidents on Marsac Avenue were from dump trucks to which Carpenter affirmed. Council Member Doilney observed the compliance was an indication of awareness and education. He felt companies with box trucks had better training programs than independent contractors. Thacker noted staff was working on how to get training in place.

Council Member Worel knew there was a staffing shortage with the Utah Highway Patrol (UHP) and asked if a private company could assist the Police Department with the brake checks. Chief Carpenter stated private companies didn't have the legal authority to assist because citations would need to be written when vehicles were out of compliance. Council Member Worel suggested signage could be put in the roundabout to help with safety precautions.

Council Member Joyce asked for a follow-up discussion in six months to see if there was continued truck compliance. His concern was that City buses pulled into the roundabout and passengers could be in potential danger. He suggested contributing City funds to move up the pavement rehabilitation timeline.

Council Member Henney stated in 2013, it was determined Marsac Avenue was the route for trucks. A runaway truck lane could help driver error, which was the cause for most accidents. He hoped to hear at a future discussion about the “why” behind the determination to route trucks down Marsac versus Royal Street and how driver error and the infrastructure in place contributed to the decision.

Council Member Gerber asked if the City partnered with the County Sheriff's Department on vehicle inspections, to which it was indicated only Officer Powers performed the inspections with the help of UDOT. Council Member Gerber asked if trucks used Google Maps to navigate the area. Chief Carpenter stated they did use Google Maps and it was creating a problem. He talked to the commissioner to see if their IT people could get ahead of this.

Mayor Beerman stated it took a lot of money to continue with the checkpoints, and he wanted the City to be reimbursed. He asked if this could be funded through impact fees. Thacker stated he would have to check with the Legal Department on using impact fees, but staff could use a permitting fee since the trucks were related to construction.

FY22 Special Service Contracts (SSC) - Diversity, Equity, and Inclusion:

Jed Briggs and Kirsten Darrington, Budget Department, presented this item. Darrington reviewed SSC were awarded to nonprofits to provide unique services to the community. The City had regular service contracts and social equity contracts. She noted the social

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equity contracts were changed to include diversity, equity, and inclusion to expand the scope. She noted the committee wanted funding to be prioritized for new or expanded projects and initiatives. The budget for FY 2022 was $250,000. The SSC committee came up with priorities for the services provided. She also reviewed the outreach for getting the word out that applications were being taken. The RFP would be opened tomorrow with the submission deadline of November 19th. Recommendations for awards would be presented to Council in December.

Darrington reviewed the four criteria for awarding contracts, including the accountability and stability of the organization, the program need and the specific benefit, fiscal stability and other financial support, and fair market value of the services. Council Member Worel asked if there was a substitute for the requirement for two years of financials if a nonprofit had just started. Briggs stated special exceptions had been made in the past. Council Member Joyce stated the committee was looking for improvement and that could be worked around.

Council Member Worel indicated there was a $60,000 line item for mental health and she asked if the applications went through this process or a separate process. Briggs stated this could be part of the process or it could have its own process, according to Council direction. Council Member Gerber thought Council should discuss the $60,000 line item since the City, County and School District came together and decided this. Now, the Council should discuss what the funding went towards and what the future direction should be. Council Member Joyce thought the mental health contract had been treated like a regular contract. He thought that program was different than the SSC.

Council Member Doilney liked the new name for SSC and thought the contracts should be for two years so programs could get up and running and see progress. He also liked the timeline for the RFP.

Council Member Henney asked if the mental wellness line item was currently with the SSC funds or with the regular contract funds and noted if there was enough money in the traditional fund then nothing needed to be done. He also wondered if $250,000 was the correct amount for these contracts or if additional money could be allocated, and if the City could allocate more within State Code. Briggs stated they were moving away from the one percent limit by moving many of the contracts to regular budget items. Council Member Joyce suggested when budgeting for 2023, Council should have a discussion on the $250,000 allocation. Council Member Henney favored extending the SSC for two years and he liked the RFP process timelines.

Council Member Worel favored the two-year contracts and the RFP timelines, and as far as outreach, she suggested getting a current list of nonprofit directors from the Community Foundation. Darrington stated she was in contact with them and was working to update the list.

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Short Range Transit Plan (SRTP) Update:

Alex Roy, Transportation Planner, and Jason Miller and Paul Jewel, Fehr & Peers, presented this item. Miller reviewed the goals for the SRTP: improve connectivity, engage the community, ensure a top rated transit system, and incorporate tactical, relevant innovation. This would be a five-year plan to help understand where to go from here. He stated the recent separation of Transit with the County and COVID gave the team incentive to have a clean slate approach in thinking what transit would look like in the future and how it would fit into the mobility plan. Roy stated staff wanted to include the community as much as possible. A survey was online, and there would be open houses and pop-up open houses to help get feedback on transportation. He reviewed the many forms of outreach used to make the community aware of the survey.

Miller indicated he completed an existing conditions analysis and had initial findings. He thought Park City was making the right transit connections. He presented findings on ridership and stated that although there was a drop, it was better than most transit areas.

Council Member Doilney asked that the Chamber of Commerce and local businesses were made aware of the surveys so they could communicate it to their employees. Council Member Worel asked who the target group was for open houses, to which Roy stated the general public. Roy indicated the SRTP survey link was on the Transportation Planning page of the City website.

Council Member Gerber was happy to see additional transit lines coming back. Mayor Beerman stated Deer Valley requested an express line to the resorts and asked if they were happy with the proposed lines. Sarah Pearce, Deputy City Manager, stated Kim Fjeldsted, Transit Manager, could answer that in the Communications section of the meeting. Miller noted that Deer Valley was part of the stakeholder group that was included in the analysis process.

Park City School District (PCSD) Master Plan Update by Todd Hauber, PCSD Business Administrator:

Todd Hauber, School District Business Administrator, and Superintendent Jill Gildea presented this item. Hauber stated the PCSD had worked on the educational needs and the need for this bond for the past three years. He reviewed the ninth grade would be moved to the high school and there would be a build out on the west side of the building. Council Member Gerber asked if the addition could be expanded in the future. Hauber stated the design would allow an additional 400 students. Council Member Gerber stated traffic was an issue at the high school and asked if there were plans for cars exiting the high school parking lot. Hauber stated there would be traffic mitigation during construction, but the expansion had no plans for transportation.

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Council Member Doilney commented the high school seemed to be in constant construction and he hoped the School District could build with an eye for the future. He thought it was tight to build for 400 students and 350 would be incoming students. Hauber stated they wanted to keep the school small, but the analysis looked 10 years to the future.

Hauber discussed the sixth through eighth grades would be at Ecker Hill Middle School and three additions would be constructed there. There was a lot of interest in expanding the preschool so there would be additions to each of the elementary schools to accommodate the preschools. There would also be a community service, or wrap around service, and McPolin Elementary and Jeremy Ranch Elementary at Kimball Junction would have rooms built for that.

Council Member Doilney asked what would happen with Treasure Mountain Elementary School. Hauber stated that conversation would take place after the current construction was completed. Council Member Worel asked if the projects at the different schools would happen simultaneously. Hauber stated the high school was the priority and they wanted that to be completed by fall 2024. Ecker Hill would begin soon after to be completed 2024. The elementary schools would be in construction with end times of 2023 and 2024.

Council Member Doilney asked how safe it was to use Treasure Mountain Elementary when it was deemed lacking in safety features. Hauber stated he was aware of the major renovations needed and they were addressing needs minimally since the purpose of the building would be changing.

Mayor Beerman stated he participated in various stakeholder groups and the public liked the direction of this proposal. He indicated schools were important to the community.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman	Present
Council Member Max Doilney	
Council Member Becca Gerber	
Council Member Tim Henney	
Council Member Steve Joyce	
Council Member Nann Worel	
Matt Dias, City Manager	

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Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Gerber thanked staff and Mayor Beerman for hosting the Colorado Association of Ski Towns (CAST) event so all could share challenges ski towns were facing. She attended the Historic Park City Alliance (HPCA) meeting where they were presented with a Sundance plan and she noted there was good communication. Council Member Henney echoed the thoughts on CAST.

Council Member Joyce stated the Sewer Board had its annual budget meeting. They would extend the East Canyon Creek Facility, in sync with growth on that side of the area.

Council Member Worel stated too few students took the SHARP survey so data was insufficient. She noted the behavioral health and mental health assessment was complete and a report would be forthcoming.

Council Member Doilney attended Ski Utah Board meeting and they were pushing out the ads with a focus on conservation and sustainable tourism. He attended his first Ski Utah Board meeting. One issue was compensation for people working in government. He mentioned thought should be given to increasing the salary for the Planning Commission. Dias stated the next meeting would address boards and commissions.

Mayor Beerman related he was happy to meet in person again and have the public in attendance. He attended Mountain Towns 2030 and indicated it was great. He indicated next year it would be held at Breckenridge, Colorado. He noted Mountain Towns 2030 discussed climate change and what could be done to mitigate it.

Mayor Beerman and the Council determined to canvass the municipal election November 16th at 4:00 p.m. Mayor Beerman stated last Tuesday was the groundbreaking for the solar farm in Tooele that would power the electrical needs for multiple entities including Park City Municipal and it should be completed in 2022.

Staff Communication Reports:
Council Member Henney reviewed the five reports submitted for informational purposes.
1. Park City Recreation and the Journal of Olympic Studies:

2. Water Revenue Bond Issuance:

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3. Transit Update:
Council Member Gerber noted the reinstatement of the Blue Line and the addition of the new Teal Line and asked if riders on the Green or Blue Lines were able to connect with the Teal. Kim Fjeldsted stated there was some overlap with those three routes, but Teal would go straight to Deer Valley. Council Member Gerber asked if routes would go through neighborhoods. Fjeldsted stated it would be status quo for now, but they were looking at areas where Transit could expand.

4. 2021 Parking Data Summary:

5. Kimball Arts Festival and Park Silly Sunday Market Debrief Update:

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Greg Leitzke, President of the Park City Pickleball Club, stated pickleball was one of the fastest growing sports in the U.S. It was a very social sport as well. At a previous meeting, public input was given to request more pickleball time on the tennis courts. He stated there was no space for pickleball players. He met with Ken Fisher to see if pickleball players could be given more time at the MARC. He asked Council if the players could get help in building courts. He distributed a flier promoting his cause.

Mayor Beerman stated it was good their group worked with Fisher and he was open to discussions on future opportunities. Council Member Gerber stated she was in the group that looked at the recreation plan in 2016-17 and pickleball wasn't on the radar. She asked if that group would be brought back. Ken Fisher, Recreation Manager, stated a community needs assessment was needed. He thought a survey was the first step to get a sense of the community priorities. Council Member Joyce stated two years ago, there was a conversation on having a space by Quinn's Junction, since there was parking and bathrooms nearby.

Bob Theobald distributed a handout and stated there was an unpermitted pickleball court behind his property and Frode Jensen's property in Park Meadows. He spoke with the developer and Council members from the time of the development. There was a Stop Work order on July 6th. Behind the property was the Willow Ranch Subdivision, which had setbacks. The Planning staff ignored the plat to grant a permit for an outdoor sauna and that was concerning. He showed a plat map of the adjoining property and read the plat notes. He read from the distributed materials. He noted an approval from the HOA was never given. Theobald stated the Planning Department was required to

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provide notification of compliance to the Building Department and it wasn't happening, and he thought there was a disconnect between departments. He expressed frustration and requested that this issue be resolved.

Matt Dias stated a meeting had been set up with Theobald and the Planning Director, and he invited some Council members to attend as well. Council Members Joyce and Worel volunteered to be part of the conversation. Council Member Joyce indicated Council didn't get involved until an issue rose to the level that Council needed to get involved. The other parties were not represented tonight so this wasn't the time for Council to be involved.

Ryan Hiel attended the SR 224 Roadway Improvements discussion and he thanked staff for their efforts in enforcing noncompliant trucks. He stated he lived on Marsac Avenue, and the homes were in constant danger from all vehicles on the road. Many cars sped, there was a blind curve, and a crosswalk with low visibility, so he feared for his safety. He noted neighbors who had their homes damaged from vehicles leaving the road. He hoped authorities would provide speed mitigation and signage warning about the blind curve. A sidewalk was also needed on the east side.

Jeremy Rubell stated he was excited about the bus system enhancements, but he didn't think it was clear about the Orange Line using Marsac instead of Royal Street. He knew many people who used the line to get to Snow Park weren't here year-round and thought they should be considered.

Rick Barros stated he learned it wasn't the City's intention to provide busing up Royal Street for ski season. He indicated there were hundreds of homes in Deer Valley and residents there used buses to go to Main Street and Silver Lake. He hoped the City would consider an on-demand service instead of cutting out all of Deer Valley since the alternative was to drive everywhere.

Gottfried Tittiger concurred with Barros' comment and added the bus was a great way to get around during Sundance. The only way to get to Transit was to walk 1.5 miles to Snow Park.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from September 23, 2021 and October 7 and 18, 2021:

Council Member Gerber moved to approve the City Council meeting minutes from September 23, 2021 and October 7 and 18, 2021. Council Member Doilney seconded the motion.

APPROVED 12-9-2021

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Adopt Resolution 23-2021, a Resolution Declaring November 1, 2021 as "Extra Mile Day" in Park City, Utah:

Council Member Worel moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Consideration for Hosting the Triple Crown Sports Event in Park City:
Jenny Diersen, Special Events Manager, presented this item. Matt Pilcher and Katrina Magaro, Triple Crown, and Bob Kohler, Chamber of Commerce, were in attendance. Diersen listed three options for Council consideration: discontinue the Triple Crown event, discontinue the City services agreement (CSA) for Triple Crown, or negotiate a multiyear CSA with Triple Crown. She reviewed the history of Triple Crown coming to the City. Staff completed outreach with restaurants, schools, businesses and the community and two emails were received. Pilcher stated his father started the relationship between Triple Crown and Park City. He loved having the tournament at Park City and he hoped the event could continue coming to the City.

Council Member Gerber asked if Triple Crown would go to a neighboring city or would it go to a different part of the country if the contract with Park City was not renewed. Pilcher asked if it would help if they played on neighboring fields. Council Member Gerber stated it wouldn't help because there would still be traffic from the event. She indicated there were many sporting events, so she wasn't concerned that diversity would be lost if one event stopped coming to town. Council Member Doilney stated it wasn't just a diversity issue with Triple Crown. He noted the many benefits of Triple Crown and he disagreed that the home events were the same. He also didn't think the traffic issue was the sole responsibility of Triple Crown. Council Member Gerber indicated more events were coming, but the City didn't have to keep all the events. Each event brought something to town, but a decision to cut events had to start somewhere. Council Member Doilney didn't want to keep every event, but this was the one event that came midweek and businesses wanted them to stay.

APPROVED 12-9-2021

Council Member Joyce explained the process Council went through a few years ago to cut back on events. Businesses were thriving and he was concerned for the residents. Council Member Henney asked to hear from the public.

Mayor Beerman opened the meeting for public input. No comments were given. The following eComments were received:

Kelley Kowalski, All Seasons Resort Lodging eComment: "I fully support TCS and voiced my support via the PCALA survey."

Rhonda Sideris, Park City Lodging eComment: "Hello and thank you for allowing me to once again express my support for the Triple Crown event. In the past, I have supported the event from a business perspective. Now, I want to also share the great times my kids had going to the games and watching these talented young athletes. I felt comfortable allowing my kids to attend in my absence. It gave them both motivation to practice and play harder at the sports they were both involved in as they could see that college scouts were also in attendance. This is one of the few events that a parent can check all the boxes; free, safe, healthy fun and no alcohol permitted. Please consider renewing the contract for Triple Crown. We need the diversity in our town that is becoming more and more like a town for the very elite."

Shelley Gillwald eComment: "I am aware you have heard from me numerous times, on behalf of the Park City Soccer Club and our Extreme Cup Soccer Tournament. In lieu of repeating myself this evening during the City Council's discussion about Triple Crown Sports and their desire for a new City Services Agreement, I will submit this brief statement so PCSC is on the record in response to Council's request for community input. Park City Soccer Club (PCSC) believes in the importance of youth-based events, the experiences they provide, and the benefits they bring to the community (all of which Council has heard before.) For this reason, our organization does not object to the Triple Crown Tournaments returning to Park City each summer.

Our concerns on the subject, however, are two-fold: 1. We are opposed to the concept of overlapping Extreme Cup and Triple Crown dates, and the need to share field space. The negative economic impact is a burden on PCSC and our social equity based scholarship program, while the logistics are difficult for all parties including City staff. 2. We remain surprised, and honestly frustrated, by the level of in-kind support afforded to TCS through Fee Waivers, We are aware the discussion at hand is about TCS, not Park City Soccer Club, however it is difficult to understand how a for-profit, out-of-state business can be granted tens of thousands of dollars in subsidies while a local non, profit -- dedicated to supporting Park City's own underserved population through event proceeds -- continues to receive less than $2,000 in fee waivers / event subsidies each year. (Our 2021 City Fee Waivers totaled $1,725.) We have spoken at length with Jenny Diersen, and believe staff has done a good job of presenting workable options for

APPROVED 12.9.2021

moving forward. It is our hope that Council's consideration will focus on elements of Options 2 or 3, as opposed to TCS's proposal."

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney stated the community was asked to weigh in and nobody was here. Mayor Beerman stated it was disappointing nobody spoke tonight, but Council had heard from residents that events needed to be cut back. Council Member Gerber indicated there would be public feedback for events that the community held dear, so the lack of feedback was a sign that this event wasn't important to the residents.

Council Member Worel stated she was not interested in waiving fees, but the event should go through the special event process. Council Members Henney and Joyce favored discontinuing the event. Council Member Joyce felt more events should be cut as well. Council Member Doilney agreed with Council Member Worel that they should go through the special event process. Council Member Gerber favored discontinuing the tournament. Mayor Beerman thanked Triple Crown for a good partnership over many years.

2. Consideration to Approve an Extension and Increase the Amount of the Professional Services Agreement for Transportation and Security Services with Kane Security in an Amount Not to Exceed $331,000:

Jenny Diersen, Special Events Manager, presented this item. She reviewed that the City had been working with Kane Security for a few years and noted this contract was specifically for peak time hours and during major special events. Mayor Beerman reviewed staff had tried to mitigate traffic on side streets, especially during Sundance, and it was effective. Council Member Doilney noted Sundance was a costly event and the City pumped money into it with this contract. He found it ironic since Council just cut another event. Council Member Joyce was hopeful Sundance would evolve and be less impactful to the City.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney moved to approve an extension and increase the amount of the professional services agreement for transportation and security services with Kane Security in an amount not to exceed $331,000. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

APPROVED 12-9-2021

VII) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2021-40, An Ordinance Approving the 316 Ontario Subdivision, Located at 316 Ontario Avenue, Summit County, Park City, Utah:

Lillian Lederer, Planner, presented this item and stated this was a Landmark Historic Site and the plat amendment would remove two lot lines to create one lot.

Council Member Henney asked if there was an order to the conditions of approval, and was concerned with Condition of Approval Seven, to which it was determined they could be satisfied in any order.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to approve Ordinance No. 2021-40, an ordinance approving the 316 Ontario Subdivision, located at 316 Ontario Avenue, Summit County, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance No. 2021-41, an Ordinance Amending Land Management Code § 15-11-10 Park City Historic Sites Inventory to Update the Rossie Hill Drive Landmark Historic Site Addresses and the Status of 1302 Norfolk Avenue:

Rebecca Ward, Assistant Planning Director, presented this item and stated the proposed code amendments would update the Rossie Hill Landmark Historic structures and update the current status of 1302 Norfolk. She reviewed the addresses for three structures on Rossie Hill received new addresses and she wanted to ensure that both addresses were referenced in the code.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance No. 2021-41, an ordinance amending Land Management Code § 15-11-10 Park City Historic Sites Inventory to update the Rossie Hill Drive Landmark Historic Site addresses and the status of 1302 Norfolk Avenue. Council Member Worel seconded the motion.

APPROVED 12-9-2021

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Ordinance 2021-42, an Ordinance Approving The Northstar Subdivision - Lot 1 Amended plat, Located at 1061 and 1063 Lowell Avenue, Park City, Utah:

Makena Hawley, Planner, presented this item and indicated the proposed plat would create a lot line down the middle of the duplex to create two separate lots.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Doilney moved to approve Ordinance 2021-42, an ordinance approving The Northstar Subdivision - Lot 1 Amended plat, located at 1061 and 1063 Lowell Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Ordinance No. 2021-43, an Ordinance Approving a Zoning Map Amendment for One (1) Tract of Land Zoned Estate (E) to Public Use Transition (PUT) Including All of PCA-1200-4-X Located at 7805 Royal Street, Park City, Utah:

Spencer Cawley, Planner, presented this item and indicated the zoning map would be amended. Council Member Henney disclosed he was a member of the Fire District board and asked if that was a conflict, to which it was indicated there was no conflict. Cawley explained the fire station property was currently zoned Estate and had to comply with those setbacks. They requested the zone be amended and rezoned Public Use Transition (PUT) so the station could be expanded.

Council Member Joyce stated the building plans fit into the new zone height requirements and asked if it would have fit into the current height limits, to which Cawley affirmed. Council Member Joyce asked if the noticing explained the new building would be closer to the neighbors. Cawley stated the PUT Zone had to have the same setbacks as the surrounding properties. The 2002 variance allowed the station to encroach into the rear setback. Council Member Joyce confirmed the Fire District didn't need a variance to the residential zone because they would now be in the PUT Zone. John Shirley clarified the current zone was three feet from the property line and the station would maintain the same setback with the new building.

APPROVED 11-3-2021

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney noted firefighters needed a bigger vehicle with a ladder because of the tall buildings in the area.

Council Member Doilney moved to approve Ordinance No. 2021-43, an ordinance approving a zoning map amendment for one (1) tract of land zoned Estate (E) to Public Use Transition (PUT) including all of PCA-1200-4-X located at 7805 Royal Street, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. Consideration to Approve Ordinance 2021-44, an Ordinance Governing the Use of Electronic Meetings by City Council, Amending Sections 2-3-2 and 15-12-14 of the Municipal Code of Park City:

Margaret Plane, City Attorney, presented this item and explained emergency declarations were issued to hold electronic meetings during the pandemic. This code amendment would eliminate the need for Council and all City public bodies to meet without the requirement of having an anchor location. She noted the Open and Public Meetings Act was amended by the State Legislature as well. This amendment stated Council would not have to be present at meetings, but staff would have to be at the anchor location.

Council Member Henney indicated he heard from residents that they wanted to attend Council meeting in person. Council Member Gerber asked for clarification on when an electronic meeting could be held. Plane stated an electronic meeting could be scheduled, but it had to be noticed and staff would have to be at the anchor location, unless there was a health/safety risk. Council Member Worel asked how other boards would authorize electronic meetings. Plane indicated boards could put that provision in their bylaws.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney moved to approve Ordinance 2021-44, an ordinance governing the use of electronic meetings by City Council, amending Sections 2-3-2 and 15-12-14 of the Municipal Code of Park City. Council Member Gerber seconded the motion.

APPROVED 12.9.2021

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) ADJOURNMENT

IX) PARK CITY WATER SERVICE DISTRICT MEETING

II) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) CONSENT

1. Request to Authorize the City Manager to Amend the Terms of 1) the October 8, 1991, Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation to October 31, 2022; and 2) the March 2, 2016, Amendment to the 1991 Agreement:

Board Member Gerber moved to authorize the City Manager to amend the terms of 1) the October 8, 1991, Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation to October 31, 2022; and 2) the March 2, 2016, amendment to the 1991 Agreement. Board Member Henney seconded the motion.

APPROVED 12-9-2021

RESULT: APPROVED
AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

APPROVED 12-9-2021

SR 224 (Mine Road)

Improvements discussion



PARK CITY 1884

Police Department

- Brake Check Area Update
  - No repeat offenders
  - Less than 5% of violators are dump trucks
  - Is our presence helping?
- Utah Highway Patrol (UHP) truck inspections update
  - Statistics
  - Where are trucks that are inspected coming from…
- Police Authority
  - Why not just stop every truck?
- Officer Resources
  - UHP and PCPD

Engineering Dept.

- UDOT Immediate Updates
  - Increased signage (engine brake, speed limit, lighting, etc.)
- Statistics on Mine Road
  - Number of accidents each year
  - Percentage of accidents
- Next Steps:
  - PCMC Requests
    - Increase capacity & visibility of brake check area
  - UDOT project
    - 2023 Pavement rehabilitation project

Building Dept.

- Flagstaff MPD language
  - "…the primary access to the Annexation Area will be via Marsac Avenue and the Mine Road…"
- Soil Hauling in Flagstaff MPD area
  - All excavated materials are staying on the hill!
- CMP Updates
  - No tolerance for truck related violations
  - Stop work order enforced
- Enforcement
  - Educating during preconstruction meeting
  - No warnings

Next Steps

- Continue close monitoring and enforcement
- More UHP inspections/Joint ops
- UDOT signage follow up
- Other

- Questions/Discussion

FY22 Special Service Contracts: Diversity, Equity, and Inclusion



BACKGROUND

- Special Service Contract : Valued and unique services provided to our community
- In FY20, Council approved a revamp of this program, creating two categories:
    1) Regular Service Contracts (4-year contract)
    2) Social Equity Service Contracts (2-year contract)
- The RFP for social equity services was delayed to open later in 2021
- SSC Subcommittee changed the name of the social equity category to Diversity, Equity, and Inclusion (DEI) to expand the scope

SSC DEI GOALS

Work to ensure more alignment with resource allocation and Council's current goals/priorities

Be more dynamic, proactive, deliberate, flexible

Define services that Council feels are essential to fund in the foreseeable future

Alignment with Social Equity strategic plan and resource allocation

SCOPE OF WORK

- Services provided will cultivate and engage **diverse perspectives, differing ideas,** and **individuals from different backgrounds** to help define policy and practices that help shape culture.
- Funding will be prioritized for **new or expanded** projects and initiatives.
- The intent of this funding is not to be used for ongoing non-profit services, but instead for **enhanced services that focus on diversity, equity, and inclusion.**
- Budget: Council budgeted **$250k** for DEI contracts for FY22

PRIORITIES

- Services/Programs with a stated focus on Diversity, Equity, and Inclusion
  - Diversity – Encourages participation from diverse voices in our community
  - Equity – Works to promote equitable outcomes and measures impact in the community
  - Inclusion – Engages and empowers diverse experiences to foster an inclusive community
- Innovative and/or New Programing – Provides innovative solutions regarding issues the City faces
- Communication – Enhances communication to all members of our community
- Issue Awareness – Identifies and addresses our diverse community's concerns and interests
- Affordability – Helps to ease residents' cost of living

COMMUNICATIONS

- The RFP will be posted on the City's website
- Work with Council Liaisons to spread the word
- Connect with community partners to identify additional eligible nonprofits
- Email announcements and reminders will be sent to eligible applicants
- An information session will be held virtually and a recording will be provided to applicants

RFP TIMELINE

October 29th	• Issue RFP
November 19th	• Submission Deadline
Week of Nov. 29th	• SSC subcommittee reviews, scores, and makes funding recommendations
December	• SCC subcommittee makes recommendation to Council

CURRENT RFP

(4) In addition to the above requested information, applications must address the following components:

1. Specific detail of how the requested funds will be used (attach summary - *one page maximum*);

2. Financial information for your organization including annual budget and other sources of potential funding. Please also include 2 years of financial statements such as Balance Sheet, Income Statement, Statement of Financial Position, Activity Statement, etc. or include Independent Auditors' Reports (attach relevant documents);

3. Quantitative and/or qualitative goals (with specific targets) that can be used to measure the degree to which the funds were used for their intended purpose (attach summary - *half page maximum*); and

4. Specifically address how your proposal meets the service needs described above as well as the criteria described in the City's Public Service Contract Policy

CURRENT RFP

Criterion 1: Accountability and Sustainability of Organization - The organization must have the following:

- Quantifiable goals and objectives.
- Non-discrimination in providing programs or services.
- Cooperation with existing related programs and community service.
- Compliance with the City contract.
- Federally recognized not-for-profit status.

Criterion 2: Program Need and Specific City Benefit - The organization must have the following:

- A clear demonstration of public benefit and provision of direct services to City residents focused on one of the services described above.
- A demonstrated need for the program or activity. Funds may not be used for one-time events, scholarship-type activities or the purchase of equipment.

CURRENT RFP

Criterion 3: Fiscal Stability and Other Financial Support - The organization must have the following:

- A clear description of how public funds will be used and accounted for.
- Other funding sources that can be used to leverage resources.
- A sound financial plan that demonstrates managerial and fiscal competence.
- A history of performing in a financially competent manner.

Criterion 4: Fair Market Value of the Services –

The fair market value of services included in the public service contract should equal or exceed the total amount of compensation from the City unless outweighed by demonstrated intangible benefits.

ITEMS TO CONSIDER

- Agree with diversity, equity, and inclusion emphasis?
- Comfortable with timeline?
- Length of contract: 1 or 2 years?
  - Staff recommends two (FY22 & FY23)
- Are there additional ways we can spread the word about this program?

PARK CITY SHORT RANGE TRANSIT PLAN



Introduction for City Council 10/28/21

FEHR PEERS

473

PROJECT OVERVIEW

PROJECT GOALS



Improve Park City connectivity



Engage the entire community



Ensure “best in class” transit system and delivery



Incorporate tactical, relevant innovation

What is a Short Range Transit Plan?

- Detailed analysis of current transit performance and review of future community conditions
  - Where is Park City Transit today and what will the community conditions for transit be in the future?
- 5-year time horizon for immediate route and service improvements
  - But also sets stage for bigger, longer-term initiatives beyond 5 years
- Detailed operational and capital financial plans
  - Estimates of required revenue and associated expenses
- Organizational implications
  - Related policies, procedures, staffing needs, community partnerships, etc.
- Implementation Plan
  - Roadmap for each year of the plan with specific strategies
- Phasing and prioritization
  - Interrelation of strategies and incremental approach

PROJECT TEAM

LEGEND
FP: FEHR & PEERS
LSC:
SE: SE GROUP

PARK CITY 1884

Project Management Team (PMT) & Advisory Committee (AC)

Single point of contact

Jason Miller FP
Project Manager

Paul Jewel FP
Principal-in-charge



Existing Conditions	Travel Demand, Future Conditions*	Preliminary System Design*	Stakeholder & Public Outreach	Draft & Final SRTP	Aerial vs. Busway Analysis
Selena McKinney LSC Justine Marmesh LSC A.T.Stoddard LSC	Richard Brockmyer FP Katrina Schneider FP Mary Sizemore FP	Jason Miller FP Gordon Shaw LSC Paul Jewel FP	K. Skollingsberg FP Jason Miller FP	Jason Miller FP Paul Jewel FP K. Skollingsberg FP	Gordon Shaw LSC Chris Cushing SE Natalia Brown FP

About me

- 12 years as Executive Director of Mountain Rides Transportation Authority in Sun Valley, ID
- Depth of consulting expertise leading similar mountain resort transit plans for:
  - Telluride, CO
  - Summit County, CO
  - Jackson, WY
  - Moab, UT
  - Sandpoint, ID
  - Red Lodge, MT
  - Blaine County, ID
  - Previous project in Park City in 2019



PROJECT TASKS

- Task 1: Project Management, Kickoff, Vision
- Task 2: Public Involvement
- Task 3: Existing Conditions
- Task 4: Travel Demand, Future Conditions, Multimodal Assessment
- Task 5: Preliminary System Design and Plan
- Task 6: Draft and Final SRTP
- Task 7: Aerial vs. Busway Analysis

KEY ISSUES

- Traffic congestion
  - How to balance access, experience, quality of life
  - How can PCT move more people faster?
- Separation of PC Transit and High Valley Transit
  - Ability to focus on critical (and changing) Park City connectivity needs
- “Clean slate” thinking
  - Creativity to rethink service, incorporate innovation
  - Adjust to new nodes such as Arts and Culture District
- Integrated mobility
  - How can getting around without a car be easily enabled?
- Address capacity constraints and roadway ops
  - Transit prioritization and speed and reliability concepts

PUBLIC OUTREACH OVERVIEW

Public outreach activities

- Stakeholder interviews
  - Complete
- Community survey
  - Open now until November 13th
  - Available in English and Spanish
- Open house
  - Estimated for mid-December
  - Spanish translator planned
  - Possibly in-person and virtual
- Pop-up open houses
  - Mid-December through mid-January
- Advisory Committee
  - Involvement throughout



OPEN HOUSES & POP-UP EVENTS



MULTILINGUAL



SURVEYS, LIVESTREAMING, & OTHER TOOLS

Community Survey

- Fall Open House,
- In buses
- On transit aps
- Promoted on social media
- City newsletter
- Postcards
- Local news publication
- PCTV
- Senior Center
- In-person community events.

INITIAL FINDINGS

Park City Transit Today

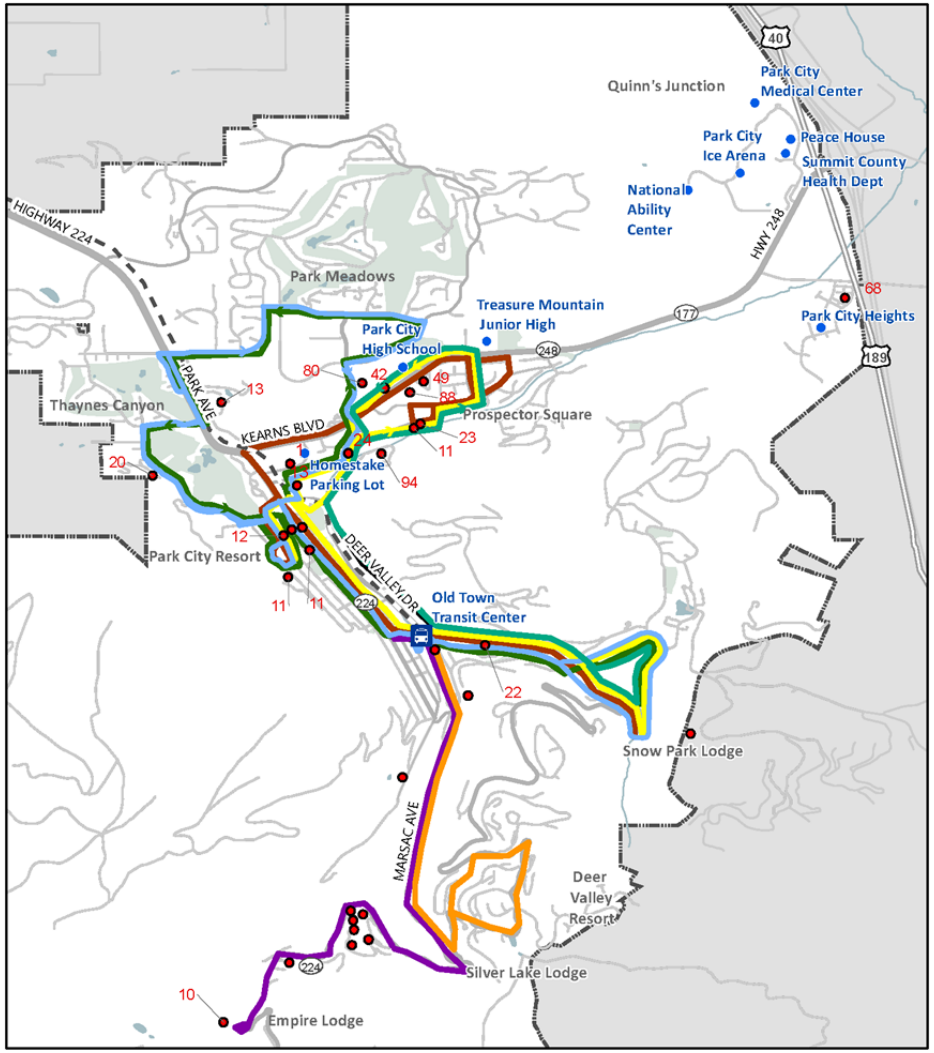


Figure 10

Park City Winter Routes

Based on Proposed Winter 2021-22 Service

- 1 Red: Prospector Square
- 2 Green: Park Mdws/Thaynes Cnyn - Deer Valley Resort
- 3 Blue: Winter 2019-2020
- 4 Orange: Main St - Silver Lake Village
- 5 Yellow: Prospector Square - Deer Valley Resort
- 9 Purple: Main St - Montage Deer Valley
- 10 White: Kimball Jct- Main St Express
- 50 Teal:
- 17: Main Street Trolley
- On Demand Stops
- Affordable Housing
- 22 # of Units (listed if 10 or more)
- Park City Boundary

Note: Orange and Purple Routes are not operated in fall or spring.

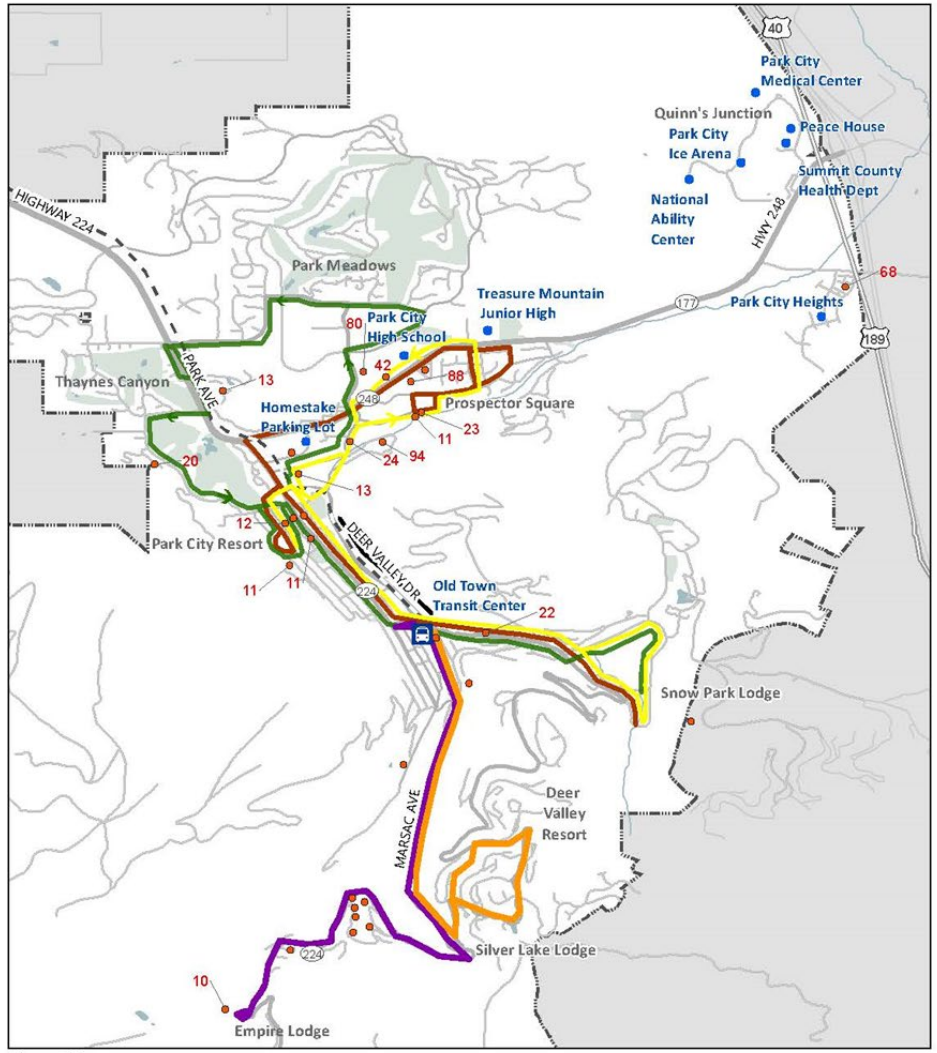


Figure 11

Park City Summer Routes

Based on Proposed Summer 2021-22 Service

- 1 Red: Prospector Square
- 2 Green: Park Mdws/Thanes Cnyn - Deer Valley Resort
- 4 Orange: Main St - Silver Lake Village
- 5 Yellow: Prospector Square - Deer Valley Resort
- 9 Purple: Main St - Montage Deer Valley
- 10 White: Kimball Jct- Main St Express
- 17: Main Street Trolley
- Park City Boundary
- On Demand Stops
- Affordable Housing
- 22 # of Units (listed if 10 or more)

Note: Orange and Purple Routes are not operated in fall or spring

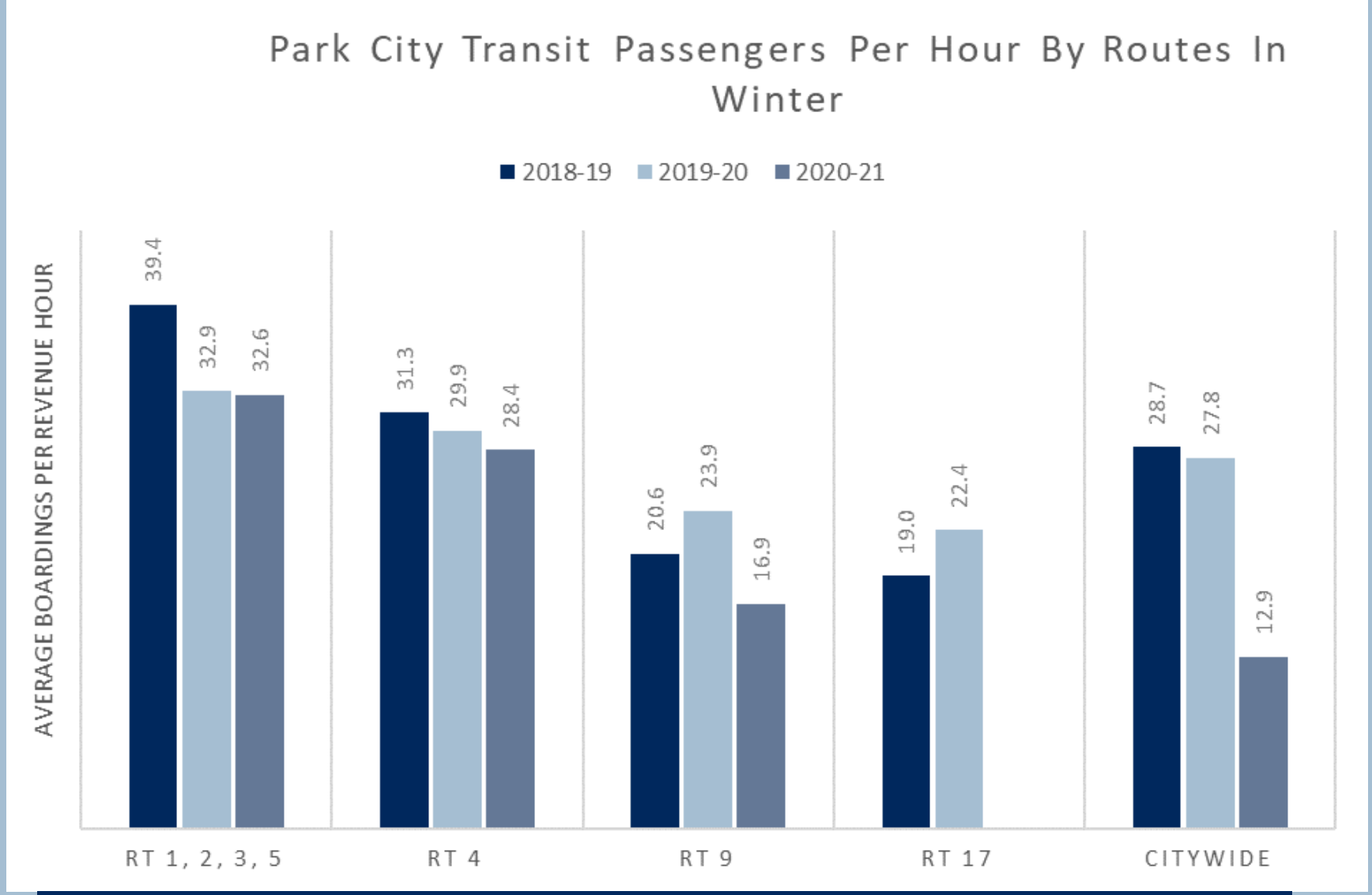
Peer Comparison

METRIC	PARK CITY TRANSIT	SUMMIT STAGE	RFTA	ECO TRANSIT	BRECK FREE RIDE	ESTA	START	*Average*
Annual Ridership	2,677,927	1,747,746	5,212,525	1,117,311	1,308,780	1,123,564	1,098,706	2,040,937
Operating Expenses	$12,602,292	$10,630,010	$34,825,962	$10,067,616	$4,721,751	$4,413,734	$4,660,951	$11,703,188
Service Hours	138,529	81,428	276,514	83,246	53,545	58,337	63,255	107,836
Service Miles	2,241,211	1,476,471	4,946,740	1,806,527	496,347	944,365	869,784	1,825,921
Passenger trips per Hour	19.3	21.5	18.9	13.4	24.4	19.3	17.4	18.9
Passenger trips per Mile	1.2	1.2	1.1	0.6	2.6	1.2	1.3	1.1
Cost per Hour	$90.97	$130.54	$125.95	$120.94	$88.18	$75.66	$73.69	$108.53
Cost per Mile	$5.62	$7.20	$7.04	$5.57	$9.51	$4.67	$5.36	$6.41
Cost per Passenger Trip	$4.71	$6.08	$6.68	$9.01	$3.61	$3.93	$4.24	$5.73

SERVING	PARK CITY / SUMMIT	SUMMIT STAGE, CO	ASPEN, CO	EAGLE COUNTY, CO	TOWN OF BRECKENRIDGE	MAMMOTH LAKES CA	JACKSON WY	*Average*
Year-Round Population	42,829	31,011	56,946	55,127	4,938	17,977	33,510	34,620
Skier Days	1,837,730	Not available	1,550,000	1,634,250	1,600,750	1,128,500	715,100	1,411,055
Overnight Visitors	4,688,693	Not available	Not available	Not available	Not available	965,000	1,802,000	2,485,231

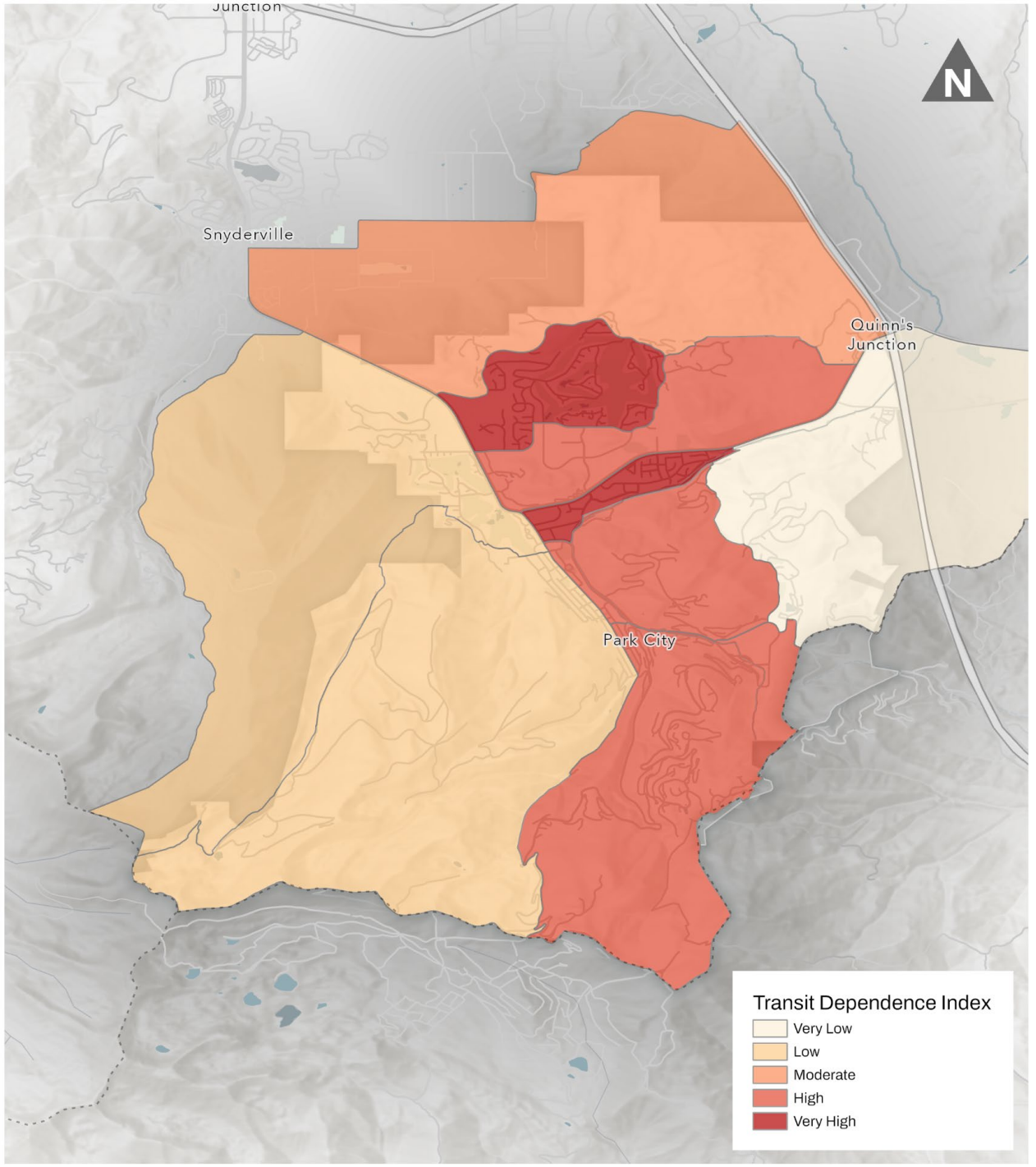
Source: 2019 National Transit Database, Park City Chamber and Tourism Bureau, Jackson Chamber and Tourism. Skier Days are estimated from best available data.

Performance

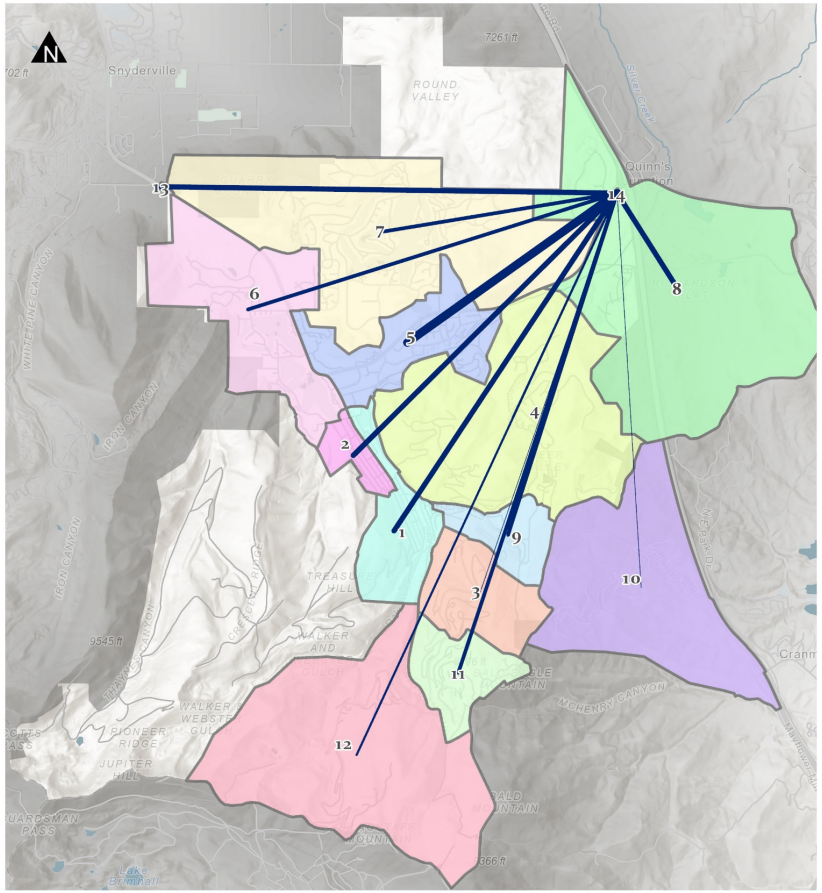


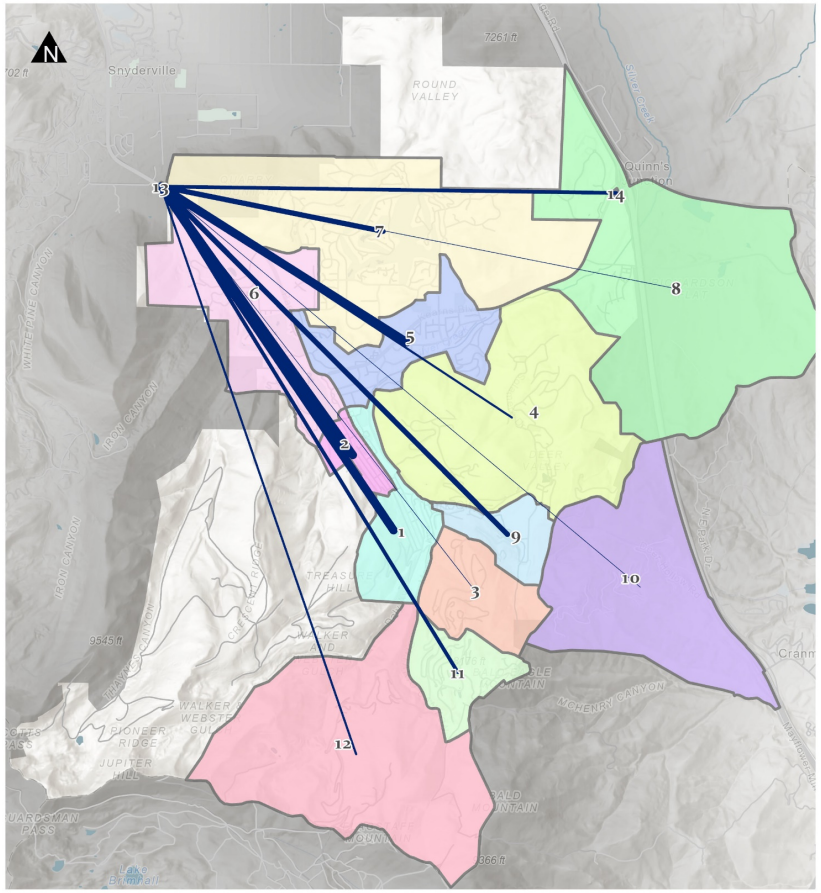
Fiscal Year	Ridership	Revenue Hours	Passengers Per Hour
FY 2018-19	1,352,890	49,543	27.3
FY 2019-20	1,153,617	46,177	25.0
FY 2020-21	611,430	28,080	21.8

Transit Dependency

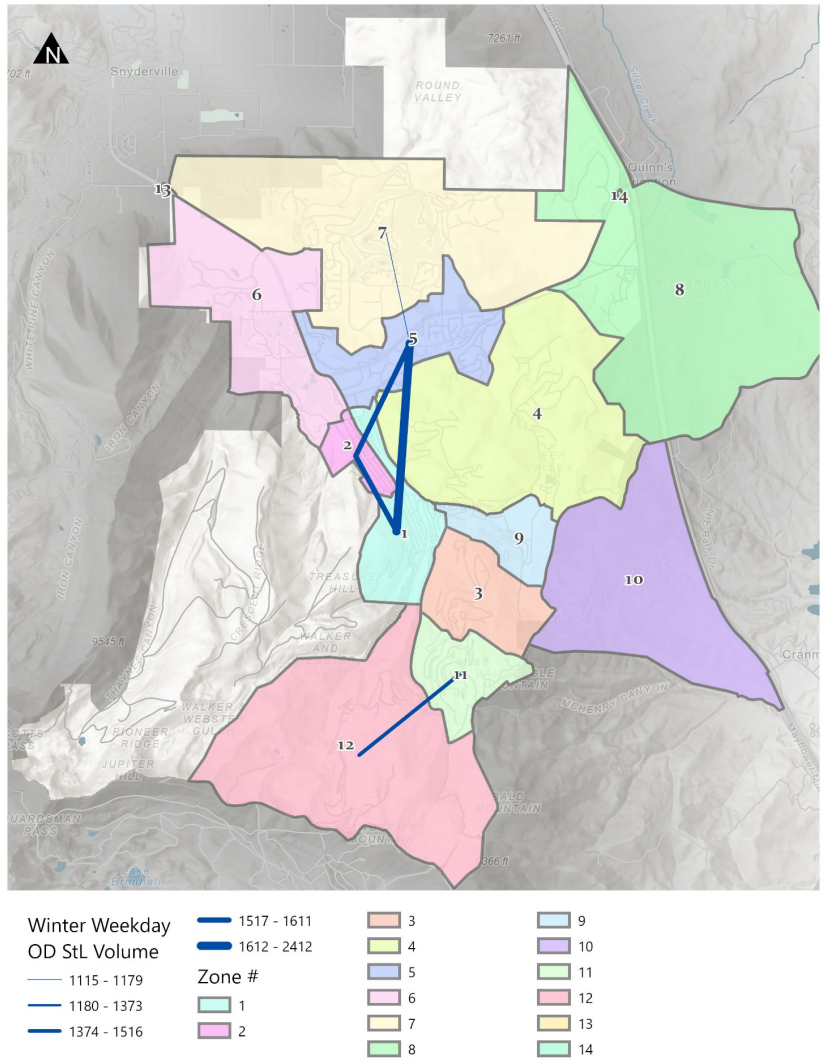


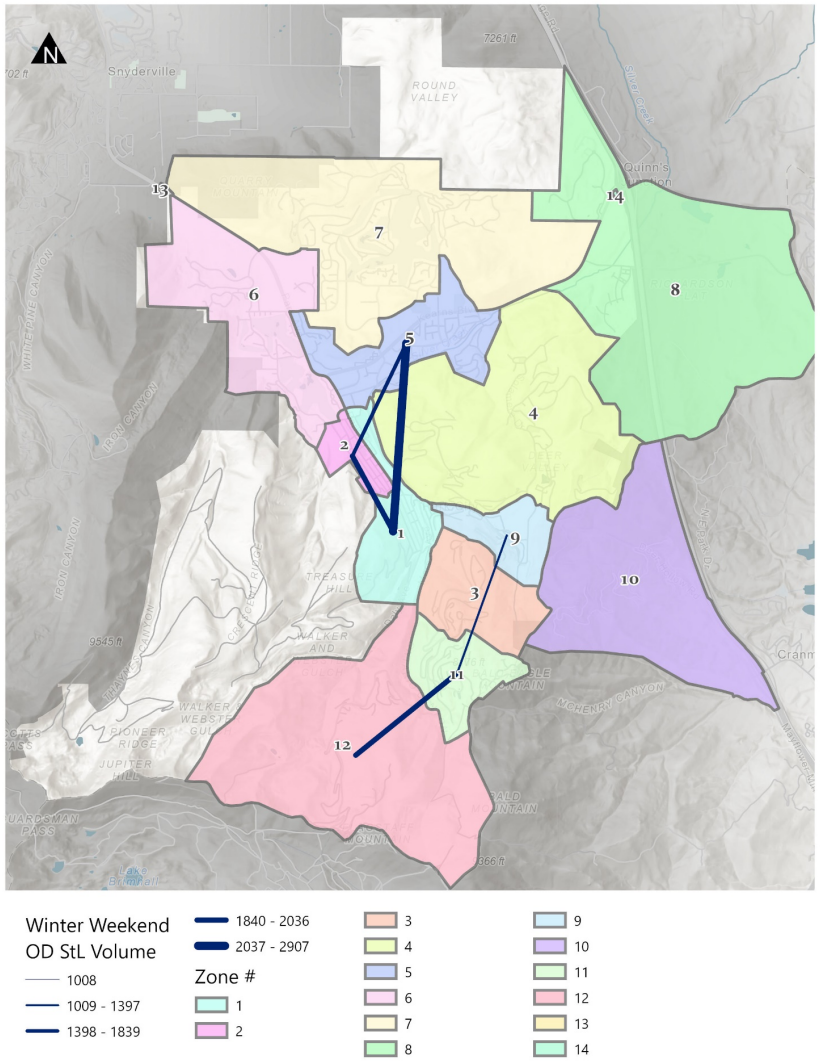
Regional Travel Patterns





Local Travel Patterns





Average Daily Boardings

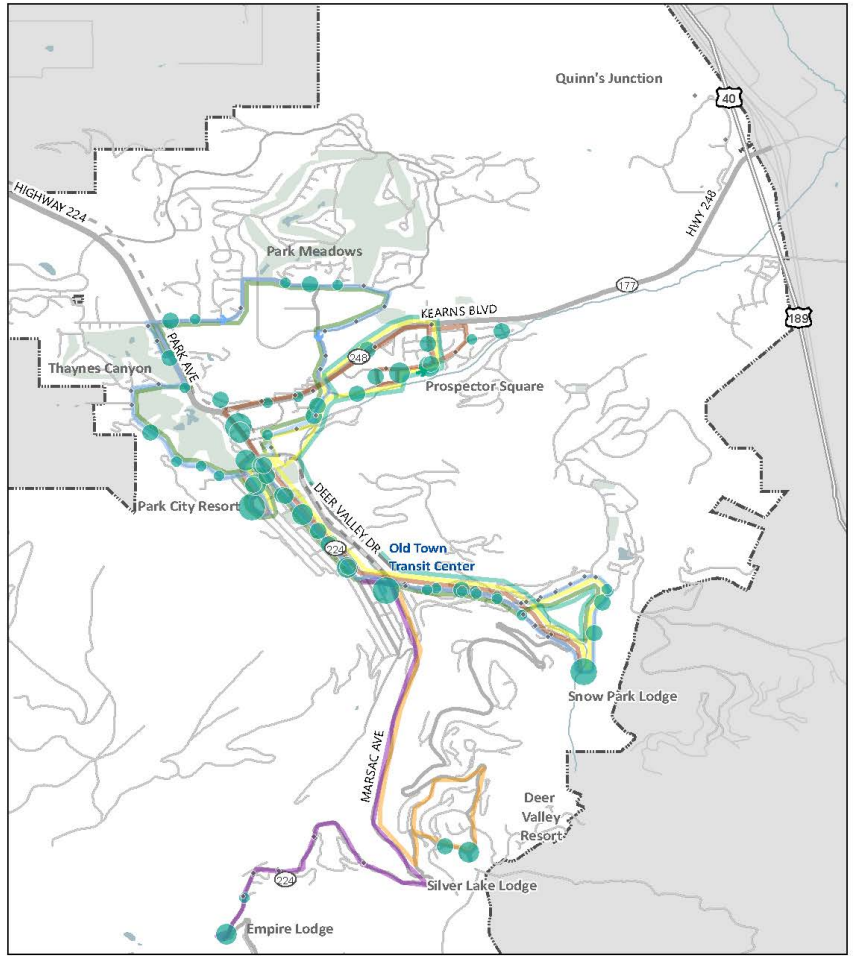


Figure 14
Park City Transit Average Daily Boardings in Winter

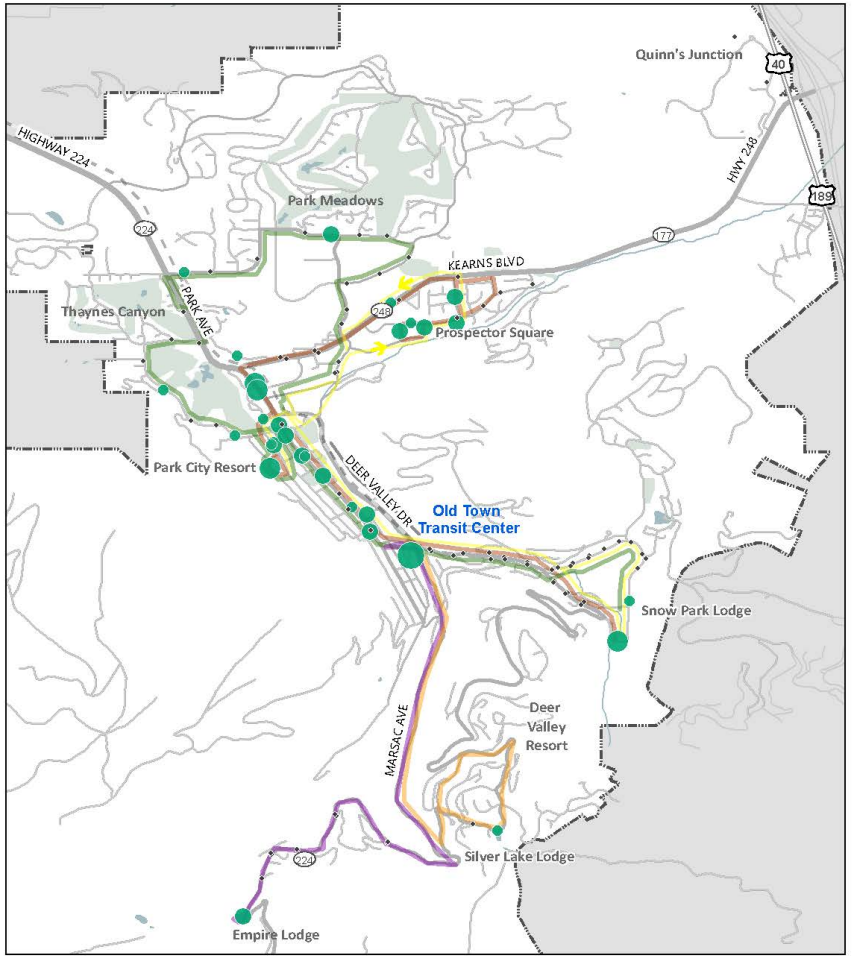


Figure 15
Park City Transit Average Daily Boardings in Summer

Next Steps

Upcoming Months

Through end of October

- Online survey open
- Site visit, PMT and AC
- Completion of Tech Memo #1 (combined with #2) – Existing & Future Conditions, Travel Demand, Multimodal Assessment

November

- Establish evaluation criteria
- Initial service options development and analysis

December

- Service options workshop
- Pop-up events
- Community open house

January

- Develop preferred system vision



Questions?

316 ONTARIO AVENUE

Plat Amendment

City Council

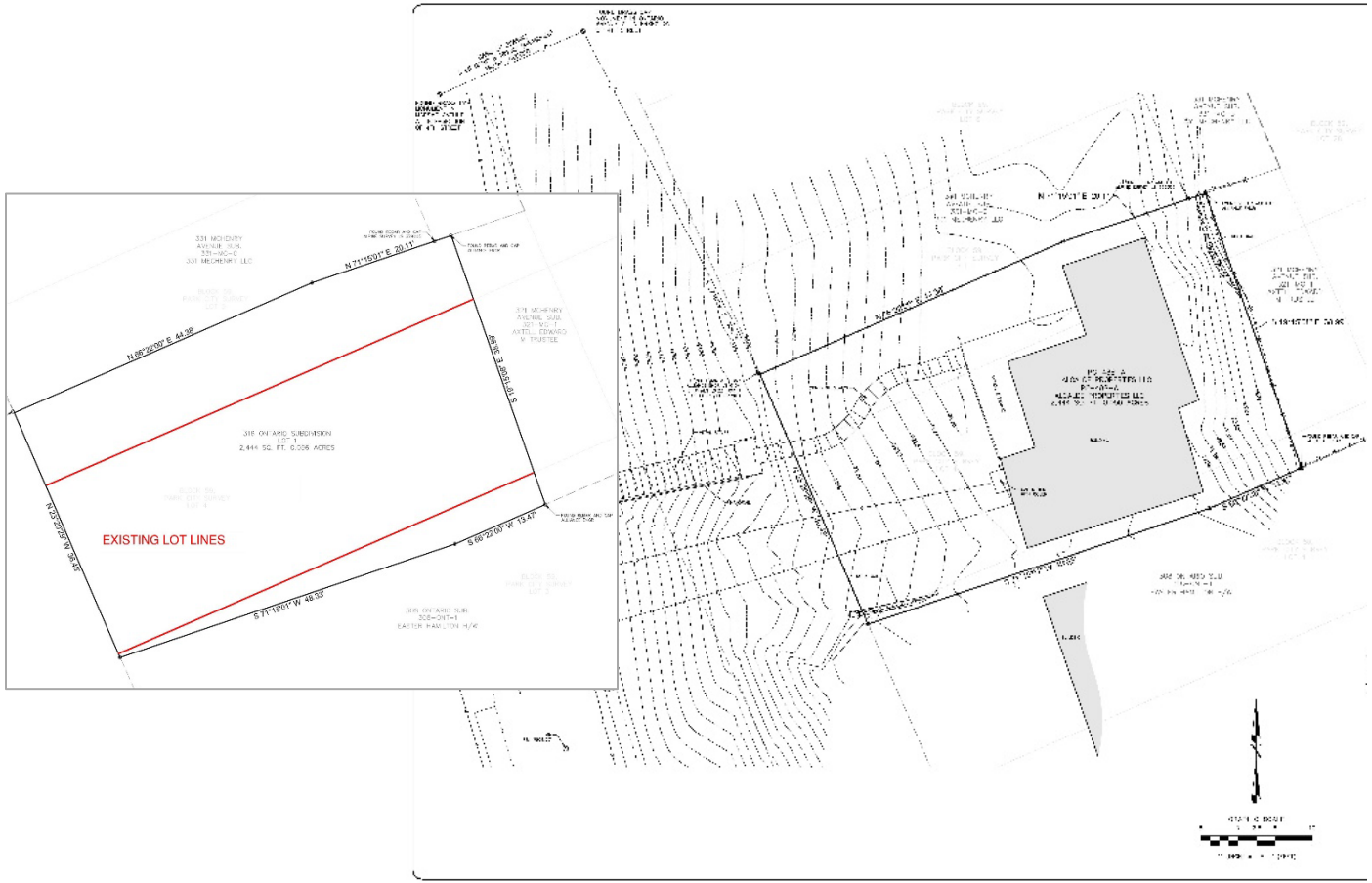
Ordinance 2021-40 | October 28, 2021

BACKGROUND

- Located in the Historic Residential-Low (HRL) Zoning district
- Designated a Landmark Historic Site
- Applicant proposes removing two remnant Lot lines to create one Lot for a Single-Family Dwelling
- Plat Amendment is in addition to a Board Of Adjustment (BOA) approved variance to the front setback for a detached garage, and a pending Historic District Design Review (HDDR) and Steep Slope Conditional Use Permit (CUP) for the detached garage



316 ONTARIO AVENUE



316 ONTARIO AVENUE

Good Cause

- The City Council must find good cause for the proposed Plat Amendment.

316 ONTARIO AVENUE

GOOD CAUSE

- The proposed Plat Amendment allows for on-site parking along a narrow and steep Right-of-Way, resolves existing issues with a Landmark Historic Structure built over Lot lines, and is in character with the neighborhood.

316 ONTARIO AVENUE

CONDITONS OF APPROVAL

- The Applicant is required to request a variance approval from the Board of Adjustment from the minimum lot size requirements prior to recording the Plat
- The Applicant must enter into an Encroachment agreement with the City for driveway access over unbuilt Right-of-Way
- The Applicant must complete the HDDR and Steep Slope CUP (Staff level approval) prior to recording the Plat

316 ONTARIO AVENUE

RECOMMENDATION

Staff recommends Council hold a Public Hearing and consider approving Ordinance 2021-40.

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE AMENDMENTS



PARK CITY 1884

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

The proposed amendments

Update the Historic Sites Inventory, which the City Council codified in 2017

Reflect new addresses for the Rossie Hill Landmark Historic Structures

and

Update the current status of 1302 Norfolk Avenue

No substantive changes are proposed



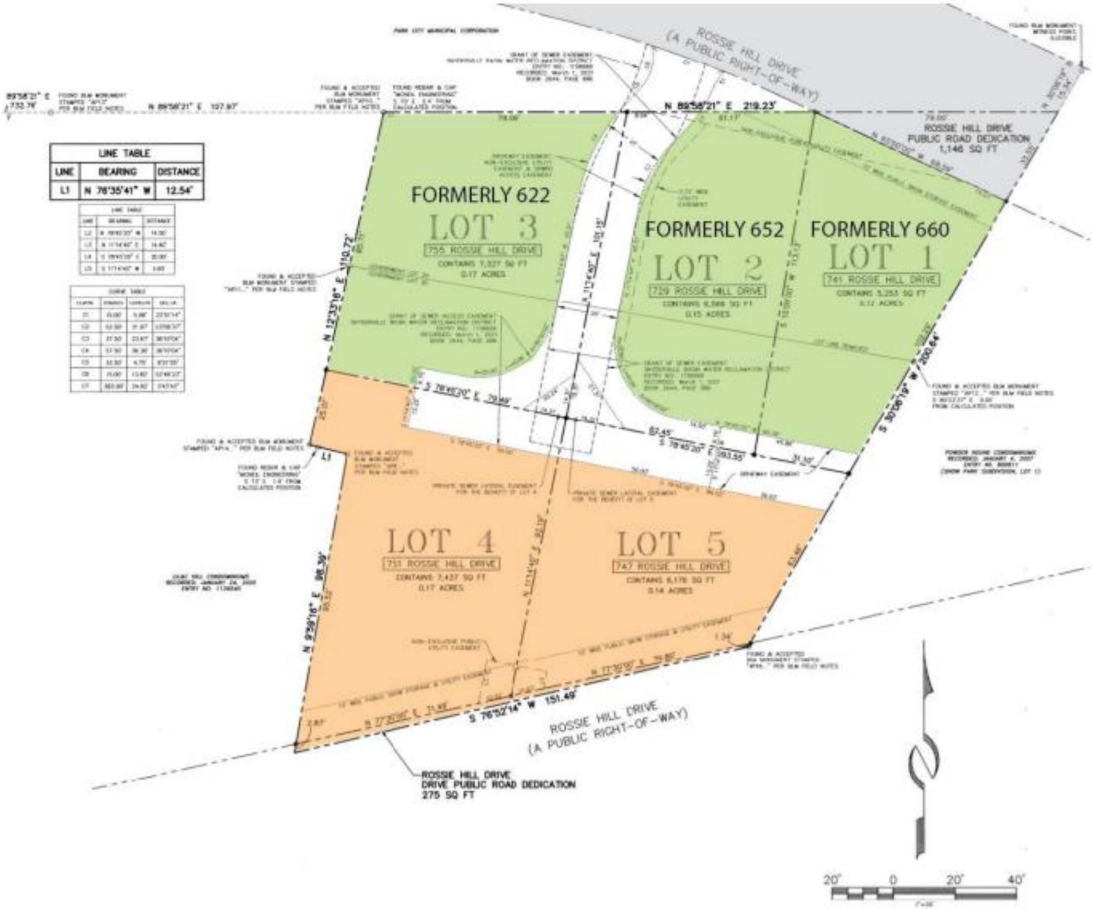
Formerly 622, now
755 Rossie Hill Drive
(Exhibit C)



Formerly 652, now
729 Rossie Hill Drive
(Exhibit D)



Formerly 660, now
741 Rossie Hill Drive
(Exhibit E)



LILAC HILL EAST SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

Section 15-11-10(D)(1):

. . . .

fc. 755 Rossie Hill Drive, formerly 622 Rossie Hill Drive

fd. 729 Rossie Hill Drive, formerly 652 Rossie Hill Drive

fe. 741 Rossie Hill Drive, formerly 660 Rossie Hill Drive

. . . .

507

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

In 2016, the Planning Department nominated 1302 Norfolk Avenue to the Historic Sites Inventory

On January 24, 2017, the property owner applied to demolish the structure

Staff denied the demolition permit, pending Historic Preservation Board action on the determination of historic significance

The property owner requested review by the Utah Property Rights Ombudsman to determine whether the structure could be demolished

The advisory opinion found the demolition permit application was entitled to approval

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

On June 7, 2017, the Historic Preservation Board designated 1302 Norfolk Avenue a Significant Historic Site on the Historic Sites Inventory

On June 17, 2017, the property owner appealed the designation

To prevent demolition of the structure,
the City purchased the property and is the current owner

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

The June 7, 2017 Historic Preservation Board designation remains valid

The proposed Land Management Code amendments update the Historic Sites Inventory to reflect 1302 Norfolk Avenue is no longer under appeal

Section 15-11-10(D)(2):

. . . .

cr. 1302 Norfolk Avenue~~*~~ [removal of asterisk]

. . . .

~~*~~*These properties are currently under appeal for Determination of Significance.*

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

Staff recommends the Planning Commission conduct a public hearing and consider approving Ordinance No. 2021-41

1061 & 1063 Lowell Avenue

Northstar Subdivision – Lot 1 Amended Plat Amendment

City Council| PL-21-04872
October 28, 2021



PARK CITY 1884

LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

–1061 & 1063 Lowell Avenue–

PLAT AMENDMENT

- Single Family Dwelling is an Allowed Use in the HR-1
- A Duplex Dwelling is a Conditional Use in the HR-1 for lots greater than 3,750 sq. ft.
  - The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet.

- Lots will meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.
  - Redevelopment will require HDDR approval and possibly Steep Slope Conditional Use permits

–1061 & 1063 Lowell Avenue–

PLAT AMENDMENT

- On September 22, 2021 The Planning Commission unanimously forwarded a positive recommendation to the City Council for approval

–1061 & 1063 Lowell Avenue–

Good Cause

1. New development would encourage construction of Historically compatible structures.
2. Resolve the existing non-conforming use/structure and non-conforming deed line.
3. Character and compatibility of the lots would keep with preserving the character of the neighborhood.

Recommended Conditions of Approval

1. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

2. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.

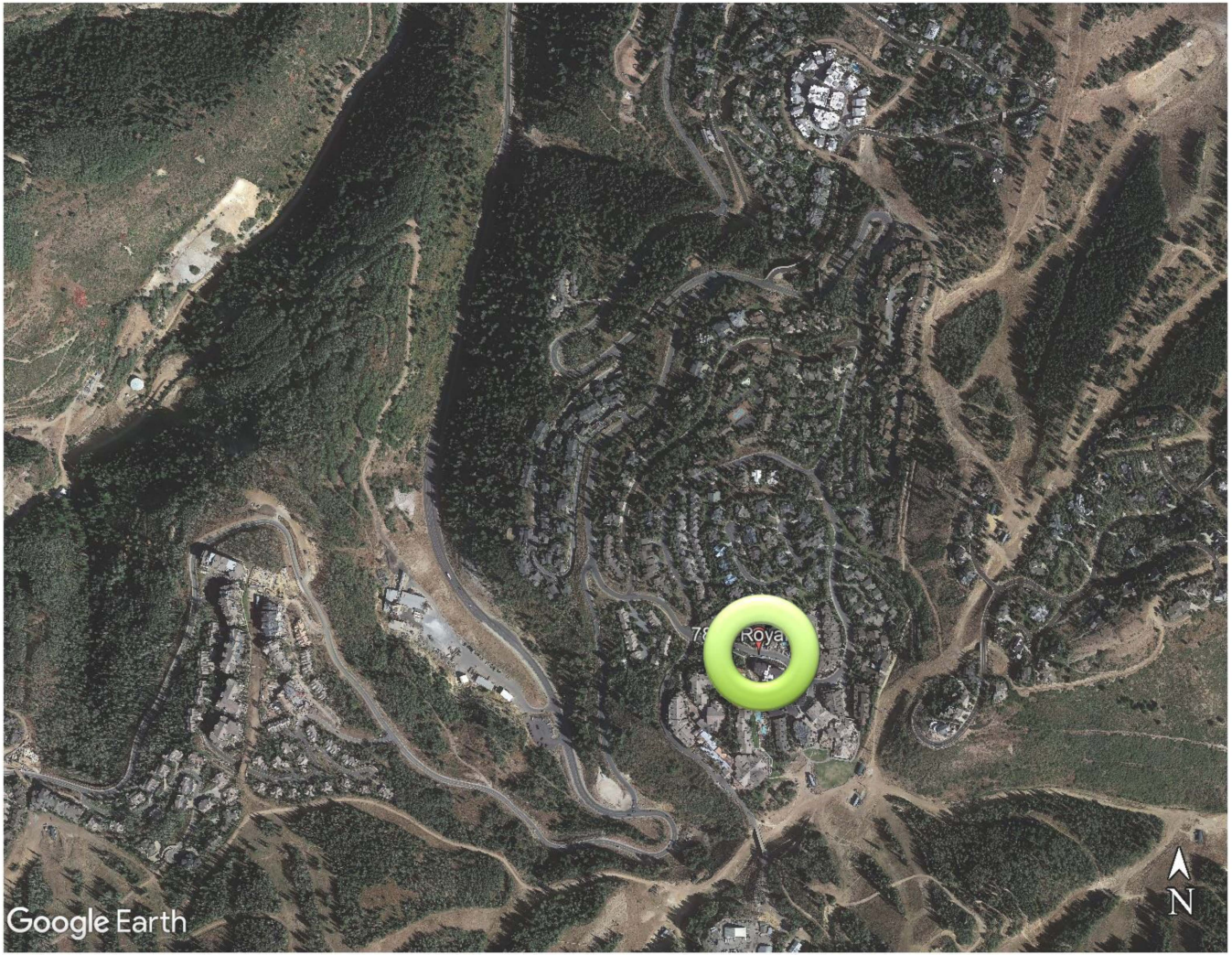
3. The Building Footprint for each Lot is 2,818 square feet.

FIRE DISTRICT STATION #34

ZONING MAP AMENDMENT



PARK CITY 1884


Google Earth
N



SUMMARY

- Parcel PCA-1200-4-X – Owned by Park City Fire District
- 0.17 Acres
- Estate (green); Residential Development (yellow)
- Use, size, setbacks inconsistent with Estate Zoning District
- Rezone to Public Use Transition to accommodate planned expansion

BACKGROUND

- Deer Valley Master Plan zoned in the 1980's.
- Current structure to be fully demoed starting in 2022.
- Station #34 requires additional space to accommodate six (6) personnel and a larger fire apparatus.
- Expansion of essential municipal public facilities and structures in the E Zone is a Conditional Use.
- May 21, 2002: BOA approved Variance allowing the PCFD to expand and encroach into Setbacks.
- May 22, 2002: Planning Commission approved CUP allowing expansion of essential municipal and public facilities.
- Re-zone to PUT will allow expansion to be Permitted Use.

ANALYSIS

7805 ROYAL STREET

1. Complies with PUT Zoning District requirements
   - Density, height, and setbacks

2. Complies with General Plan
   - Small Town

     Goal 1: Park City will protect undeveloped lands; discourage sprawl, and direct growth inward to strengthen existing neighborhoods

ANALYSIS

7805 ROYAL STREET

2. Complies with General Plan (cont.)
   - Natural Setting

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

ANALYSIS

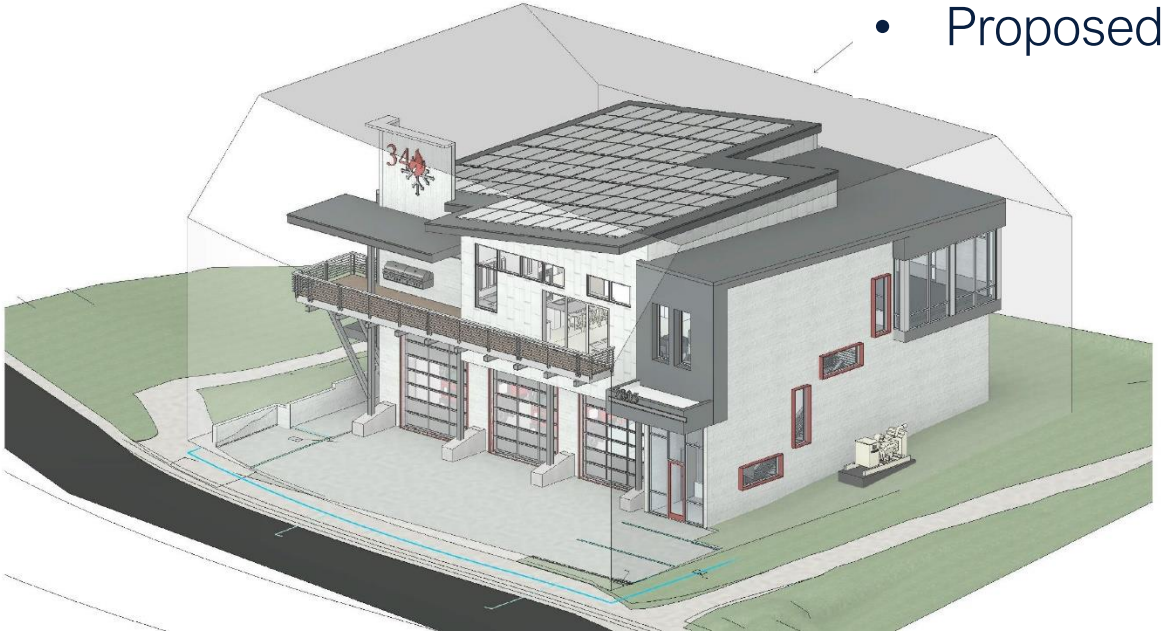
7805 ROYAL STREET

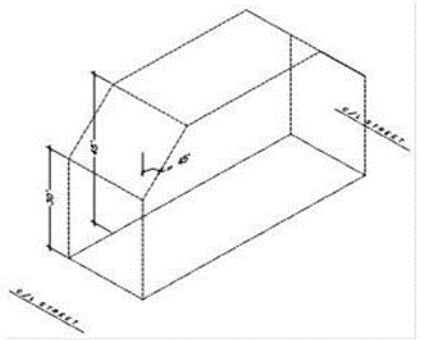
3. The proposed zone change complies with the Sensitive Land Overlay, LMC Chapter 15-2.21.
   - Prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands
4. The Development Review Committee reviewed the proposed rezone from E to PUT Zoning District and did not identify any issues.

HEIGHT CONSIDERATIONS

12th Amended Deer Valley MPD height limitation 64’

- Golden Hirsch – 64’
- Chateau at Silver Lakes Condo – 45’
- Black Bear Condo – 35’
- Proposed Fire Station #34 -30’





PLANNING COMMISSION

On October 13, 20201, the Planning Commission unanimously forwarded a positive recommendation for the City Council's consideration.

RECOMMENDATION

Staff recommends the City Council (1) review the proposal to rezone Parcel PCA-1200-4-X from Estate to Public Use Transition, (2) conduct a public hearing, and (3) consider approving Ordinance No. 2021-43, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance.

Park City Pickleball



Information:

- **Pickleball fastest growing sport in US**
- **PC players grew from 100 in 2016 to over 1,000 in 2021**
- **More than 100 pickleball courts built in Utah past 3 years**
- **Morgan (4), Oakley (8), Heber City (15) new courts past 3 years**
- **Municipal Recreation departments are taking lead to fulfill demand**

GOALS

Short Term (Better Indoor Play Options)

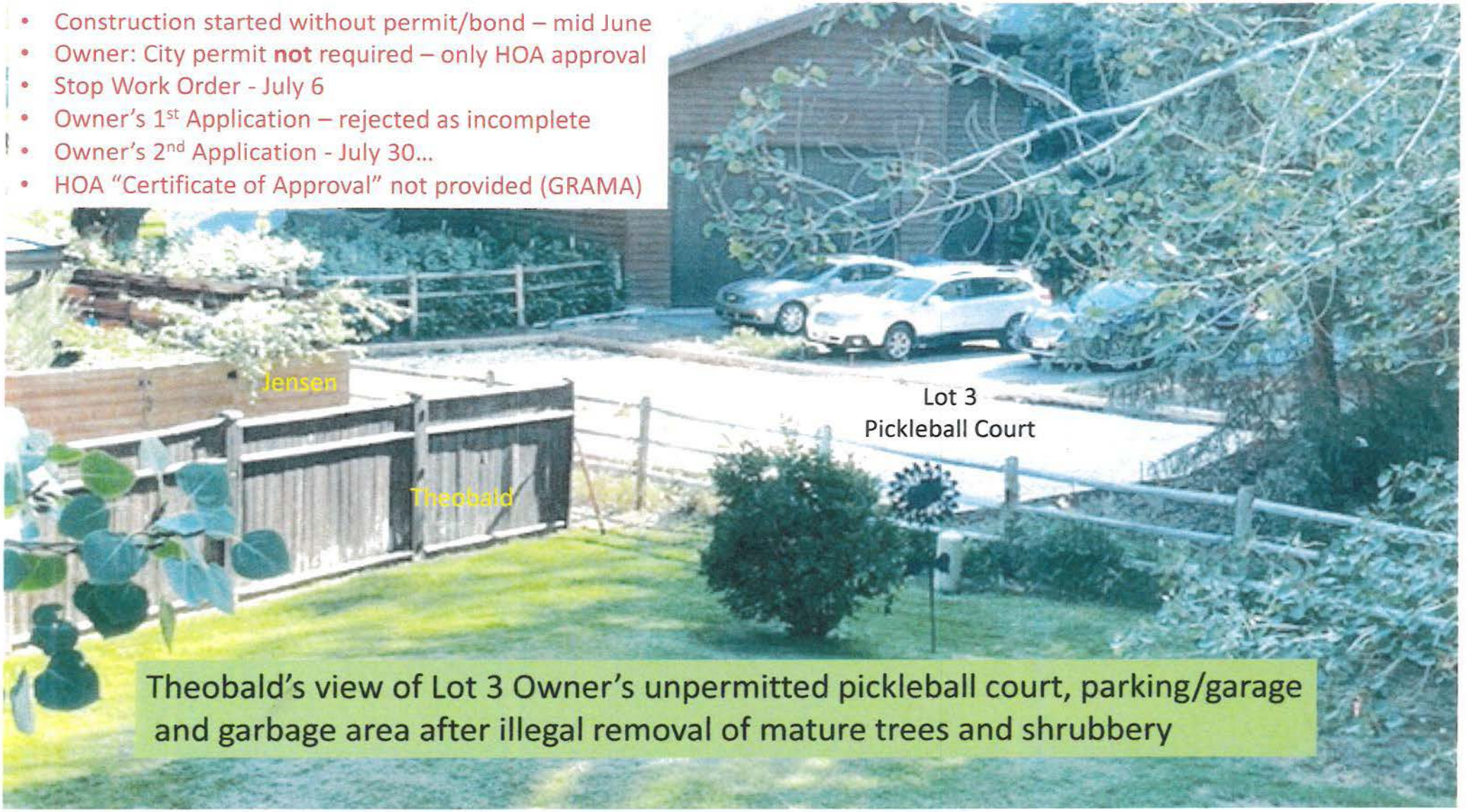
- **More equitable court consideration at MARC**
- **Improved net quality**
- **Pickleball representative on RAC Board**

Long Term (Dedicated Pickleball Courts)

- **16 - 24 court outdoor pickleball complex (4 – 6 tennis courts)**
- **8 - 16 court indoor complex (2 -4 tennis courts)**
- **Public & Private funding / Partner with City Recreation**

Greg Leitzke / President PCPC / parkcitypickleballclub@gmail.com

- Construction started without permit/bond – mid June
- Owner: City permit **not** required – only HOA approval
- Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30…
- HOA "Certificate of Approval" not provided (GRAMA)



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney. 1992 LMC 15.4.1 (b)

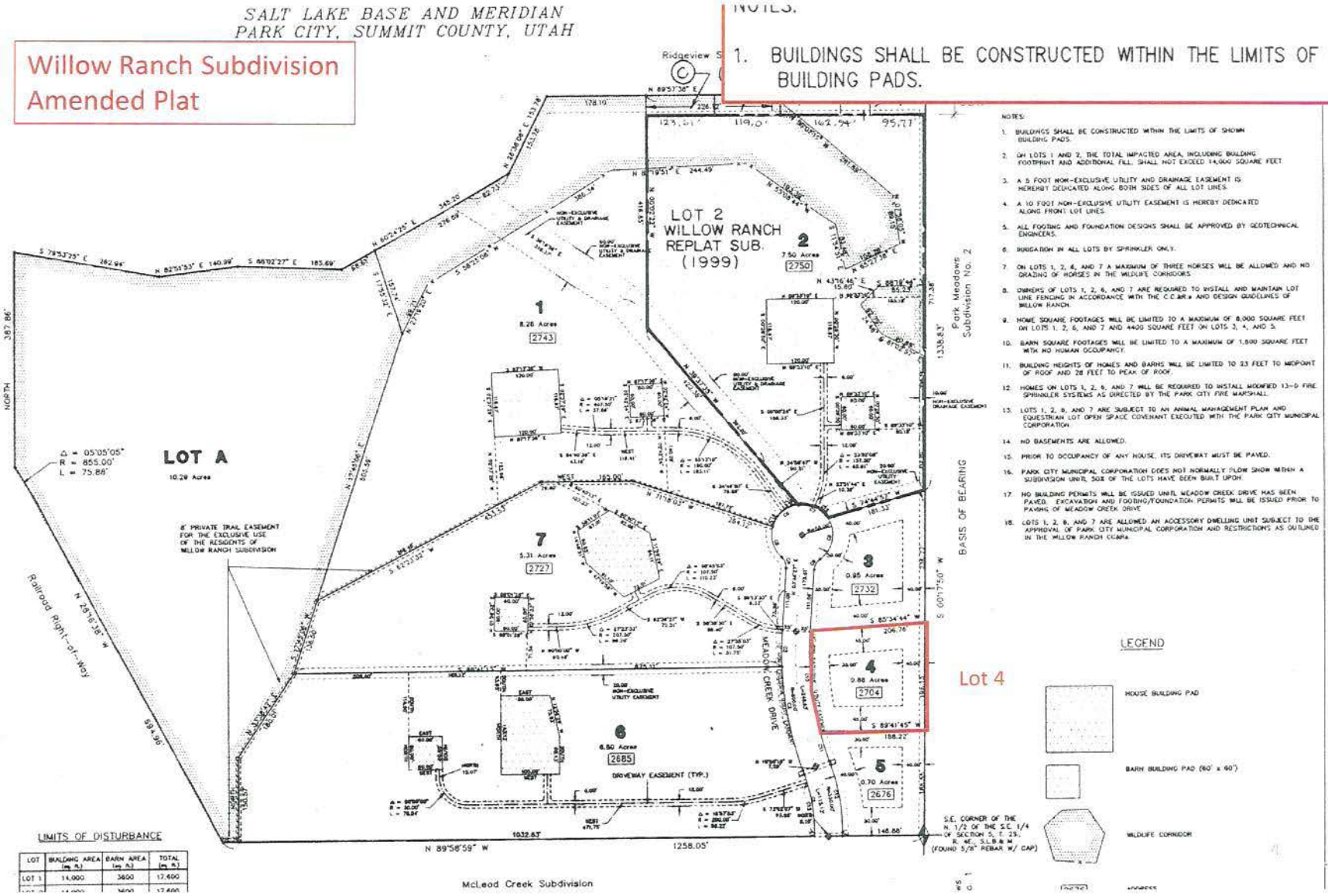
In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Willow Ranch Subdivision
Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.



NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.
3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.
6. IRRIGATION IN ALL LOTS BY SPRINKLER ONLY.
7. ON LOTS 1, 2, 6, AND 7 A MAXIMUM OF THREE HORSES WILL BE ALLOWED AND NO GRAZING OF HORSES IN THE WILDLIFE CORRIDORS.
8. OWNERS OF LOTS 1, 2, 6, AND 7 ARE REQUIRED TO INSTALL AND MAINTAIN LOT LINE FENCING IN ACCORDANCE WITH THE C.C.&R.s AND DESIGN GUIDELINES OF WILLOW RANCH.
9. HOME SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 8,000 SQUARE FEET ON LOTS 1, 2, 6, AND 7 AND 4400 SQUARE FEET ON LOTS 3, 4, AND 5.
10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT OF ROOF AND 28 FEET TO PEAK OF ROOF.
12. HOMES ON LOTS 1, 2, 6, AND 7 WILL BE REQUIRED TO INSTALL MODIFIED 13-D FIRE SPRINKLER SYSTEMS AS DIRECTED BY THE PARK CITY FIRE MARSHALL.
13. LOTS 1, 2, 6, AND 7 ARE SUBJECT TO AN ANIMAL MANAGEMENT PLAN AND EQUESTRIAN LOT OPEN SPACE COVENANT EXECUTED WITH THE PARK CITY MUNICIPAL CORPORATION.
14. NO BASEMENTS ARE ALLOWED.
15. PRIOR TO OCCUPANCY OF ANY HOUSE, ITS DRIVEWAY MUST BE PAVED.
16. PARK CITY MUNICIPAL CORPORATION DOES NOT NORMALLY PLOW SNOW WITHIN A SUBDIVISION UNTIL 50% OF THE LOTS HAVE BEEN BUILT UPON.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL MEADOW CREEK DRIVE HAS BEEN PAVED. EXCAVATION AND FOOTING/FOUNDATION PERMITS WILL BE ISSUED PRIOR TO PAVING OF MEADOW CREEK DRIVE.
18. LOTS 1, 2, 6, AND 7 ARE ALLOWED AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF PARK CITY MUNICIPAL CORPORATION AND RESTRICTIONS AS OUTLINED IN THE WILLOW RANCH CCRFs.

LEGEND

HOUSE BUILDING PAD

BARN BUILDING PAD (60' x 60')

WILDLIFE CORRIDOR

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600

NOTARY PUBLIC
BIKI BRINGHURST
7272 Avon Lane Drive
Salt Lake City, Utah 84121
My Commission Expires
June 1, 1998
STATE OF UTAH

SURVEYOR AND THAT I HOLD
F UTAH. I FURTHER CERTIFY THAT
CRIBED HEREON

Willow Ranch Plat/CC&Rs

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
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3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HERERBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
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10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT

Willow Ranch Plat

NOTES:

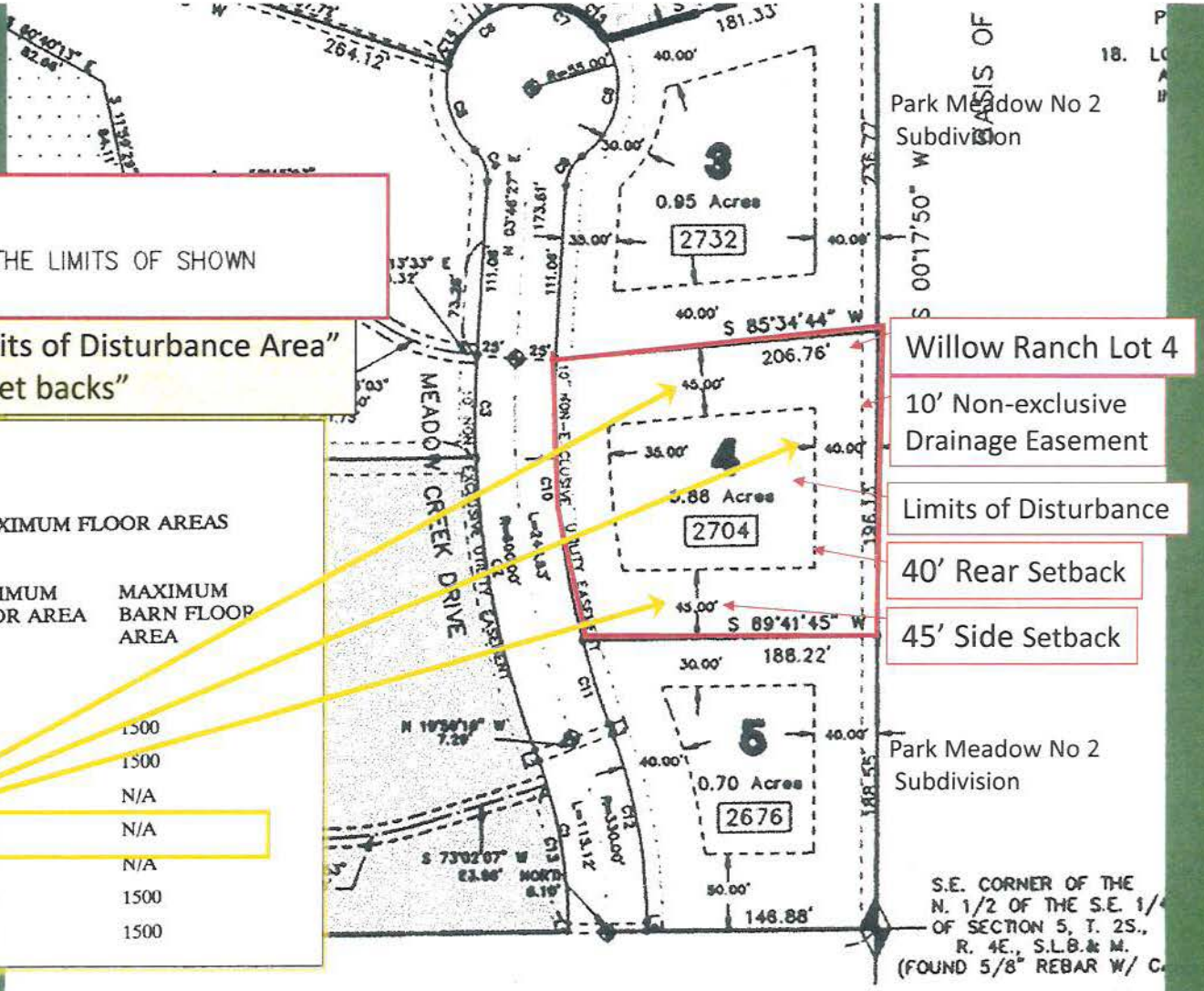
1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500



Willow Ranch Lot 4

10' Non-exclusive Drainage Easement

Limits of Disturbance

40' Rear Setback

45' Side Setback

Willow Ranch Plat/CC&Rs

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

6.3. Number of Dwellings and Structures. Only one Dwelling may be constructed on any Lot. No other habitable structure, shed, storage building or outbuilding is permitted, except for Barns and Accessory Dwelling Units on the Equestrian Lots. Garages must be attached to the Dwelling. An Equestrian Lot Owner may construct an Accessory Dwelling Unit, subject to further review and approval by the City. The Accessory Dwelling Units may not be detached from the Dwelling Unit and must share the main entrance to the Dwelling Unit. Additionally, Accessory Dwelling Units (a) may not exceed 800 square feet; (b) must share utilities (no separate meter); (c) must have at least one dedicated parking space; and (d) may not be rented on a nightly basis.

BOOK 711 PAGE 526

15

Permitting Process - Lot 4 Sauna

HW

Heather Wasden

To: Crystal Kaufman

Was Ms. Kaufman copied with the Plat and the content of the email and did she forward to anyone?

Green Category

PDF REC_-_Plats_-_Subdivision_Condominium_-_WILLOW_RANCH_SUB_Entry_#_374694_3-26-199...

From: Heather Wasden <heather.wasden@parkcity.org>
Sent: Monday, August 17, 2020 4:25 PM
To: tpotasky@bdogbuilders.com
Subject: 2704 Meadow Creek Dr: accessory building

Todd,

As per our conversation I hit my first hurdle please see the attached plat and read through the details on it. There are restrictions on Limits of Disturbance and home square footages.

It is in the Estate Zone and you may read through the zone restrictions for Accessory structures as well.

Let me know if you other questions, there are more regulations that it would need to comply with like Wildland Urban Interface Code and Landscaping vegetation replacement, etc.

Willow Ranch Subdivision Plat Restrictions supersede provisions of Estate Zone Accessory structures.

Heather Wasden

Additional Comments

GREEN DAVID H/W (JT)

TEMP21-047

Permit #: TEMP21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Building Plan Review	
Item	Comments
Plans	**01/21/21** - Cooper Wade - **Rejected** - After initial review the following needs noted on - See additional Notes
After initial review the following needs noted on the plans: 1) WUI path to compliance 2) Electrical Floor Heating to be used.	
Plans	**06/03/21** - Cooper Wade - **Rejected** - Provide plans that correlate with the correct plan - See additional Notes
Provide plans that correlate with the correct plan. Include structural drawings	
HOA Subdivision Notification	**01/20/21** - Crystal Kaufman - **Approved** - Please provide a signed HOA letter prior to issuan - See additional Notes
Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns. Thank you.	
REScheck	**01/21/21** - Cooper Wade - **Rejected** - REScheck must be signed by the Design Professional - See additional Notes
REScheck must be signed by the Design Professional of Record for the project.	

Planning	
Item	Comments
Plans	**01/22/21** - Heather Wasden - **Rejected** - Please see the document I uploaded named "Planning - See additional Notes
Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"	
Plans	**04/26/21** - Heather Wasden - **Rejected** - I spoke with a representative of the owner on the - See additional Notes
I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project.	
Plans	**05/17/21** - Heather Wasden - **Rejected** - I spoke with Melanie in Engineering and she is goi - See additional Notes
I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome.	

Code Enforcement	
Item	Comments
Site Plan	**01/21/21** - Gabe Jaramillo - **Approved** - LOD inspection required. A contractor sign must be - See additional Notes
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	
Site Plan	**06/03/21** - Heather Wasden - **Updated** - See the conditions of approval on the plans
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	

PC Plan Review Report

1/20/21 Crystal Kaufman - Approved – *"Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns..."*
Explain what is approved - HOA letter **not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden -Rejected - *"Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"* **Not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden –Approved - (Recorded Plat) Explain - **Not** provided GRAMA

4/26/21, Heather Wasden – Rejected - *"I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project."*

The maximum square footage permitted by the Plat and CC&Rs is 4,400 sq. ft. Public tax records show the home has a finished "Living Area" of 4,502 sq. ft. and an additional garage area of 912 sq. ft. Subtracting a CC&R exclusion of 600 sq. ft. equals an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted.

Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
Building Permit Plan Review #:	PLAN21-047
Planning Plan Reviewer:	Heather Wasden

1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

The Applicant's claim of a combined square footage of home, garage and sauna as being below the maximum 4,400 sq. ft. conflicts with public records and must be verified and reconciled.

Public tax records show a finished "Living Area" of 4,502 sq. ft. An additional "Attached/Built-in Garage Area" of 912 sq. ft. (less 600 sq. ft. as per CC&R exclusion) is an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted

Will Lange, as a duty of the licensed listing agent, provided the 4,502 square footage data at the time the current Owner/Applicant purchased the property in 2013.

Mr. Lange is also the current President of the Willow Ranch HOA responsible for plan compliance review and Letters/Certificates of Approval.

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Willow Ranch Plat/CC&Rs

Account 0289466 Viewing Doc Building

- Primary
- Manufactured Housing

Building Information

Property Code RESIDENTIAL PRIMARY	Building Status % 0
Living Area 4502	Year Built 1993
Basement Area 0	Attached/Built-in Garage Area 912
No. Full Baths 4	No. Half Baths 1
No. Designer Bathrooms 0	

Source: Summit County Tax Assessor

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Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
Building Permit Plan Review #:	PLAN21-047
Planning Plan Reviewer:	Heather Wasden

1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

Attachment A

	Record request or inquiry	Records produced	Notes
a.	Copies of applications, supporting materials, amendments, decisions, minutes, notes, emails, transcripts, letters, memoranda and all other documents in the possession of the City or any agency or department or official of the City since January 1, 2018 to date [August 5, 2021] relating to an application to build a sauna at 2704 Meadow Creek Drive, including, without limitation, any correspondence, by email or otherwise to or from Stanton Jones.	1. Email correspondence between Heather Wasden and Todd Potasky 2. Email correspondence between Crystal Kaufman and Ben Akers/DOPL 3. 2704 Meadow Creek Plan Review 4. Permit copy for 2704 Meadow Creek Dr. Sauna	The City did not provide architectural plans for 2704 Meadow Creek. Mr. Jensen did view the architectural drawings in person at the Building Department offices on multiple occasions.
b.i.	See additional Notes		No additional notes exist other than as noted in b. ii.
b. ii.	See the conditions of approval on the Plans	5. Building Permit Conditions of Approval 6. Conditions of Approval comments [from Engineering] 7. WUI Compliance notes	
b. iii.	Please provide a signed HOA letter		No record exists. Willow Ranch is not a registered HOA with the City, therefore no approval or HOA notification was required pursuant to PCMC Section 15-1-12(F).
b. iv.	Please see the document I uploaded names "Planning - See additional Notes"		No additional notes exist other than as noted in b. ii.
c.	As part of the approval process, the City requested a letter of Approval from the HOA. Please explain whether a letter of Approval was obtained from the HOA and if not, why not. If so, please provide me with a copy."		See b. iii.
d.	On April 26, 2021, in your role as Planning Technician for the sauna application, you rejected the plan, writing: "I spoke with a representative of the owner on the phone		No additional records exist related to this request.

	and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project." Please provide any documentation explaining how this issue was resolved and whether the proposed sauna exceeds the maximum allowed square footage."		
e.	In an email exchange between you in your role as Planning Technician for the sauna application and Todd Potasky, the (then) builder, in August 2020 (included in the Response) you notified Mr. Potasky that there was an issue of Limits of Disturbance and restrictions on home size square footage and sent to him a copy of a recorded Plat entry # 374694 and suggested he read the details on it. Please provide any documentation explaining how this issue was resolved and whether the proposed sauna exceeds the maximum allowed square footage."		No additional records exist related to this request.
f.	The Subdivision Plat illustrates the Setbacks which define the "Limits of Disturbance Area" and "Natural Area", as further defined in the Subdivision CC&Rs. The Report, however, does not provide any information regarding how the applicant has complied with or will comply with the Setback, Limits of Disturbance Area and Natural Area restrictions under the Plat. The sauna appears to violate all of these restrictions. Please provide any documentation and explain how this issue was resolved.		No additional records exist related to this request.
g.	The Building Permit Conditions of Approval, dated June 3, 2021 states that: 'Per the		No additional records exist related to this request.

	applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision.' According to the internet website realtor.com the main house size is 4,502 sq ft. (See: https://www.realtor.com/realestateandhomes-detail/2704-Meadow-Creek-Dr_Park-City_UT_84060_M13152-40653). Please explain why the City believes the total square footage of the house and the sauna is less than 4,400 square feet and provide any related documentation.		
h.	Copies of all records, including, without limitation, all applications, supporting materials, amendments, decisions, minutes, notes, emails, transcripts, letters, memoranda and all other documents in the possession of the City or any agency or department or official of the City since January 1, 2018 to date (which have not previously been produced), including, without limitation, all records in the files of the Planning Department, relating to an application to build a sauna at 2704 Meadow Creek Drive.	8. Park City Fire District Receipt 9. RESCheck Compliance Certificate 10. Snyderville Basin Water Reclamation District Receipt 11. York Engineering Structural Calculations	After conducting further research, these records are also produced (See Attachment A).
i.	A copy of any Letter of Approval of the sauna project from the Willow Ranch HOA which has been provided to the City.		No additional records exist related to this request. See b. iii.
j.	On April 26, 2021, Heather Wasden wrote in the Plan Review Report (TEMP21-047), a copy of which has been provided to me pursuant to my August 5 GRAMA request: "I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is		No additional records exist related to this request.

	allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project." Please provide me with all documentation relating to the maximum square footage issue relating to the sauna.		
k.	The Subdivision Plat for Willow Ranch Subdivision illustrates the Setbacks which define the "Limits of Disturbance Area" and "Natural Area", as further defined in the Subdivision CC&Rs. Please provide me with any documentation regarding compliance with the Setback, Limits of Disturbance Area and Natural Area restrictions under the Plat in connection with the sauna application.		No additional records exist related to this request.
l.	Certain emails previously provided to me pursuant to this GRAMA request may have attachments, but the attachments have not been provided. Please provide all attachments to emails which are subject to this request, including, without limitation, the attachment to the email dated 5/13/21 from Crystal Kaufman to dopletech@utah.gov.	12. Department of Commerce Owner/Builder Certification 13. York Engineering Structural Report 14. RESCheck Inspection Checklist 15. Utah Energy Conservation Code Energy Efficiency Certificate 16. Snyderville Basin Water Reclamation District Admin fee receipt 17. Park City Fire District application comments	These records are produced here (see Attachment A).

Bob Theobald

From:	Bob Theobald
Sent:	Tuesday, October 19, 2021 17:13
To:	andy@parkcity.org; max.doilney@parkcity.org; Becca.Gerber@parkcity.org; tim.henney@parkcity.org; steve.joyce@parkcity.org; nann.worel@parkcity.org
Cc:	laura.suesser@parkcity.org; john.phillips@parkcity.org; sarah.hall@parkcity.org; john.kenworthy@parkcity.org; Bill.Johnson@Parkcity.org; douglas.thimm@parkcity.org; Christin.Vandime@parkcity.org; Michelle Downard; Melanie Jackson; mark@parkcity.org; matt.dias@parkcity.org; David.thacker@parkcity.org; heather.wasden@parkcity.org; Bob Richer; ruth.gezelius@parkcity.org; crystal.Kaufman@parkcity.org; Frode Jensen
Subject:	1 Willow Ranch Subdivision - Plat Violations

To Interested Parties:

This email is in regard to the Willow Ranch Subdivision and the related Plat previously approved by the Planning Commission and the City Council. I live in Park Meadows Subdivision #2 adjacent to Willow Ranch.

You are receiving this email because you are a (locatable) former Park City staff member, Planning Commissioner, or City Council Member who was responsible for the initial review and final approval of the Subdivision in 1992/3. The approval was a landmark accomplishment in that it involved the first open space conservation easement in Park City. The City and developer/Declarant also agreed to protecting as much open space as possible by imposing additional restrictions on the Plat and in the CC&Rs. City officials should be proud and this legacy deserves protection. After review of the attached material, if your recollection serves you and you are so inclined, your affirmation or clarification of facts and intent is welcome.

Or, you are receiving this email because you are now a City official responsible for applying the provisions of the Land Management Code applicable to Willow Ranch, including the Plat and Notes thereon according to the intentions of Declarant and the City authorities at the time. This matter warrants your close attention since it raises important issues about the proper construction and implementation of the Land Management Code and City-approved plats, with far-reaching implications.

In particular, I believe the current City Planning and Building Departments erred in processing two recent applications for building permits which, in my opinion, clearly require an amendment to the Willow Ranch Plat by City Council, as follows:

- Willow Ranch Lot 4 – The City improperly granted a permit for a detached sauna building outside the platted "Limits of Disturbance Area" in the "Natural Area"; and which exceeds the permitted building square footage of 4,400 sq. ft., both of which are as indicated on the Plat and Notes. The sauna is currently under construction.; and,

- Willow Ranch Lot 3 - After denying a deficient application for an unpermitted, partially-constructed pickleball court, the planning staff suggested to the applicant that he has 180 days to resubmit for a CUP. The planning staff failed to inform the applicant that any construction for any use outside the "Limits of Disturbance Area" in Willow Ranch is subject to a City Council Plat Amendment and, in the alternative, staff has failed to require the applicant to restore his property to its pre-construction state.

It also appears that in both cases the applicants (and the HOA) may have "mistakenly" represented or omitted pertinent facts in their applications and during the review process which the City relied upon in evaluating and processing the applications.

I would also note that this past spring the owners of Lot 2 in Willow Ranch sought (and were granted) a plat amendment to provide for a flexible allocation of square footage applicable to the house and barn on owners' lot. The "Findings of Fact" and the "Conditions of Approval", as determined by the Planning Commission and the City Council, amended and restated several of the Plat Notes with numerous references to compliance with the CC&Rs. This Lot owner/applicant should be commended as this is the appropriate process that the owners of Lots 3 and 4 should be required to follow. (Ordinance 2021-20)

Given the likely mistakes in direct violation of the Plat and uncertainties of the actions of the City, as well as the questionable applications submitted by the owners, it would seem to give sufficient cause for the City to immediately call-up the Lot 3 and 4 permits for review by City Council.

The documents provide further factual and legal back up and support for these assertions. Some of you may have previously seen parts of this information, but it is necessary for all to have the same and most recently updated version. It is most beneficial to read/view the material in the following order:

- Narrative - Willow Ranch Violations 10-19-21
- Lot 4 Willow Ranch Improper Sauna Permit 10-7-21
- Pickleball Plan PP Revised 9-20-21

Please click on link to access documents https://www.dropbox.com/t/bnvqeRJy2K8N5WD2

PDF formatted Power Point files suitable for printing will be sent under separate drop box.

Thank you.

Respectfully.
Bob Theobald
435-714-0301

October 19, 2021

City Council Members, Planning Commission and Staff (Former and Present):

I reside at 2810 Holiday Ranch Loop Road. My property is in Park Meadows Subdivision #2 (PKM2), adjacent to Willow Ranch Subdivision (WRS). I write regarding recent additional development and proposed development in WRS which impacts my property, as well as the properties of numerous additional neighbors in WRS and PKM2, and gives rise to several important questions regarding the proper interpretation and enforcement of the Land Management Code (LMC) and the Willow Ranch Subdivision Plat (Plat).

I apologize in advance for the length of this letter, but I believe the questions it raises are both appropriate for Council review and understanding and are important if residents are to have confidence that the development pressures Park City finds itself under today are to be managed appropriately and consistently under our land use laws for the benefit of all residents and the larger community. In this regard, I also want to be clear at the outset that the many questions and criticisms which I raise in this letter are not personally directed at any official… I know that the various departments are trying really hard to do their best at this time given all the circumstances, including the Covid impacts. My intent here is to constructively inform you of the problems I see with the goal of finding proper resolution, and in the process perhaps help improve the City planning operation.

Overview

In early July several of my neighbors and I became aware that the Owner of Lot 3 in WRS was in the process of constructing an unpermitted 1,800 square foot concrete pickleball court at a site on his property which clearly and plainly violates numerous provisions of the LMC and Plat and given its location would likely be an impossible noise nuisance if built. We subsequently became aware that the Owner of Lot 4 in WRS proposed to build a [360 square foot] Accessory Building on his lot to house an indoor sauna and for other uses. The City granted a building permit for the sauna in August, which is now under construction, and which we now believe also clearly and plainly violates numerous provisions of the LMC and Plat. Since early July, we have been providing information to the Planning and Building Departments regarding the numerous problems with these projects, including two PowerPoint presentations which are attached for your information and review.

I am very concerned that Planning Department simply doesn't understand the applicable restrictions under the LMC or the special requirements and constraints the City and the Developer placed on WRS when it was approved, which requirements and constraints are applicable to *any and all further development* in Willow Ranch.

Under these restrictions, the pickleball court proposed on Lot 3 as covered in the "Pickleball Plan…9-20-21" slide presentation simply cannot and should not be approved. It would violate numerous provisions of the LMC and Plat. Yet, as described below, the Planning Department has not so informed the Owner of Lot 3 and has not rejected his application. I am also concerned that the sauna building on Lot 4 was erroneously approved. These details are covered in the "Lot 4 Willow Ranch…10-7-21" slide presentation and also discussed below. Based on the precedent of the sauna approval, and without a course adjustment, I am concerned that Planning may well also incorrectly approve the pickleball permit in the near future.

This letter further explains my informed view of the binding restrictions applicable in WRS, which are based on the history of the approval of the subdivision and are shared by many other persons knowledgeable regarding the history of WRS. I will then describe the specific problems I have identified with both applications. Ultimately, I believe both applications require approval of a plat amendment or variance process for valid approval which the Planning Department has not required and which, in any event, it has no authority to grant. This function is solely within the exclusive purview of the City Council.

Willow Ranch Subdivision

The WRS is a unique development in Park City and environs. At the time it came up for annexation and approval in 1992, the Developer, the Planning Commission and City Council all agreed that these sensitive, beautiful lands replete with wildlife and open space needed protections substantially greater than the Estate District protections under the LMC.

The annexation and approval of Willow Ranch was quite a contentious issue at the time it was proposed. The Developer resides in the Park City area and can confirm the events of the time. The original, approximately seventy acre parcel was wholly undeveloped, extremely wet (characterized as swampy on an early map and designated as wetlands subject to Army Corps of Engineers jurisdiction), encompassed a historic railroad grade and straddled SR 224, and, importantly, was

situated adjacent to several existing subdivisions – Ridgeview, McCloud Creek, and the Park Meadows subdivisions -- all with common property boundaries. It also lay outside the city limits of Park City. It was abundantly clear then (and now) that any development would impact each of these neighbors. At the time, there was a fair amount of opposition from many quarters to any kind of traditional single family residential development whatsoever on the site.

The City and the Developer recognized that there were critical issues to be resolved before the subdivision could be approved. Some of the land would have to be withdrawn from potential development and thus a conservation easement was agreed to. WRS was apparently the first subdivision in Park City to impose/accept a conservation easement on the property. As a result, the City took over stewardship of a significant portion of Willow Ranch. In further negotiations, the City conditioned residential development approval upon maintaining as much of the property as possible as open space in its "Natural" condition. The City and the Developer also recognized that additional protections were required to be memorialized with binding effect in some fashion beyond the Estate zoning provisions.

In lieu of a development agreement or the creation of a new "Super-Estate District", these much-needed restrictions were incorporated into and noted on the Plat and further defined in the WRS CC&Rs (CC&Rs). They include substantially increased setback restrictions and maximum square footage limitations which supersede and moot the Estate District restrictions and exceptions which would otherwise permit additional Improvements and a variety of types of land uses. The threat of this occurring is precisely what City and Developer wanted to eliminate. Further development was strictly prohibited in certain designated protected "Natural Areas" as defined by specific setbacks. The limitations noted in the Plat incorporate the restrictions in the contemporaneously negotiated CC&Rs and are difficult to be understood without reference to them. The Plat and the CC&Rs, read together, make it crystal clear that further development beyond the Plat restrictions requires a Plat amendment, with active Council participation and approval.

Based on my review of the 1992/3 negotiation documents and minutes of public hearings, the CC&Rs serve, in my judgment, as part of a quasi-development agreement between the City, Developer/Declarant and current Lot owners. The Developer/Declarant and the City essentially incorporated the CC&Rs into the Plat. This is because the CC&Rs define certain elements of the Plat, which the City and other agencies (wildlife, water and Army Corps) had significant input into. *Yes, the City had direct input to the CC&Rs.* They provide definitions and under

Article 3.3 **specifically require, accept and obligate** the City (acting through the Council) to participate on certain critical matters and constraints as noted on the Plat. The original Plat Notes, subsequent amendments and Conditions of Approval of amendments refer in several instances to the CC&Rs for definition and required compliance. Accordingly, the combined CC&Rs and Plat are more than just a private agreement among homeowners.

Without knowledge of this Park City history and/or participation in previous Willow Ranch Plat amendments, it is difficult to appreciate the Plat restriction setbacks and limits of disturbance without looking at the inter-related provisions of the CC&Rs and Plat.

All of the foregoing becomes very relevant when analyzing the process City Planning and Building appears to have followed and be following for both the improper building permit granted on August 9th for the indoor sauna building on Lot 4 and the proposed pickleball court on Lot 3. The specifics of the sauna permit are addressed first.

The Sauna Permit

In a follow up meeting, on October 8th, I met with the Planning Director, as well as the Building Director and Resident Advocate at City Hall to discuss these Willow Ranch issues. Both City Manager and City Attorney were noticed but did not attend or respond. While the meeting was congenial, my overall sense of the meeting is that the new Planning Director (and staff) misreads the implications of the Willow Ranch subdivision approval process and the Plat and thus the City erred in granting the sauna permit and, if not corrected, will err again in respect of the pickleball application.

Among the matters we discussed and the questions giving rise to my concerns about the sauna process are:

1. Staff erroneously applied the LMC Estate District setback exceptions (15-2.10-3 E 6 and F 9) to the sauna approval process. I believe this was incorrect for reasons stated above and because the Planning Department has no authority to disregard the legally binding setbacks adopted by the Plat. This misguided notion usurps the responsibility and authority of City Council.

2. In my view, the setback exceptions for an Accessory Building are simply not available on Lot 4 or anywhere in WRS, because the stricter setback restrictions on the Plat supersede the Estate District requirements and exceptions. If the owner wanted an exception, he should have sought (and the City should have told him to seek) a Plat Amendment for any modifications to the Plat or Notes, including Note #1 Setbacks (Limits of Disturbance Area). Simple research of City/County records indicates that plat amendments have always been required for changes in Willow Ranch. See Ordinances: 95-44, 97-40, 99-25 and 2021-20.

3. Of particular relevance, the owner of Lot 2 in the WRS recently sought a Plat Amendment (Ordinance 2021-20) even though the changes sought involved relatively few, if any, real impacts, only requiring simple Note changes to the Plat to achieve a flexible allocation between home and barn square footage---with no increase to total square footage and without expanding beyond the Limits of Disturbance Area and encroaching into the "Natural Area." Yet, this issue was scrutinized by Planning Commission with a Plat Amendment ultimately presented to and granted by Council. The Staff Reports and audio recordings of the proceedings are telling as to the concerns and level of detail of discussions for this "simple" matter. The Conditions of Approval for this application reference and require compliance with the CC&Rs. Why the sauna application, with significant potential impacts and modifications required on the Plat, was not forwarded and subjected to the same scrutiny by Planning Commission and Council, is befuddling to me.

4. The Plat Note # 9 sets forth Maximum Building square footage. Neither the Planning Director nor Building Director has been able to explain to me why staff accepted the sauna Applicant's apparently untrue claim that his building square footage is less than the maximum allowed 4,400 sq. ft. Public records show that the existing residence already exceeds the maximum square footage by at least 102 square feet (not including excess garage square footage) and the sauna plan pushes the excess to approximately 775 sq. ft., in violation of the Plat. The public information relating to existing square footage was and is readily available to City staffers. I assume the original building plans were approved by the City and, as I understand it, actually provided by the City to the County for tax purposes. The Director could not clearly explain to me how the sauna application, which substantially exceeds the maximum square footage limits could have been approved. There are three serious issues to be questioned

here: 1) the applicant's apparent misleading claim to City authorities; 2) the HOA's absence of oversight and disclosure to the City; and 3) the planning technician's acceptance of the applicant's claim without diligent verification. This is notwithstanding the fact that the issue and debate regarding the size of the buildings becomes moot when it is recognized that without plat amendment, only one building/structure of any type is allowed on Lots 3, 4, and 5....**the home.** No such amendment has been sought or given.

5. I have recently spoken to the WRS Developer/Declarant, as well as to several former planning commissioners and two Council members in 1992/3, who all say that the purpose of the CC&Rs and Plat restrictions when imposed was in effect to supersede Estate District exception provisions. There are additional 1993 Council and Planning Commission members that reside in the Park City area who I believe will also support this perspective. The Building Director disagrees, claiming that the restrictions imposed by the CC&Rs and incorporated into the Plat in 1993 are not binding on the City because they are private matters. This disagreement needs to be resolved. In addition to the reasoning described above, my position is the Plat was approved by Ordinance and the City Council is obligated to review any proposed modifications.

6. The Building Director has told me that one reason the CC&Rs are not relevant to consideration is because they were not registered with the City or locatable in City offices. I respectfully suggest that he is wrong. The documentation regarding the negotiations of approval of WRS and minutes of public hearings held by Planning Commission and Council is readily available. The CC&Rs were dutifully recorded as suggested/required by the 1993 LMC 15.4.1 (b) – Self-Imposed Restrictions. The 2021 version of the provision is LMC 15-7.3-1. It would seem that the Director(s) should recognize the need to, and would know how to, research and obtain these documents on-line from the County Recorder's Office, if at all interested.

7. Based on my analysis of the GRAMA responses (although to date incomplete), it appears that the Building Director executed the sauna Permit based upon a "Planning Technician's" (incomplete) review and recommendation with little or no oversight. I cannot locate on the Permit or Plan Review Report any acknowledgement or sign-off from a senior planner, the Planning Director, or the Assistant Director.

The Pickleball Application

While I am concerned that Planning may have wrongly decided the sauna permit for the reasons mentioned, I am even more concerned that Planning may apply elements of the same *illogical,* inconsistent and illegal permitting process to its future evaluation of the pickleball court and other Willow Ranch issues.

Quite simply, the pickleball court application on Lot 3 simply cannot and should not be approved.

As discussed extensively in the slide presentation, if the pickleball application is approved, it will violate the setbacks required under the Code and the Plat. If the court is built it will inevitably be a noise nuisance which simply cannot be abated. A recognized acoustic expert has told us that courts in such close proximity to neighbors would require a literal enclosure, a *building*, to abate the noise to acceptable levels. The court, if permitted to proceed, would both severely impact the quiet enjoyment of our homes and also devalue homes collectively in the $millions.

In mid-August Planning did deny the Owner of Lot 3 a permit to build a pickleball court as an Allowed Use and told the Owner that if he wishes to proceed he will have to apply for a CUP. I agree that a pickleball court cannot be approved as an Allowed Use. However, I am concerned that Planning apparently did not advise him that a permit to build a pickleball court inside the Plat imposed setbacks ("Natural Area") on Lot 3 (as Owner intends) *would absolutely require a variance or plat amendment*. It would seem that an applicant would want to know the complete process and what was required before spending the funds necessary for just a CUP approval. The City apparently did not tell him. The planning and building departments are doing a dis-service to the applicant by not providing full disclosure of the required process. I believe a plat amendment or variance process is unavoidable. In saying this, however, in no way do I believe a plat amendment or variance should ultimately be granted. There is no basis here, no *hardship* whatsoever, which could possibly justify a plat amendment or variance. I am happy to discuss with any interested person the numerous reasons why no conceivable hardship exists or can be found, and why a plat amendment or variance is, in this situation, practically impossible.

While we wait to find out whether the Owner will file an application for a CUP, we, the severely impacted neighbors, must also live through the unsightly and

incomplete work which the Owner, (who undoubtedly should have known better by common sense and who was provided constructive notice of the LMC requirements) began last June *without a permit* for, according to the Building Director, up to 180 days -- in order to give the Owner the opportunity to "**perhaps**" file an acceptable application to determine if he can proceed with the court. The Building Director insists to me that the 180-day grace period extended to the Owner/applicant is required by law and absolute. I can find no such requirement and wonder if the director is not erroneously confusing this requirement with the requirement that an applicant be given 180 days to commence construction **AFTER** a permit is issued. In any event the director has yet to provide me with any document or code reference substantiating his claim.

Meanwhile, it is me and my neighbors who are being damaged now. What if I were considering or were forced to sell my home in the near term? According to real estate agents (of which I am one), I would be relegated to accept perhaps 20% or more in reduced selling price solely because of the violations, indecision of the Owner, and buyer uncertainty of the possibilities. What if I needed an appraisal for refinancing? This is not fair. I believe the Owner should be informed of the complete process (CUP and Plat Amendment), be required to immediately (10 days) apply for such, or promptly restore his property and…he should be penalized as the law provides for commencing construction without a permit.

There is one additional concern that relates to these and any future development proposals submitted by Willow Ranch owners. The Owner/Applicant of both the Lot 4 sauna and the Lot 3 pickleball proposals, as well as all other homeowners, knew, or at least had constructive notice of, the effect of the restrictions illustrated on the Plat and more fully detailed in their own CC&Rs. Owners, presumably, have reviewed and voted on, and have experienced the process of, previous Plat Amendments submissions. Aren't HOA presidents obligated to know the process and procedures applicable to additional development and diligently and accurately assist the members with proposals? What were his suggestions and/or directives?

According to the Willow Ranch HOA president, the owners voted unanimously to approve both the sauna and the pickleball court, implying that they believed the project was in full compliance with CC&RS and Plat. Yet, the plans presented to City staff for both permits omitted the operative setbacks as well as conflicting and unverified square footage claims. No evidence of any HOA analysis, site visit, vote or approval was provided to the City staff or has been provided to us through a GRAMA request. The HOA's participation or absence thereof and the submissions made by the applicants is very concerning to me and very suspicious at best.

Apparently, everyone in the WRS, in unanimous consent, simply ignored the binding Plat restrictions and supposedly approved the projects. Any future submissions from members of this HOA should be thoroughly vetted with all pertinent facts substantiated with audits and surveys

City Council Review

We have been waiting for the Planning Director to notify us of a meeting she intended to arrange with her and the legal department. However, I believe that these and other issues relating to recent development activity in WRS clearly justify an immediate call-up and further review by Council. These issues are under the direct purview of the Council, not planning staff or department heads who, by approving the sauna, are also ignoring the purpose and requirements of the Plat restrictions approved by the City Council in 1993. The current Council may not have a choice whether to call-up and participate. Abdicating or allowing any improper decisions to stand regarding modifications to the Code or Plat restrictions may be contrary to law. I assume Council has or will consult with its legal department.

Conclusion

The Planning and Building Department personnel may be outstanding on other matters and issues. But, in this case, I believe they have fallen short. I assure you that I understand that the shoes of the previous Planning Director and people that were in his department are difficult to fill, if not impossible. I do acknowledge and appreciate that the Planning Department is operating understaffed and current staff may be newer to town and more recently employed. Staff may not be aware of the historical facts of 30 years ago. (Although a proper Willow Ranch amendment process did take place last April.) Any criticisms in this matter are not meant to be personal…any face behind the job and responsibility would be questioned and addressed in the same manner. And, I know that the City Council and all of the various departments are trying really hard to do their best given all the circumstances, including the Covid impacts.

My efforts are not intended to criticize but, hopefully, to constructively inform the City and help improve the City planning operation. Citizens should not be subjected to spending significant time and very significant dollars arguing with City staff that, in my, and many others' informed opinion, have not properly administered the permitting process allowing for the proper Planning Commission and Council review and enforcement of the Code and Willow Ranch Plat.

These issues are time-sensitive for numerous reasons and we have been attempting to discuss the matter with the City for months, with little response until very recently. I hope this effort can result in reaching some important decisions in these important matters very soon.

If you believe I am incorrect on any point, please notify me. Otherwise, as a previous or current participant in Willow Ranch issues your input would be important and welcome. We are available to discuss these issues with anyone, including City Council at the next meeting on October 28th.

It is important that not only applicants but neighbors, too, as well as the community at large can rely upon a logical, coherent, consistent, diligent and fair approval process which takes into account all of the relevant facts and legal restrictions.

We await a response from the City.

Respectfully

Bob Theobald
435-714-0301

Willow Ranch Subdivision

Plat Violations

Park City Council

October 28, 2021

Improperly Permitted Sauna Building

Willow Ranch Subdivision - Lot 4

Estate District/Sensitive Lands Overlay

Issues – Objections

Prepared by Bob Theobald/Frode Jensen

October 7, 2021

Several live links are provided to the PC Land Management Code

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney. 1992 LMC 15.4.1 (b)

In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

Park City Land Management Code

To (Developer/Declarant) Oct 5, 2021, at 1:02 PM
"Attached are two presentations that I/we intend to show and discuss with the City. I would appreciate your review and comments if there is something out of line with your intentions as developer. Thanks Theo"

Reply - Wed 10/6/2021 8:34
"Pretty strong arguments - well documented.
Impressive work Theo.
It's hard for me to understand how any owner, or the HOA for that matter, could so blatantly move forward with plans obviously not in compliance with the conditions they purchased." (Developer/Declarant)

To (Developer/Declarant) Oct 6, 2021, at 9:30 AM
Thanks for your time in reviewing the issues. I take away that I can represent to the City that you concur with my observations and conclusions of the situation.
Hopefully, this will not get too ugly with the City if/when they realize the intent of the Plat restrictions supersedes Estate Zone provisions… Thanks again Theo

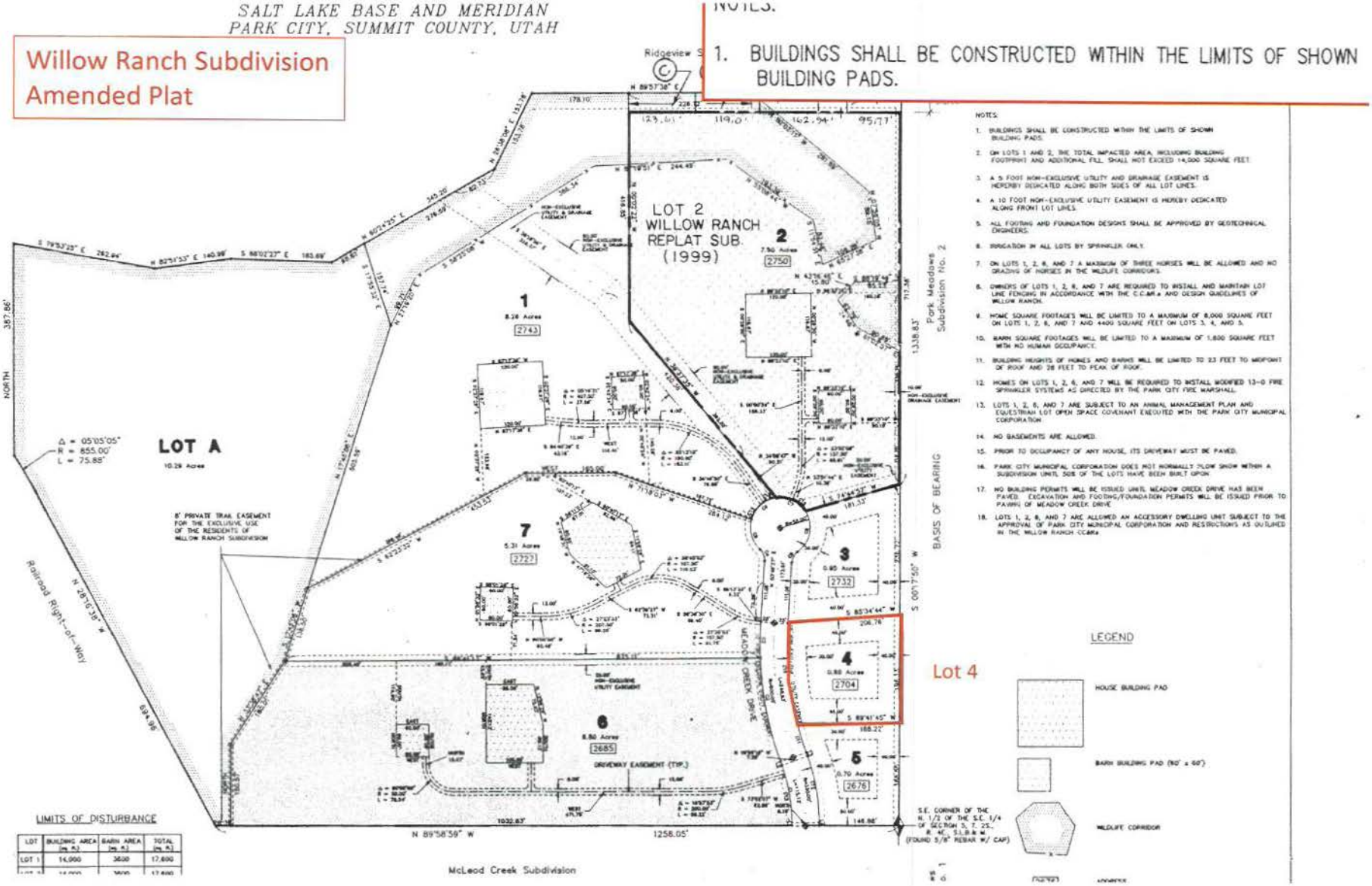
Reply - Wed 10/6/2021 10:19
Those designs and restrictions were in response to the sensitivity of the property.
On the west side of the subdivision is property in the stewardship of the City with what was the first conservation easement done in Park City." (Developer/Declarant)

SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Willow Ranch Subdivision Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.



1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.
3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.
6. IRRIGATION IN ALL LOTS BY SPRINKLER ONLY.
7. ON LOTS 1, 2, 6, AND 7 A MAXIMUM OF THREE HORSES WILL BE ALLOWED AND NO GRAZING OF HORSES IN THE WILDLIFE CORRIDORS.
8. OWNERS OF LOTS 1, 2, 6, AND 7 ARE REQUIRED TO INSTALL AND MAINTAIN LOT LINE FENCING IN ACCORDANCE WITH THE C.C.&R.s AND DESIGN GUIDELINES OF WILLOW RANCH.
9. HOME SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 8,000 SQUARE FEET ON LOTS 1, 2, 6, AND 7 AND 4400 SQUARE FEET ON LOTS 3, 4, AND 5.
10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCE.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 33 FEET TO MIDPOINT OF ROOF AND 28 FEET TO PEAK OF ROOF.
12. HOMES ON LOTS 1, 2, 6, AND 7 WILL BE REQUIRED TO INSTALL MODIFIED 13-D FIRE SPRINKLER SYSTEMS AS DIRECTED BY THE PARK CITY FIRE MARSHALL.
13. LOTS 1, 2, 6, AND 7 ARE SUBJECT TO AN ANIMAL MANAGEMENT PLAN AND EQUESTRIAN LOT OPEN SPACE COVENANT EXECUTED WITH THE PARK CITY MUNICIPAL CORPORATION
14. NO BASEMENTS ARE ALLOWED.
15. PRIOR TO OCCUPANCY OF ANY HOUSE, ITS DRIVEWAY MUST BE PAVED.
16. PARK CITY MUNICIPAL CORPORATION DOES NOT NORMALLY PLOW SNOW WITHIN A SUBDIVISION UNTIL 50% OF THE LOTS HAVE BEEN BUILT UPON.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL MEADOW CREEK DRIVE HAS BEEN PAVED. EXCAVATION AND FOOTING/FOUNDATION PERMITS WILL BE ISSUED PRIOR TO PAVING OF MEADOW CREEK DRIVE
18. LOTS 1, 2, 6, AND 7 ARE ALLOWED AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF PARK CITY MUNICIPAL CORPORATION AND RESTRICTIONS AS OUTLINED IN THE WILLOW RANCH CC&Rs

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600

NOTARY PUBLIC
MIKI BRINGHURST
STATE OF UTAH

SURVEYOR AND THAT I HOLD
F UTAH. I FURTHER CERTIFY THAT
CASED HEREON.

Willow Ranch Plat/CC&Rs

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10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT

When Recorded Mail to:

THOMAS T. BILLINGS, ESQ.
Van Cott, Bagley, Cornwall & McCarthy
314 Main Street, Suite 205
P.O. Box 4611
Park City, Utah 84060

ENTRY NO. 374695
COALITION TITLE
93 FEB 26 AM 11:19
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
FEE PAID BY

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS FOR

WILLOW RANCH SUBDIVISION

PARK CITY, UTAH

THIS DECLARATION is made this 24th day of February, 1993, by Willow Ranch Development Company, a Utah corporation, referred to below as "Declarant":

RECITALS:

A. Declarant is the owner of the following described real property (the "Property") located in Park City, Summit County, Utah:

Willow Ranch Plat/CC&Rs

"Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions, and any other matters or conditions shown on the official Plat of the Willow Ranch Subdivision, which are incorporated into this Declaration by reference.

"Plat" shall mean the Plat of the Willow Ranch Subdivision as approved by the City and recorded in the office of the Summit County Recorder, and any amendments that may be made from time to time.

"Improvement" shall mean all structures and appurtenances of every type and kinds, including but not limited to buildings, Dwelling Units, garages, storage buildings, walkways, retaining walls, sprinklers, pipes, driveways, landscaping, pools, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

CC&Rs

Willow Ranch Plat/CC&Rs

"Floor Area" shall mean the total of all floor surfaces surrounded by the exterior walls of any Dwelling or habitable structure (or in the case of Equestrian Lots, also of any Barn), on all levels. Porches, patios, balconies and decks are not counted as Floor Area unless under roof and enclosed on three sides by the walls of the Dwelling. The first 600 square feet of attached garage space is not counted as Floor Area. The maximum Floor Area for each Lot is shown on Exhibit "F" to this Declaration.

"Natural Area" shall mean the portion of any Lot that is outside of the Limits of Disturbance Area.

Willow Ranch Plat/CC&Rs

"Limits of Disturbance Area" shall mean the area within each Lot which is the outer limit of the area which may be disturbed by construction activity. The maximum size of the Limits of Disturbance Area for each Lot is shown on Exhibit "F" to this Declaration. For an Equestrian Lot, the lawful creation and maintenance of ponds, diversions, canals and other irrigation structures and their appurtenances shall not be subjected to the Limits of Disturbance

057\23383.1A
02/17/93/10:54 am

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500

CC&Rs

Willow Ranch Subdivision
Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

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Lot 4

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3800	18,000
		TOTAL	71,200

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 44946 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Feb. 12, 1993

LOT 2
WILLOW RANCH
REPLAT SUB.
(1999)

McLeod Creek Subdivision

Willow Ranch Plat

NOTES:

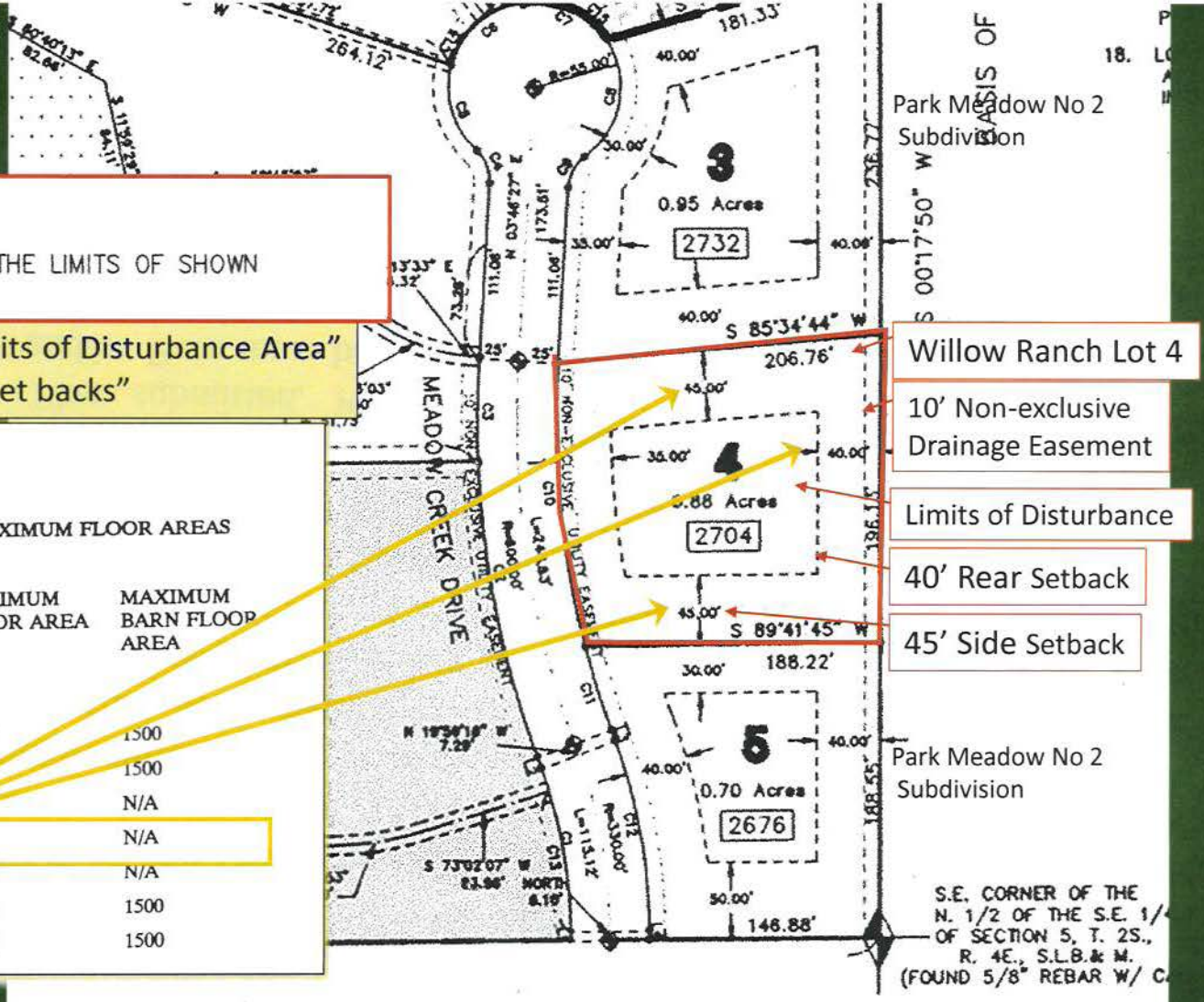
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Willow Ranch Plat/CC&Rs

3.2. Approval by Committee. No improvements of any kind, including without limitation the construction of any Dwelling Unit, garage, Accessory Dwelling Unit, Barn, out building, parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, poles, trampolines, satellite dishes or antenna, solar panels, or any other permanent structure may be constructed, installed, maintained or allowed to stand in the Subdivision without the prior written approval of the Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the prior written approval of the Committee. Approval of the Committee will be sought in the following manner:

BOOK 711 PAGE

a. Plans submitted. Plans for the construction of any new Dwelling Unit and/or Barn must be submitted to the Committee for review. It is recommended that preliminary plans be submitted before the expense of final construction drawings is incurred. The plan must be in sufficient detail to show the location on the Lot of the exterior walls of the Dwelling Unit and/or Barn and all other structures to be built with it; detailed drawings of all elevations of all buildings showing locations of windows,

Willow Ranch Plat/CC&Rs

doors, roof pitches, decks and other exterior elements; a list of exterior siding and roofing materials and/or a sample, including color samples; and a landscape plan showing the location of driveways, walkways, patios, decks and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In the case of an addition or modification to an existing Dwelling, the Committee may waive any of the foregoing requirements.

b. Review Fee. The applicant will pay a review fee to the Committee of $100 for each new dwelling, $20 for each addition or remodel, or, in the case of Improvements which cost less than $1,000, or which make no structural changes, the applicant will pay a fee of $10. The primary purpose of the fee is to document the date of submission, but the Committee may also use the proceeds to pay for its expenses in reviewing the plans and giving notice of meetings. No fee will be accepted until the Committee determines the submission to be complete.

Willow Ranch Plat/CC&Rs

c. Review. Within 15 days from receipt of a complete submission, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The Committee may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The Committee will review preliminary plans, without fee, and make its comments known to the Owner, provided, however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Committee and the Owner will each sign a copy of the plans, which shall be left to the Committee. Any construction that is not in strict compliance with the approved plans is prohibited.

d. Written Record. The Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years.

e. Failure to Act. If the Committee has not approved or rejected any submission within 45 days after payment of the review fee and submission of complete plans, the submission is deemed to have been disapproved.

BOOK 711 ... 519

Willow Ranch Plat/CC&Rs

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

6.3. Number of Dwellings and Structures. Only one Dwelling may be constructed on any Lot. No other habitable structure, shed, storage building or outbuilding is permitted, except for Barns and Accessory Dwelling Units on the Equestrian Lots. Garages must be attached to the Dwelling. An Equestrian Lot Owner may construct an Accessory Dwelling Unit, subject to further review and approval by the City. The Accessory Dwelling Units may not be detached from the Dwelling Unit and must share the main entrance to the Dwelling Unit. Additionally, Accessory Dwelling Units (a) may not exceed 800 square feet; (b) must share utilities (no separate meter); (c) must have at least one dedicated parking space; and (d) may not be rented on a nightly basis.

BOOK 711 PAGE 526

Willow Ranch Plat/CC&Rs

6.4. Dwelling Size. the minimum Floor Area for Dwellings in the Subdivision is 2,400 square feet, and the maximum Floor Area is 4,400 square feet, except on an Equestrian Lot, the maximum Floor Area shall be 8,000 square feet. No Dwelling shall be constructed or altered in a manner that would violate these limits. Up to 600 square feet of attached garage space is allowed in excess of these limits. Garage area in excess of 600 square feet shall be counted as Floor Area.

6.5. Dwelling Setback and Placement. All portions of the Dwelling and any other Improvements are to be within the Limits of Disturbance Area or set backs designated (or revised by variance granted as per 3.3 hereof) for each Lot, and must also comply with the City's minimum front, rear and side yard setbacks.

11.7. Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the Covenants, Conditions and Restrictions against his Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his interest in any Lot.

Willow Ranch Plat/CC&Rs

Neither Lot 4 Owner or the HOA Committee has provided any evidence of a complete and properly-reviewed site plan, or a vote with a "Certificate of Approval" to modify any Plat restriction, including maximum home size of 4,400 sq. ft. and the "Limits of Disturbance Area"

The Owner or HOA Committee has not demonstrated a "hardship", nor applied for a Variance or Plat amendment.

No Improvements can be legally constructed (on any Lot) outside the "Limits of Disturbance Area" without a Plat amendment… by City Council.

Willow Ranch Plat

NOTES:

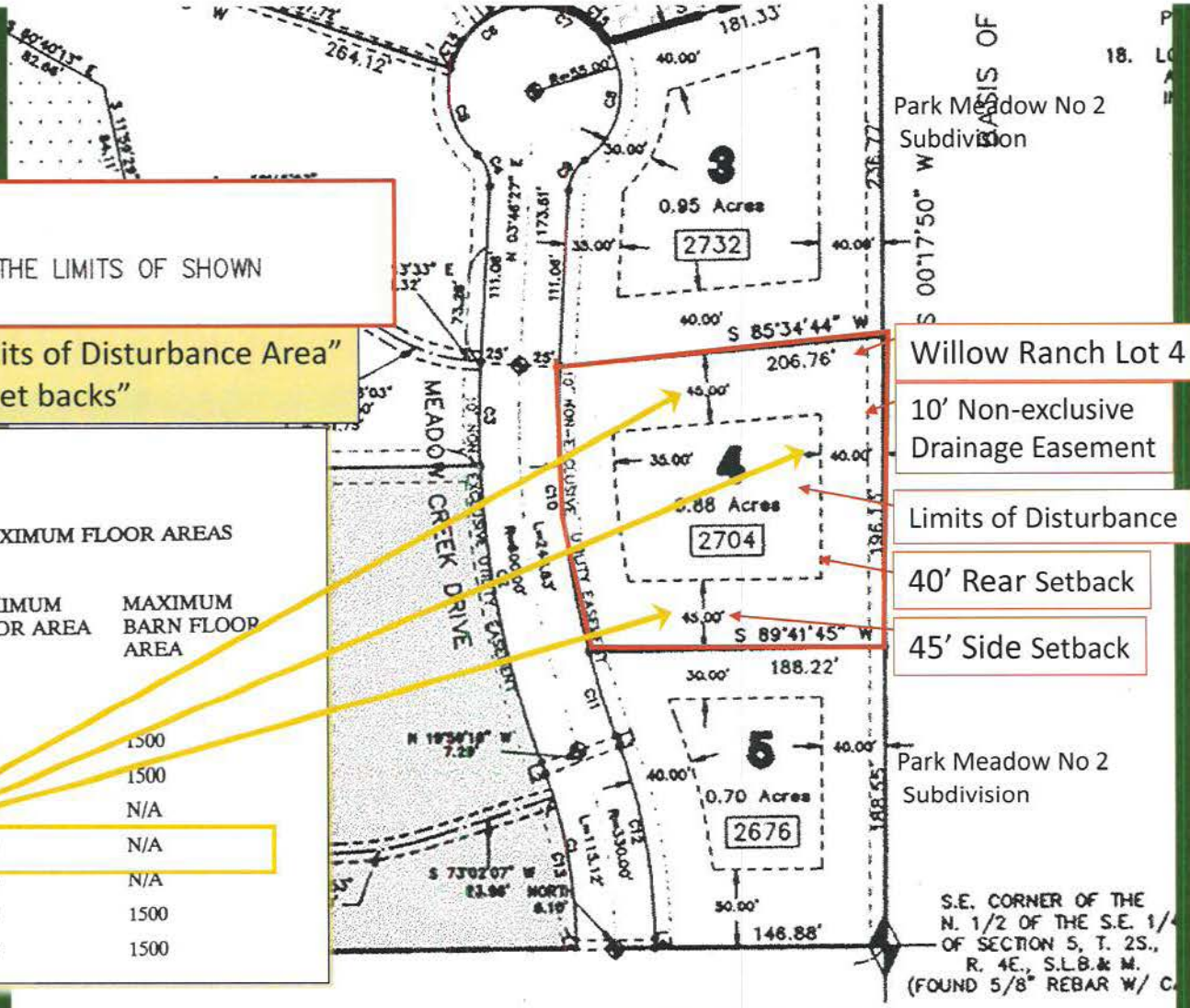
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Willow Ranch Lot 4

10' Non-exclusive Drainage Easement

Limits of Disturbance

40' Rear Setback

45' Side Setback


LODA
Lot 3
Improperly Permitted Sauna Building
Currently Under Construction
Outside "Limits of Disturbance Area"
Exceeding Maximum Building Area of 4,400 sq. ft.
Sauna
LODA
Lot 4
Meadow Creek Dr
Holiday Ranch Loop Rd
© 2021 Europa Technologies
© 2021 Google

Permitting Process - Lot 4 Sauna

Park City Permitting Documents:

Application/Building Permit # 21-940- Issued August 9, 2021

Staff Emails

- Heather Wasden - Planning Dept.
- Crystal Kaufman – Building Dept.

PC Plan Review Report TEMP 21-047

Building Permit Conditions of Approval (Site Plan not provided)

Permitting Process - Lot 4 Sauna

Park City Building Permit

Permit #: 21-940
Issue Date: 08/09/2021

Application Accepted Date: 01/20/2021
Type of Improvement: Single Family Addition
Description: New Sauna outbuilding (detached) including a bathr

Bldg. Address: 2704 MEADOW CREEK DR
City: Park City State: UT Zip: 84060
Subdivision: Willow Ranch Sub. Phase:
Block: Lot #: 4 Parcel #: WLR-4
Property Owner: GREEN DAVID H/W (JT) P:(201) 232-6549
City: PARK CITY State: UT Zip: 84060
Permit Contact:
Email: heimoritzinger@mac.com

CONTACT INFORMATION

Engineer of Record: York Engineering
Email: tanner@yorkengr.com P: (801) 876-3501

Design Professional: Studio Moxie

General Contractor: David Green
License #: P: (201) 232-6549
City: State: Zip:
Email: david.dmjcasting@gmail.com

Electrical Contractor: Olsen Electric Inc
License #:6162517-5501 P: (435) 640-5665

Construction Valuation	$	0.00
Electrical Valuation	$	0.00
Plumbing Valuation	$	0.00
Mechanical Valuation	$	0.00

PERMIT FEES

Building Fee	$	1,352.32
Electrical Fee	$	97.25
Mechanical Fee	$	50.00
Plumbing Fee	$	125.25
Building Plan Check Deposit	$	0.00
Plan Check Totals (65% of Permit Fe	$	879.01
Deposit Credit	$	0.00
Plan Check Fee	$	879.01
State Fee	$	16.25
Parks, Trails, Open Space Impact Fe	$	0.00
Public Safety Impact Fee	$	0.00
Roadway Facilities Impact Fee	$	0.00
Outdoor Water Impact Fee	$	0.00
Indoor Water Impact Fee (# of units)	$	0.00
Total Fees:	**$**	**2,520.08**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	08/09/21	Dave Thacker

Email: david.dmjcasting@gmail.com

Electrical Contractor: Olsen Electric Inc
License #:6162517-5501 P: (435) 640-5665
City: Park City State: ut Zip: 84098
Email: kris.oeipc@gmail.com

Plumbing Contractor: Performance Plumbing
License #:6140022-5501 P: (801) 718-6311
Address: 1983 South 1640 west street F
City: woods cross State: UT Zip: 84087
Email: Aaronoly50@yahoo.com

Mechanical Contractor: Performance Plumbing
License #:6140022-5501 P: (801) 718-6311
Address: 1983 South 1640 west street F
City: woods cross State: UT Zip: 84087
Email: Aaronoly50@yahoo.com

APPLICATION DETAILS

Main Floor: 361 sq. ft. VB R-3 Residential, on...

# Bedrooms: 0	# Bathrooms: 1
# Covered Parking: 0	# Stories: 1
Max Occupancy: 0	Fire Sprinkler: No
Const. Material: Wood Frame	# of Units: 550

Plan Review Finalized: Yes 08/09/21 Dave Thacker

Lot Footage: 38,332

Setbacks	Front:	Rear:	Left:	Right:
Min.	35	10	10	10
Actual:	153-6"	28'	10'	157'-7"

APPLICATION NUMBER: TEMP21-047

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be compiled with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Applicant Name: ben akers Replaced with Owner – May 3, 2021

Signature of Builder/Authorized Agent or Owner: Date:

App[illegible]r: Date: 08/09/2021

Permit Issued By: Dave Thacker Date: 08/09/2021

Receipt #: 8007 Date:

☐ Cash ☐ Check # [] ☐ Credit Card

Permitting Process - Lot 4 Sauna

HW

Heather Wasden

To Crystal Kaufman

Was Ms. Kaufman copied with the Plat and the content of the email and did she forward to anyone?

Mon 1:11 PM

Green Category

PDF REC_-_Plats_-_Subdivision_Condominium_-_WILLOW_RANCH_SUB_Entry_#_374694__2-26-199...
1 MB

From: Heather Wasden <heather.wasden@parkcity.org>
Sent: Monday, August 17, 2020 4:25 PM
To: tpotasky@bdogbuilders.com
Subject: 2704 Meadow Creek Dr: accessory building

Todd,

As per our conversation I hit my first hurdle please see the attached plat and read through the details on it. There are restrictions on Limits of Disturbance and home square footages.

It is in the Estate Zone and you may read through the zone restrictions for Accessory structures as well.

Let me know if you other questions, there are more regulations that it would need to comply with like Wildland Urban Interface Code and Landscaping vegetation replacement, etc.

Willow Ranch Subdivision Plat Restrictions supersede provisions of Estate Zone Accessory structures.

Heather Wasden

Permitting Process - Lot 4 Sauna

From: tpotasky@bdogbuilders.com [mailto:tpotasky@bdogbuilders.com]
Sent: Tuesday, August 25, 2020 2:19 PM
To: Heather Wasden
Subject: RE: 2704 Meadow Creek Dr: accessory building

Hello Heather,
Thanks for the links provided last week. We have reviewed all and concluded that there is nothing in the statues that would prohibit an accessory building of about 200 sq./ft., 5' from rear set back and height not higher than 18'. Can you confirm this or let us know what we may have overlooked?
Thanks in advance.
Todd

From: Heather Wasden
Sent: Thursday, August 27, 2020 12:37 PM
To: tpotasky@bdogbuilders.com
Subject: RE: 2704 Meadow Creek Dr: accessory building

Did this phone call ever take place? If so, what was discussed during the call?

Hi Todd,
Do you want to call me at 801-448-4745? I think I could explain better over the phone rather than a long confusing email.
Thank you,
Heather

Permitting Process - Lot 4 Sauna

2704 Meadow Creek- Temp 20-1383

Who is the addressee? What is this permit for and what is the nexus, if any, to current permit application PLAN21-047?

CK

Crystal Kaufman

To jkijanen@gmail.com

9/2/2020

Retention Policy Sent Items 365 days (1 year) Expires 9/2/2021

This item will expire in 24 days. To keep this item longer apply a different Retention Policy.

Good morning,

I am reaching out to let you know that this permit is almost ready to be paid and issued, we are still waiting on a signed HOA letter from McLeod Creek HOA. Their contact information is listed below:

McLeod Creek Julie Ann Guiney (435) 640-2965 jamg57@msn.com

McLeod Creek Eric Lee (435) 901-4129 (435) 731-9194 ericphiliplee@gmail.com

Please let me know if you have any questions or concerns, thank you.

Permitting Process - Lot 4 Sauna

From: Ben Akers <ben@bdogbuilders.com>
Sent: Monday, May 3, 2021 10:57 AM
To: Crystal Kaufman <crystal.kaufman@parkcity.org>
Subject: Permit #: PLAN21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Hi Crystal,

Please cancel our permitting for this project: Permit #: PLAN21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

The Owner has decided to use a different builder. They will be submitting new plans as the HOA has made them change the location and the structure a bit.

Thanks, **Ben Akers**

Hello Ben,

I have cancelled the permit and will keep this email as a reference.

Thank you and have a good day!

Crystal Kaufman

Permitting Process - Lot 4 Sauna

Owner Builder- 2704 Meadow Creek Dr.

CK

Crystal Kaufman

To 'dopltech@utah.gov'

5/13/2021

Retention Policy Sent Items 365 days (1 year)

Expires 5/13/2022

PDF Owner Builder- David Green.pdf
352 KB

One more for an addition.
Thank you!
Crystal Kaufman

Who is the addressee, what is the content of attachment and what does the message mean? This attachment document has **not** been provided pursuant to GRAMA request

Additional Comments

GREEN DAVID H/W (JT)

TEMP21-047

Permit #: TEMP21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Building Plan Review	
Item	Comments
Plans	01/21/21 - Cooper Wade - **Rejected** - After initial review the following needs noted on - See additional Notes
After initial review the following needs noted on the plans: 1) WUI path to compliance 2) Electrical Floor Heating to be used.	
Plans	06/03/21 - Cooper Wade - **Rejected** - Provide plans that correlate with the correct plan - See additional Notes
Provide plans that correlate with the correct plan. Include structural drawings	
HOA Subdivision Notification	01/20/21 - Crystal Kaufman - **Approved** - Please provide a signed HOA letter prior to issuan - See additional Notes
Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns. Thank you.	
REScheck	01/21/21 - Cooper Wade - **Rejected** - REScheck must be signed by the Design Professional - See additional Notes
REScheck must be signed by the Design Professional of Record for the project.	

Planning	
Item	Comments
Plans	01/22/21 - Heather Wasden - **Rejected** - Please see the document I uploaded named "Planning - See additional Notes
Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"	
Plans	04/26/21 - Heather Wasden - **Rejected** - I spoke with a representative of the owner on the - See additional Notes
I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project.	
Plans	05/17/21 - Heather Wasden - **Rejected** - I spoke with Melanie in Engineering and she is goi - See additional Notes
I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome.	

Code Enforcement	
Item	Comments
Site Plan	01/21/21 - Gabe Jaramillo - **Approved** - LOD inspection required. A contractor sign must be - See additional Notes
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	
Site Plan	06/03/21 - Heather Wasden - **Updated** - See the conditions of approval on the plans
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	

PC Plan Review Report

1/20/21 Crystal Kaufman - Approved – *"Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns..."*
Explain what is approved - HOA letter **not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden -Rejected - *"Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"* **Not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden –Approved - (Recorded Plat) Explain - **Not** provided GRAMA

4/26/21, Heather Wasden – Rejected - *"I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project."*

The maximum square footage permitted by the Plat and CC&Rs is 4,400 sq. ft. Public tax records show the home has a finished "Living Area" of 4,502 sq. ft. and an additional garage area of 912 sq. ft. Subtracting a CC&R exclusion of 600 sq. ft. equals an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted.

PC Plan Review Report

The MLS records disclose that in 2013 Will Lange, the licensed real estate listing agent, provided the square footage data to the current Owner/Applicant. Mr. Lange is also the current President of the Willow Ranch HOA responsible for review of plan compliance and Letters/Certificates of Approval. Building square footage is a Plat restriction

5/17/21 Heather Wasden - Rejected – *"I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome."*

5/28/21 – david green – *Updated* – What was updated? - **Not** provided pursuant to GRAMA

6/03/21 – Heather Wasden - Approved – *"See conditions of approval on the plans"*

The Plan Review Report never acknowledged receipt of the Willow Ranch HOA Certificate of Approval, and it was **not** provided pursuant to a GRAMA request.

Is there a back up file to the Report or notes that document methods and findings of how issues have been resolved?

PARK CITY
1884

Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
Building Permit Plan Review #:	PLAN21-047
Planning Plan Reviewer:	Heather Wasden

1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

The Applicant's claim of a combined square footage of home, garage and sauna as being below the maximum 4,400 sq. ft. conflicts with public records and must be verified and reconciled.

Public tax records show a finished "Living Area" of 4,502 sq. ft. An additional "Attached/Built-in Garage Area" of 912 sq. ft. (less 600 sq. ft. as per CC&R exclusion) is an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted

Will Lange, as a duty of the licensed listing agent, provided the 4,502 square footage data at the time the current Owner/Applicant purchased the property in 2013.

Mr. Lange is also the current President of the Willow Ranch HOA responsible for plan compliance review and Letters/Certificates of Approval.

Willow Ranch Plat/CC&Rs

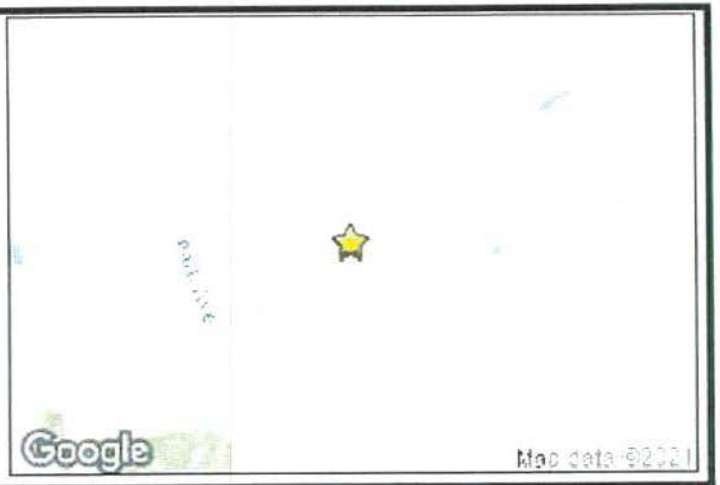
Wonderful Well Kept Home in Willow Ranch in Park Meadows

Residential

Agent Full Public



2704 Meadow Creek Drive
Park City, UT 84060
Closed
MLS#: 9991988
County: Summit
DOM/CDOM: 289
List Price: $1,550,000
Original List Price: $1,699,000
Sold Price: $1,325,000



Highlights

Type:	Single Family
Sub-Type:	Detached
Total Bedrooms:	4
Total Baths:	5
Full Baths:	4
Total Fireplaces:	2
Apx Year Built:	1993
Apx Year Remodeled:	2002
Construction New:	No

Size and Costs

LP$/SqFt:	$344
Apx SqFt Total:	4,502
Apx SqFt Finished:	4,502
Apx SqFt Garage:	
Source of Garage Measurements:	

Location and Vicinity

Geographic Area:	Park City
Major Area:	Park City Limits
Area:	09 - Park Meadows
Subdivision:	Willow Ranch

2704 Meadow Creek Dr, Park City, UT 84060-6832, Summit County

MLS Beds	MLS Baths	MLS Sale Price	MLS Sale Date
4	5	$1,325,000	01/29/2013
MLS Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
4,502	38,333	1993	RES-NEC

OWNER INFORMATION

Owner Name	Green David	Tax Billing Zip	84060
Owner Name 2	Green Susanna	Tax Billing Zip+4	6832
Tax Billing Address	2704 Meadow Creek Dr	Owner Vesting	Husband/Wife
Tax Billing City & State	Park City, UT	Primary Resident	Yes

LOCATION INFORMATION

Census Tract	9643.08	Township	Park City A J K
Carrier Route	H005	Zip Code	84060
Subdivision	Willow Ranch Sub	Zip + 4	6832
Lot #	4		

TAX INFORMATION

Tax ID	WLR-4	Tax Appraisal Area	07
Account	0289466	Tax Year	2020
Parcel ID	WLR 4	Annual Tax	$5,614
% Improved	76%	Lot Number	4

CHARACTERISTICS

Lot Acres	0.88	Full Baths	4
Lot Area	38,333	Half Baths	1
Basement Type	MLS: Concrete Perimeter	Fireplaces	2
Building Sq Ft	4,502	Garage Type	Built-In
Stories	2	Garage Sq Ft	912
Bedrooms	MLS: 4	Year Built	1993
Total Baths	5	County Use Code	Resbuildingprimary
MLS Total Baths	5	Land Use	Residential (NEC)

LISTING INFORMATION

MLS Listing Number	9991988	MLS Status Change Date	01/29/2013
MLS Status	Closed	Closing Date	01/29/2013
MLS Area	09 - PARK MEADOWS	Closing Price	$1,325,000
Listing Date	03/21/2012	Listing Agent Name	01345-Will Lange
Current Listing Price	$1,550,000	Listing Broker Name	BHHS UTAH PROPERTIES - SV
Days on Market	289	Selling Agent Name	01107-Aj Johnson
Original Listing Price	$1,699,000	Selling Broker Name	SUMMIT SOTHEBYS INTL - DEERVAL

Willow Ranch Plat/CC&Rs

Account 0289466 Viewing Doc Building

- Primary
- Manufactured Housing

Building Information

Property Code RESIDENTIAL PRIMARY	Building Status % 0
Living Area 4502	Year Built 1993
Basement Area 0	Attached/Built-in Garage Area 912
No. Full Baths 4	No. Half Baths 1
No. Designer Bathrooms 0	

Source: Summit County Tax Assessor

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. 1992 LMC 15.4.1 (b)

Willow Ranch is a unique subdivision - the specific 45-ft. side setbacks and 40-ft. rear setback illustrated on Lot 4 and the maximum building size of 4,400 sq. ft. shown on the Subdivision Plat are self-imposed, City-approved and supersede the Estate District setbacks of 30 feet and the associated exceptions in the Code.

In 1993, the City approved the developer's self-imposed restrictions as illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs.

Any Improvements outside the "Limits of Disturbance Area" as defined by the Plat setbacks or in excees of 4,400 sq. ft. requires a variance/Plat amendment due only to "hardship", with unanimous consent by the HOA Committee and City approval. The City Council is the only entity authorized to do so!

Permitting Process - Lot 4 Sauna

Questions: Did the Lot 4 Owner, Builder and/or the HOA ever provide the City with complete, accurate and full disclosure of:

- a certified total square footage of the existing and proposed buildings;
- the operative setbacks and "Limits of Disturbance Area" according to the Subdivision Plat and CC&Rs;
- the City Council's required involvement to modify any Plat restrictions?

And, did the Owner/HOA, as required by CC&Rs - Article III Section 3.2 c, ever represent to the City that the sauna plan complied with conditions imposed by the Declaration of CC&Rs, including the Subdivision Plat?

> c. Review. Within 15 days from receipt of a complete submission, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The

If any answer is NO, it may be cause for a City Council call-up and further review of the representations and permitting process?

Permitting Process - Lot 4 Sauna

Sauna Building Permit # 21-940 was issued August 9, 2021:

- Without receiving accurate Site Plan illustrating Plat setbacks (LODA)
- Without Applicant's request or HOA/City determination of a "hardship"
- Without receipt of HOA Certificate of Approval, (Not provided pursuant to GRAMA.)
  (In 2020, the City required builder of Permit TEMP 20-1383 to provide a letter of Approval from the McLeod Creek HOA as opposed to the Willow Ranch HOA – undetermined if Willow Ranch letter was ever provided)
- Without resolution of 4,400 sq. ft. maximum building size. - Public records indicate buildings are approximately 775 sq. ft. over maximum permitted.
- Without Council Plat Amendment - Setbacks/"Limits of Disturbance Area"

Was Ms. Wasden's knowledge of the Plat restriction regarding "Limits of Disturbance", as mentioned in her 8/17/2020 email, ever conveyed to the new General Contractor (Owner) or noted in the Plan Review Report? Was it copied to or discussed with other staff members (Ms. Kaufman) or investigated by anyone?

Was the process a total disregard by the City of the No.1 Note of the Plat ?

Under what authority is City staff, department heads or Planning Commission permitted to disregard or unilaterally modify any restrictions on a recorded Plat and issue a Building Permit?

Thank you for your attention.
We are available for questions and further discussion.
Bob Theobald and Frode Jensen

Unpermitted Pickleball Court

Willow Ranch Subdivision - Lot 3

Estate District/Sensitive Lands Overlay

Issues – Impacts – Objections

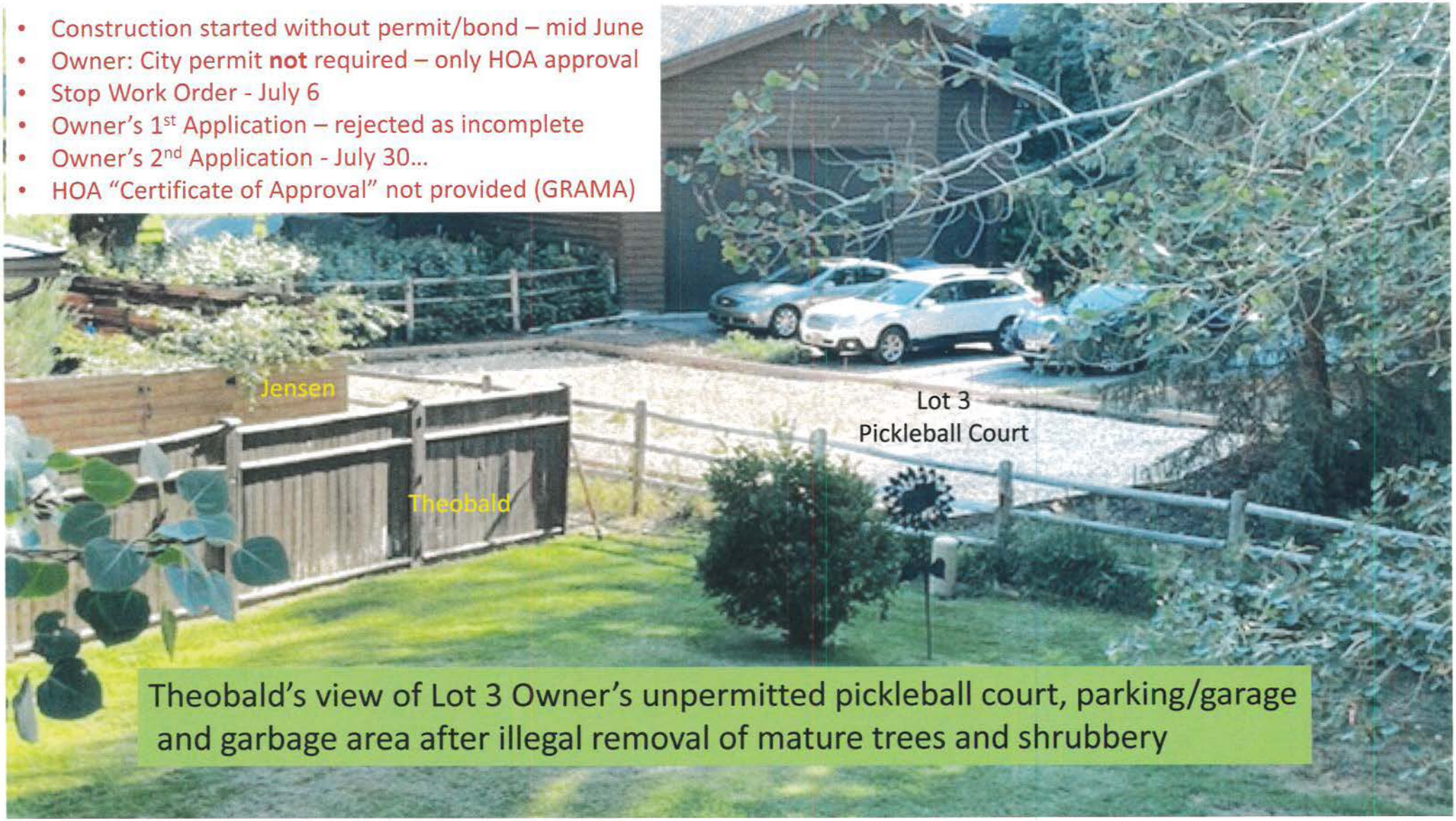
Prepared by Bob Theobald/Frode Jensen

Prepared August 8, 2021

Revised September 7, 2021

Several live links are provided to the PC Land Management Code

- Construction started without permit/bond – mid June
- Owner: City permit **not** required – only HOA approval
- Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30…
- HOA "Certificate of Approval" not provided (GRAMA)



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Owner's 2nd Permit Application
July 30th 2021
2 Pages

- Park City Building Permit – Standard Application Form
- Site Plan – (Misleading and Incomplete)

HOA "Certificate of Approval" Not Provided (GRAMA)

Park City
Building Permit

Application Accepted Date: 07/30/2021
Type of Improvement: Grading/Landscaping
Description: Permit to install a post tension pickle ball court

Bldg. Address: 2732 MEADOW CREEK DR
City: Park City State: UT Zip: 84060
Subdivision: Willow Ranch Sub. Phase:
Block: Lot #: 3 Parcel #: WLR-3
Property Owner: JONES STANTON D & NANCY H/W (JT)
City: PARK CITY State: UT Zip: 84098
Permit Contact: Jeremy Pendleton P:(801) 859-7152
Email: office@pendletonlandscape.com

CONTACT INFORMATION

Design Professional: Jeremy Pendleton

General Contractor: Pendleton Landscape
License #: 10740866-5501 P: (801) 518-6228
Address: 1656 E Red Tree Court
City: Draper State: UT Zip: 84020
Email: office@pendletonlandscape.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

Const. Material: Concrete # of Units: 0

Construction Valuation	$	[redacted]
Electrical Valuation	$	0.00
Plumbing Valuation	$	0.00
Mechanical Valuation	$	0.00

PERMIT FEES

Grading Permit Fee	$	[redacted]
Total Fees:	$	[redacted]

APPROVALS	DATE	INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.	0	0	0	0
Actual:	0	0	0	0

APPLICATION NUMBER: PLAN21-981

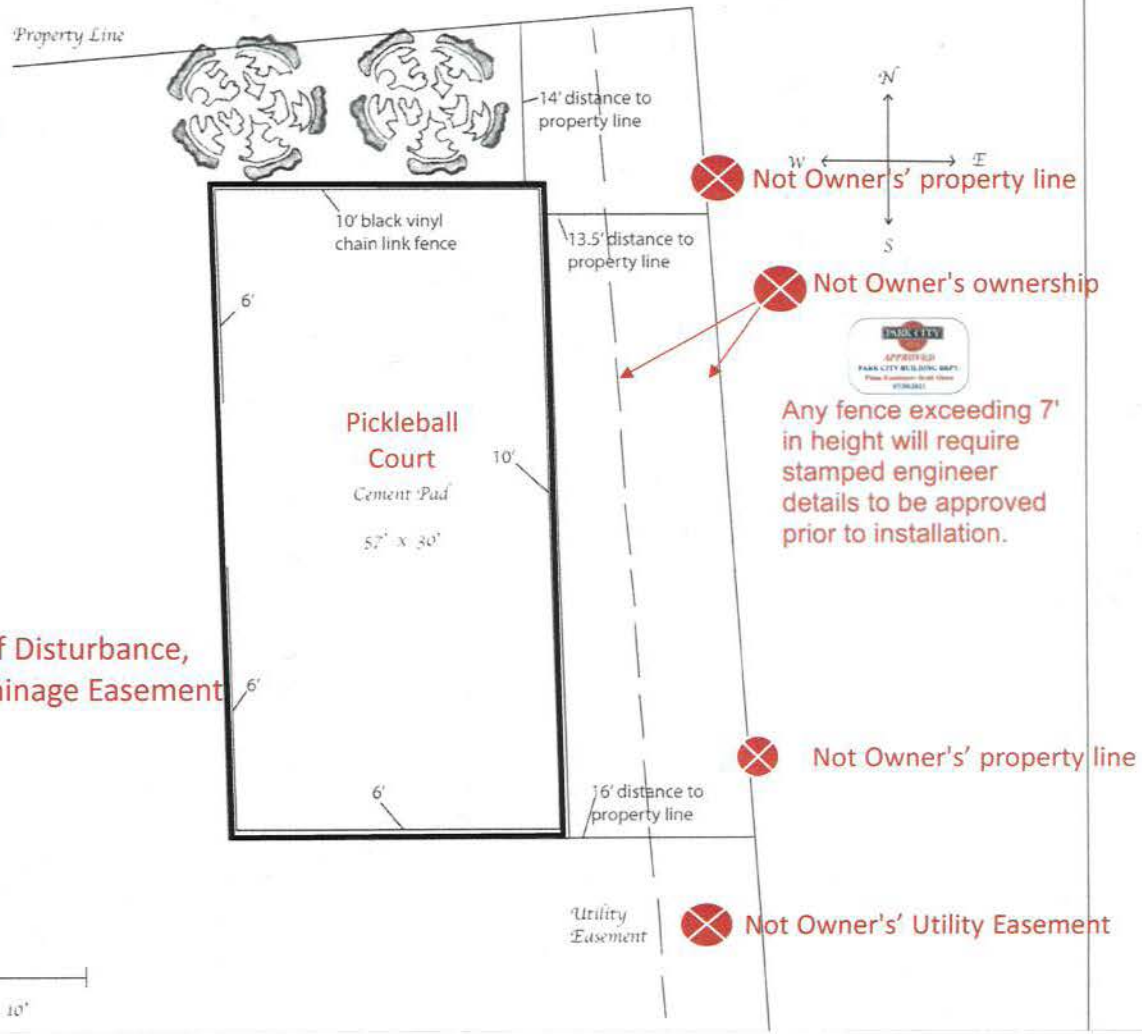
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the

DRAFT

Jones Residence
2732 Meadow Creek Dr
Park City, UT

Applicant's Site Plan

PENDLETON landscape



Overlays provided by Theobald/Jensen

Misleading/False

Not Owner's' property line

Not Owner's ownership

Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.

Not shown: Limits of Disturbance, 40' Setbacks, 10' Drainage Easement

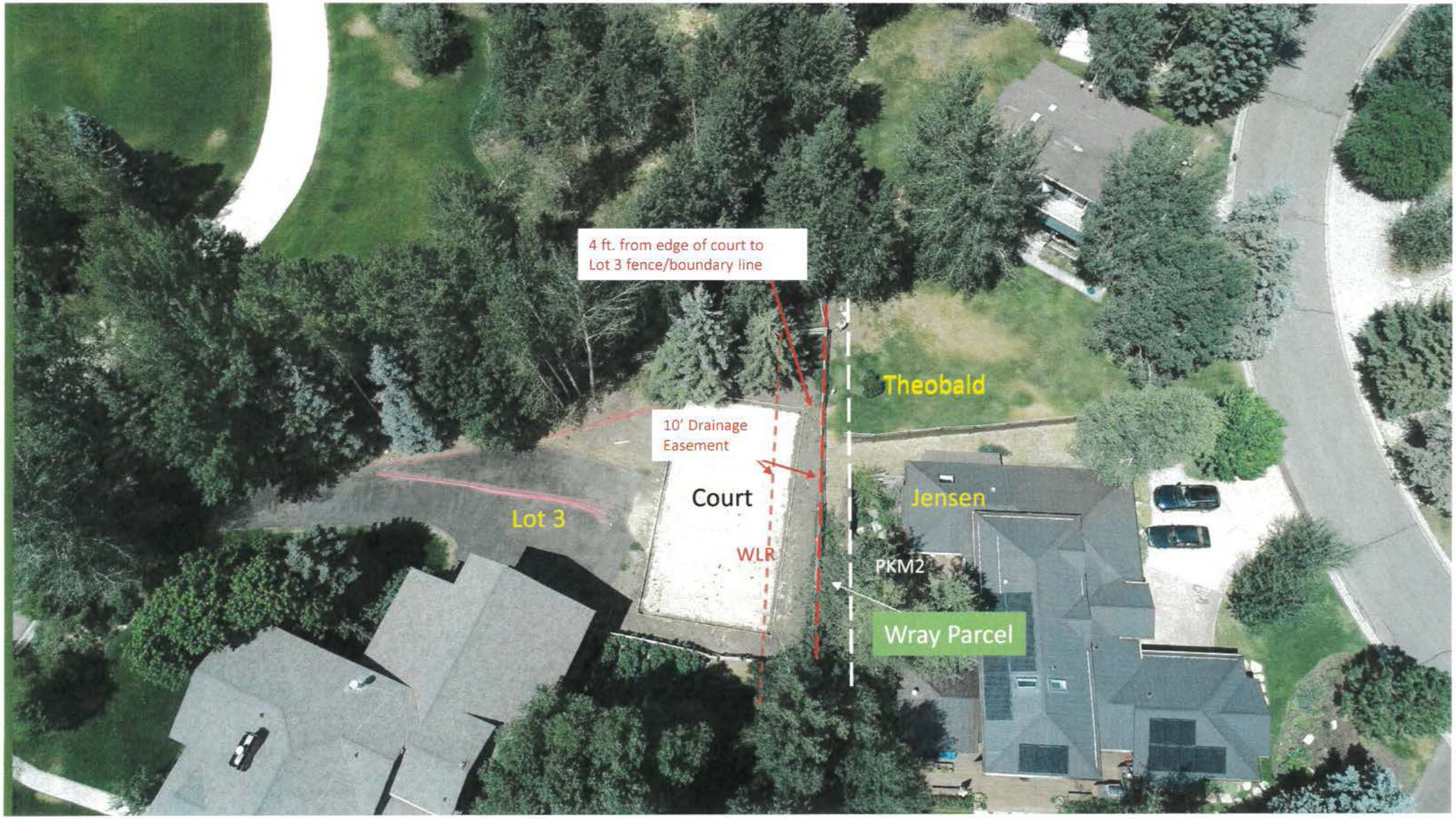
Not Owner's' property line

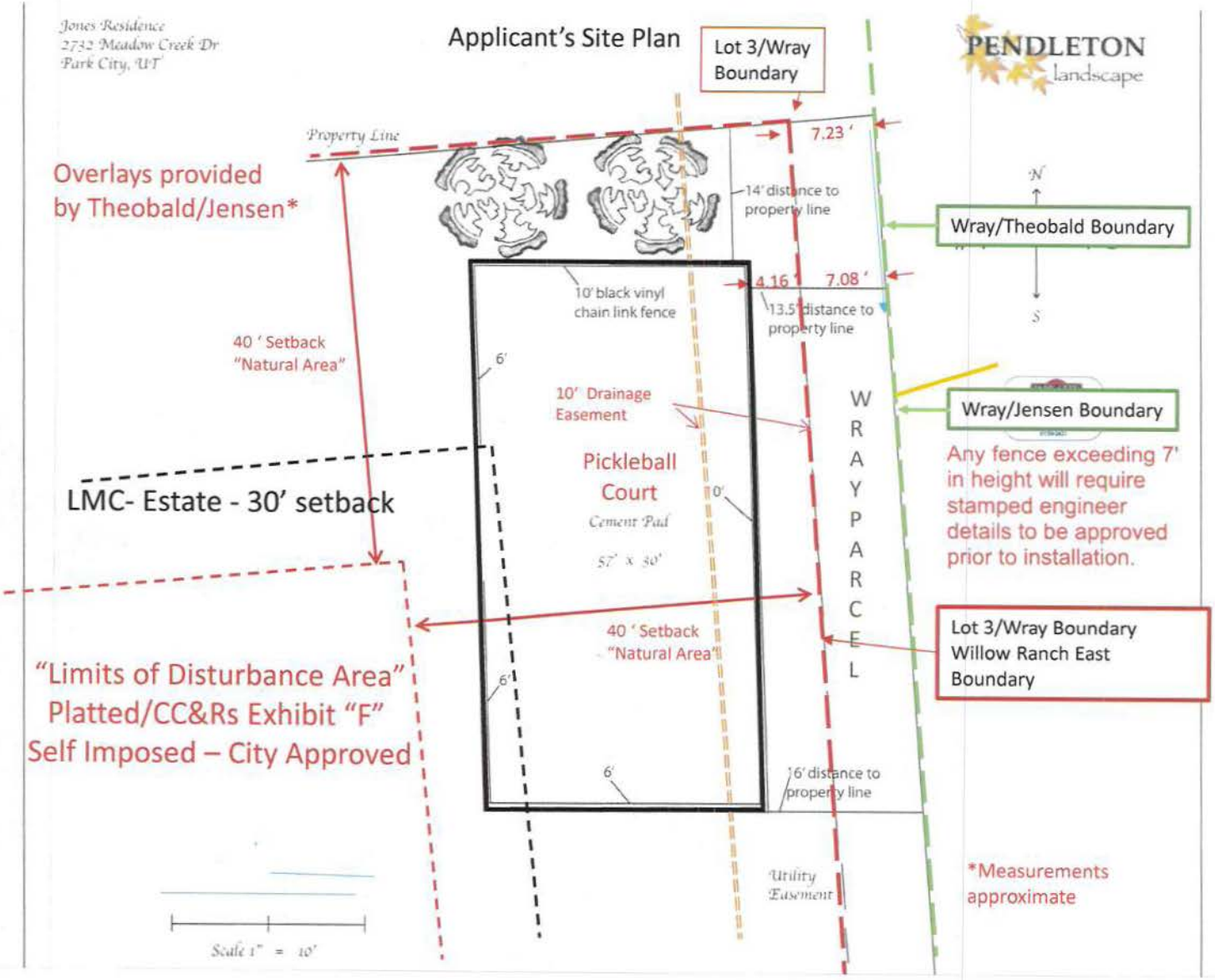
Not Owner's' Utility Easement



SUMMIT COUNTY TAX PARCEL MAP

WRAY "Sliver" PARCEL - PCA-2-2100-B
Separating Willow Ranch Lot 3 and
Park Meadows No 2 (Theobald/Jensen)


4 ft. from edge of court to
Lot 3 fence/boundary line
Theobald
10' Drainage
Easement
Court
Jensen
Lot 3
WLR
PKM2
Wray Parcel


Jones Residence
2732 Meadow Creek Dr
Park City, UT
Applicant's Site Plan
Lot 3/Wray Boundary
PENDLETON landscape
Property Line
7.23 '
14' distance to property line
Overlays provided by Theobald/Jensen*
N
Wray/Theobald Boundary
S
4.16 '
7.08 '
10' black vinyl chain link fence
13.5' distance to property line
40 ' Setback "Natural Area"
6'
10' Drainage Easement
Wray/Jensen Boundary
Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.
Pickleball Court
Cement Pad
57' x 30'
0'
LMC- Estate - 30' setback
WRAY PARCEL
40 ' Setback "Natural Area"
Lot 3/Wray Boundary Willow Ranch East Boundary
"Limits of Disturbance Area" Platted/CC&Rs Exhibit "F" Self Imposed – City Approved
6'
6'
6' distance to property line
Utility Easement
*Measurements approximate
Scale 1" = 10'

Owner's 2nd Permit Application
July 30th 2021

Permit Denied August 18, 2021

Planning Department
Advised Owner to Re-apply

Conditional Use Permit
Private Recreation Facility

Park City Land Management Code

An application to build a pickleball court on the already excavated site on Lot 3 in the Willow Ranch Subdivision **cannot be approved** under the Land Management Code (Code) as an Allowed Use or a Conditional Use.

- Development of Improvements in the Estate District is permitted for certain enumerated Allowed Uses, including Accessory Uses. Section 15-2.10-2.A. and 15-2.10-2.A.11.

- There is **no Allowed Use** which covers a pickleball court in the Estate District. Section 15-2.10-2.A.

- Accessory Uses are permitted Allowed Uses in the Estate District, but **a pickleball court is not an Accessory Use**. Section 15-2.10-2.A.11.

Park City Land Management Code

- A pickleball court is a **Private Recreation Facility** which is a Conditional Use in the Estate District. Section 15-2.10-2.B.19.

- Under the Code, the City **shall not** issue a Conditional Use permit if the application violates any requirement of the Code. Section 15-1-10.D.1.

- The excavated pickleball site **violates** the 30 foot required side and rear setbacks in the Estate District. Section 15-2.10-3.C., E., and F.

- There is **no exception** to the 30 foot required side and rear setbacks for a Private Recreation Facility (including a pickleball court) in the Estate District. Section 15-2.10-3. E., and F.

Park City Land Management Code

- The excavated pickleball site **violates** the self-imposed, City-approved, 40-foot required side and rear setbacks in the Willow Ranch Subdivision Plat and the Willow Ranch CC&Rs.

- A Use which is not an Allowed Use or a permitted Conditional Use is a **Prohibited Use**. Section 15-2.10-2.C.

- **Therefore, the application cannot be approved.**

https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-2.10_Estate_(e)_District

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney.

In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

Willow Ranch Plat/CC&Rs

"Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions, and any other matters or conditions shown on the official Plat of the Willow Ranch Subdivision, which are incorporated into this Declaration by reference.

"Improvement" shall mean all structures and appurtenances of every type and kinds, including but not limited to buildings, Dwelling Units, garages, storage buildings, walkways, retaining walls, sprinklers, pipes, driveways, landscaping, pools, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

"Natural Area" shall mean the portion of any Lot that is outside of the Limits of Disturbance Area.

CC&Rs

Willow Ranch Plat/CC&Rs

"Limits of Disturbance Area" shall mean the area within each Lot which is the outer limit of the area which may be disturbed by construction activity. The maximum size of the Limits of Disturbance Area for each Lot is shown on Exhibit "F" to this Declaration. For an Equestrian Lot, the lawful creation and maintenance of ponds, diversions, canals and other irrigation structures and their appurtenances shall not be subjected to the Limits of Disturbance

BOOK 711 PAGE 512

057\23383.1A
02/17/93/10:54 am

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500

CC&Rs

6	C13	305.00'	90.33'	89.98'	N 08°28'26" W
1	C14	55.00'	34.02'	33.47'	S 26°39'25" W
2	C15	55.00'	31.48'	31.05'	N 49°44'25" W
1	C16	55.00'	24.81'	24.60'	S 66°08'36" W

NOTES:

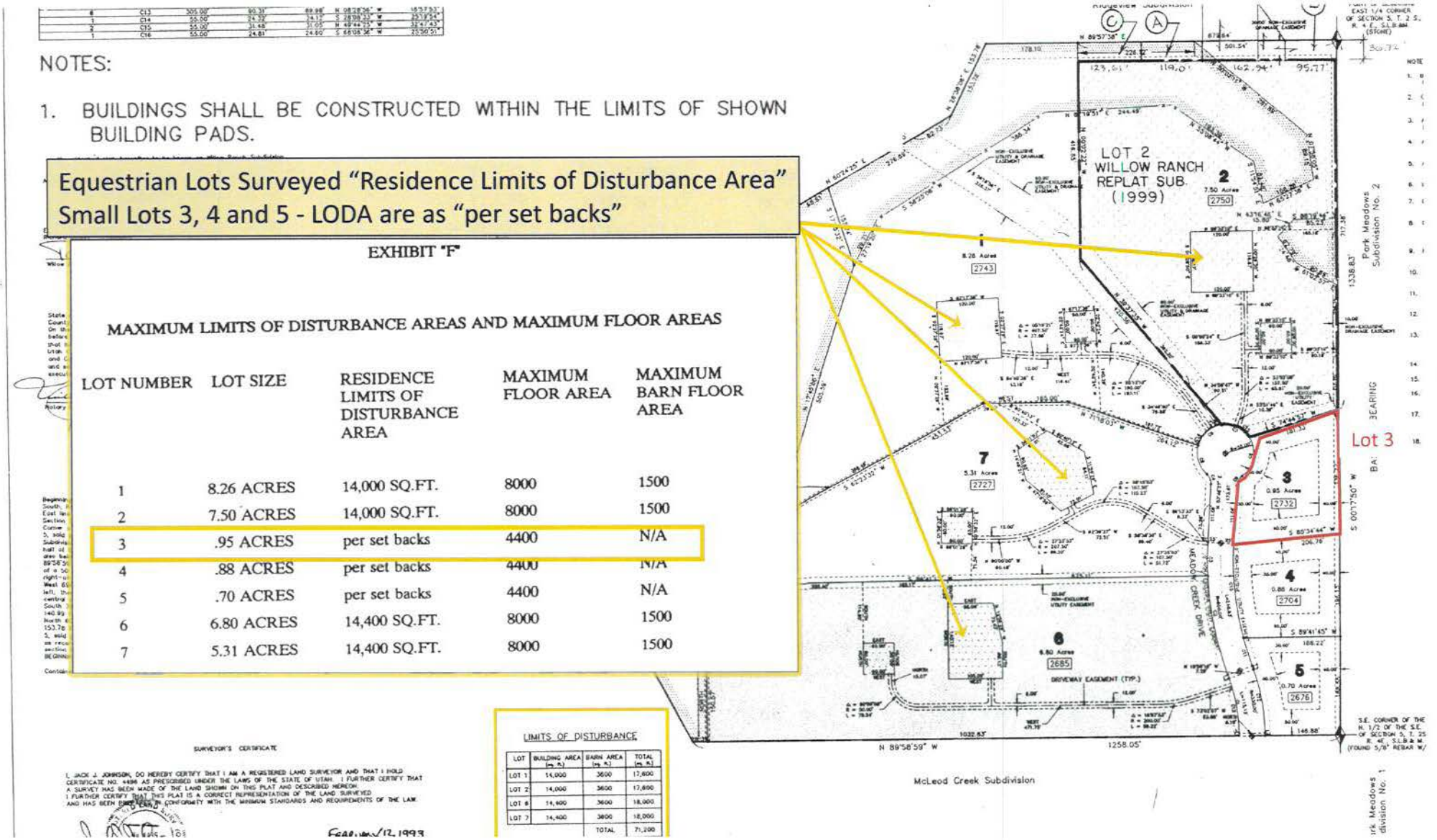
1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

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6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500



SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4698 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

February 12, 1999

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3800	18,000
		TOTAL	71,200

Willow Ranch Plat

NOTES:

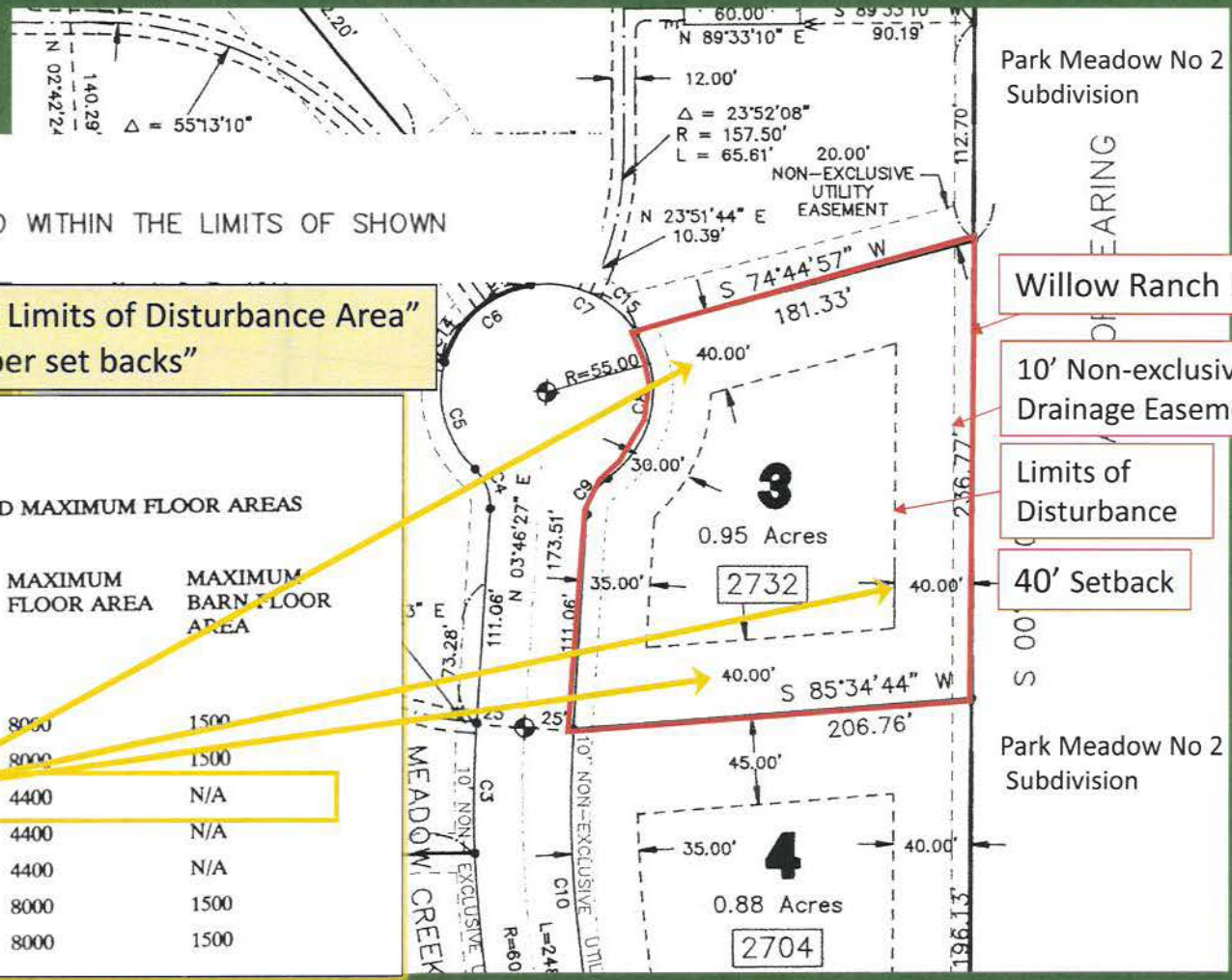
1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

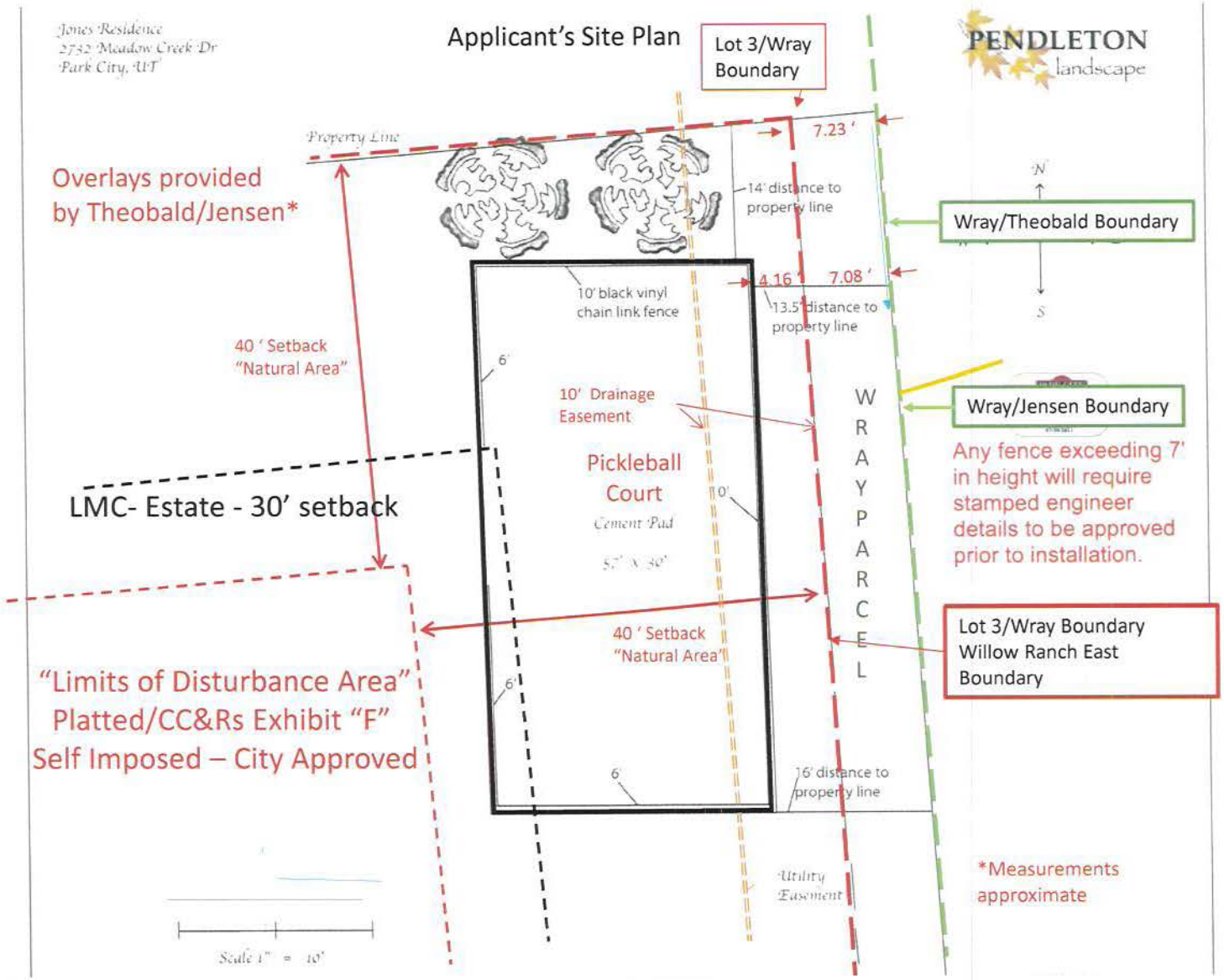
Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

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5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500




Jones Residence
2732 Meadow Creek Dr
Park City, UT
Applicant's Site Plan
Lot 3/Wray Boundary
PENDLETON landscape
Property Line
7.23 '
Overlays provided by Theobald/Jensen*
14' distance to property line
N
Wray/Theobald Boundary
10' black vinyl chain link fence
4.16 '
7.08 '
13.5' distance to property line
S
40 ' Setback "Natural Area"
6'
10' Drainage Easement
Wray/Jensen Boundary
Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.
Pickleball Court
Cement Pad
52' X 30'
LMC- Estate - 30' setback
10'
WRAY PARCEL
40 ' Setback "Natural Area"
Lot 3/Wray Boundary Willow Ranch East Boundary
"Limits of Disturbance Area" Platted/CC&Rs Exhibit "F" Self Imposed – City Approved
6'
6'
16' distance to property line
Utility Easement
*Measurements approximate
Scale 1" = 10'

Willow Ranch Plat/CC&Rs

3.2. Approval by Committee. No improvements of any kind, including without limitation the construction of any Dwelling Unit, garage, Accessory Dwelling Unit, Barn, out building, parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, poles, trampolines, satellite dishes or antenna, solar panels, or any other permanent structure may be constructed, installed, maintained or allowed to stand in the Subdivision without the prior written approval of the Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the prior written approval of the Committee. Approval of the Committee will be sought in the following manner: BOOK 711 PAGE 5

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

CC&Rs

Willow Ranch Plat/CC&Rs

6.5. <u>Dwelling Setback and Placement</u>. All portions of the Dwelling and any other Improvements are to be within the Limits of Disturbance Area or set backs designated (or revised by variance granted as per 3.3 hereof) for each Lot, and must also comply with the City's minimum front, rear and side yard setbacks.

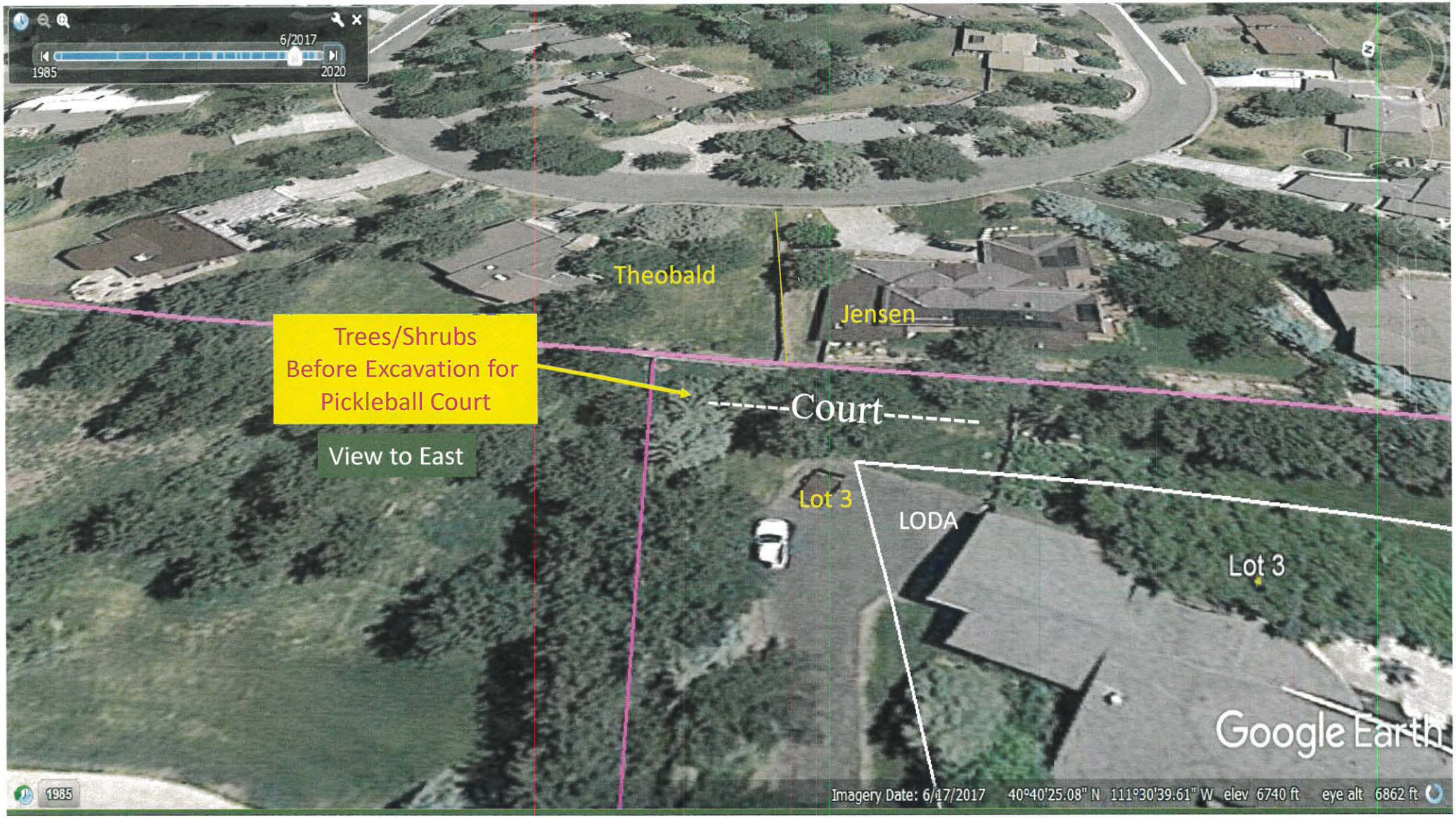
Neither Lot 3 Owner or the HOA Committee has provided any evidence of a "hardship", a complete/properly-reviewed site plan, or a vote with a "Certificate of Approval" to modify any Plat restriction. To the contrary, the HOA president and one other HOA member stated they were not sure if they (or the Committee) reviewed a site plan for a pickleball court – (in the "Native Area" outside the "Limits of Disturbance Area").

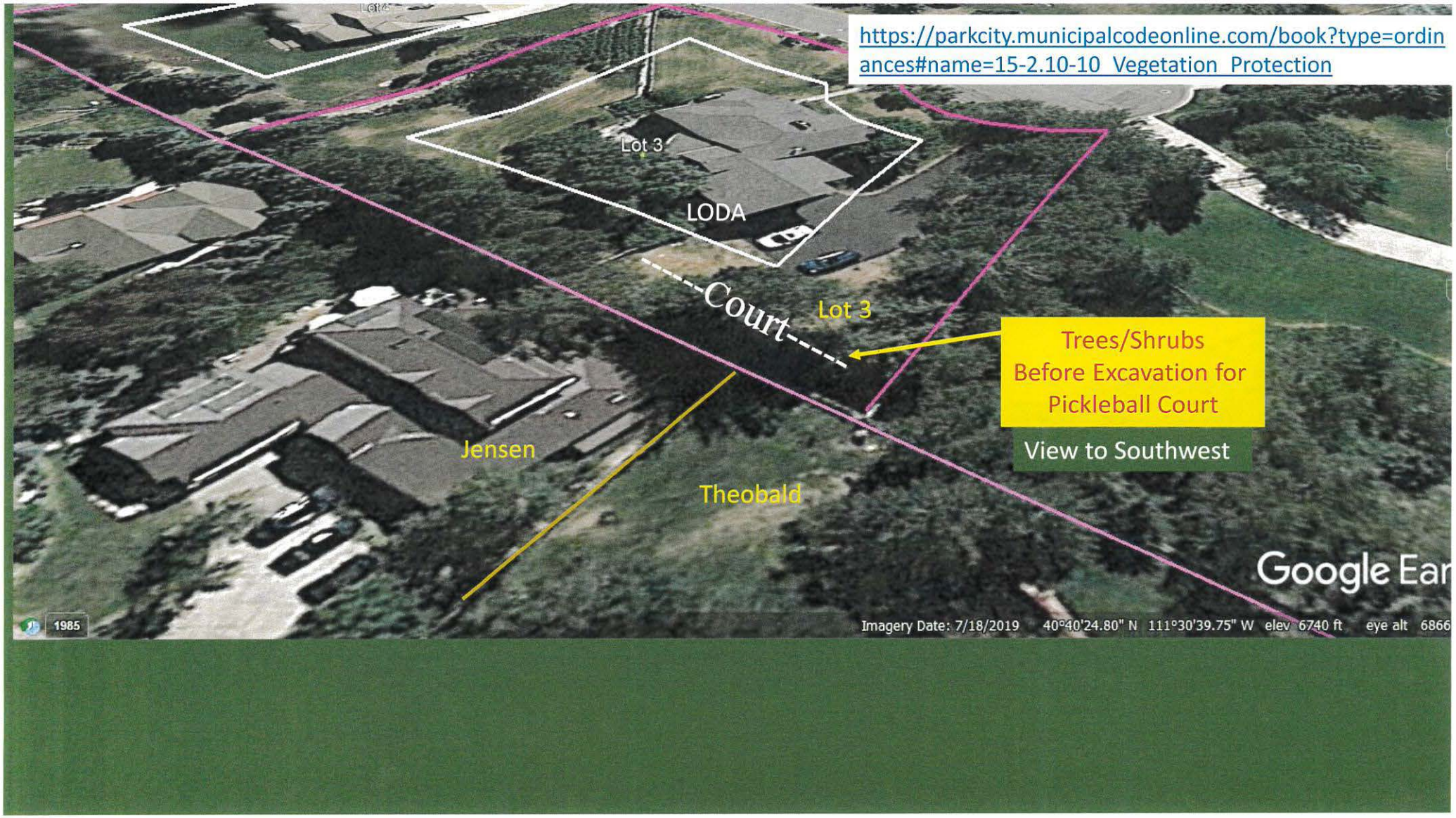
Owner/HOA Committee has not applied for a Variance or Plat amendment.

No Improvements can be legally constructed (on any Lot) outside the "Limits of Disturbance Area" without a Plat amendment… by City Council.

Lot 3 Pickleball Court

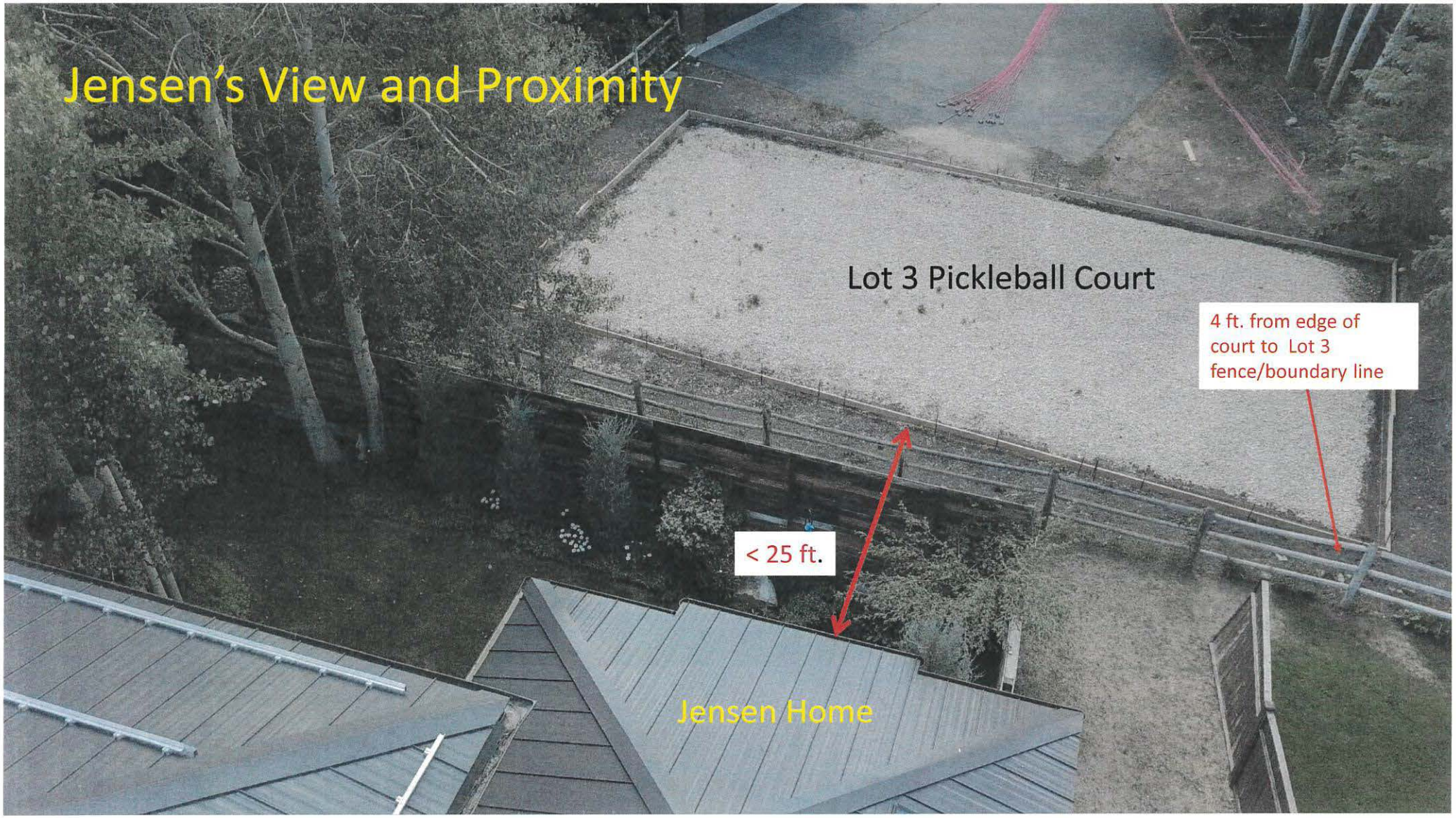
Visual and Noise Impacts
to
Neighbors and Wildlife


6/2017
1985
2020
Theobald
Jensen
Trees/Shrubs
Before Excavation for
Pickleball Court
View to East
-------Court-------
Lot 3
LODA
Lot 3
Google Earth
1985
Imagery Date: 6/17/2017 40°40'25.08" N 111°30'39.61" W elev 6740 ft eye alt 6862 ft


https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-2.10-10_Vegetation_Protection
Lot 3
LODA
Court
Lot 3
Trees/Shrubs
Before Excavation for
Pickleball Court
View to Southwest
Jensen
Theobald
Google Ear
1985
Imagery Date: 7/18/2019 40°40'24.80" N 111°30'39.75" W elev 6740 ft eye alt 6866



Jensen's view after removal of trees and shrubs


Jensen's View and Proximity
Lot 3 Pickleball Court
4 ft. from edge of court to Lot 3 fence/boundary line
< 25 ft.
Jensen Home

Willow Ranch Subdivision Amended Plat

Surveyed "Wildlife Corridors"

6	C13	305.00'	90.31'	89.98'	N 08°26'36" W	16°57'53"
1	C14	55.00'	24.32'	24.12'	S 28°08'33" W	25°19'54"
2	C15	55.00'	31.46'	31.05'	N 49°44'23" W	32°47'43"
1	C16	55.00'	24.81'	24.60'	S 68°08'36" W	25°50'51"

LINE	DIRECTION	DISTANCE
L1	S 00°00'00" E	6.09'
L2	N 19°56'16" W	7.29'
L3	S 19°59'16" E	7.29'
L4	N 00°00'00" E	6.10'

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into a public street and lots, together with easements as set forth on the attached plat, hereafter to be known as Willow Ranch Subdivision.

Also the owner hereby dedicates to Summit County, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Park City Municipal Corporation a non-exclusive easement over the utility and drainage easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 12th day of FEBRUARY, 1993.
Richard Dudley - President

Willow Ranch Development Inc., a Utah corporation

ACKNOWLEDGEMENT

State of Utah)
County of Summit)
On the 12th day of February, 1993 personally appeared before me, Richard Dudley, who, being by me duly sworn, did say that he is the President of Willow Ranch Development Inc., a Utah Corporation and that within and forgoing Owner's Dedication and Consent to Record, was signed on behalf of said Corporation and said Richard Dudley acknowledged to me that said Corporation executed the same.

My commission expires: 1/6/96
Notary Public

NOTARY PUBLIC
MIKI BRINGHURST
7972 Ave. Lake Drive
Salt Lake City, Utah 84121
My Commission Expires
June 1, 1996
STATE OF UTAH

LEGAL DESCRIPTION

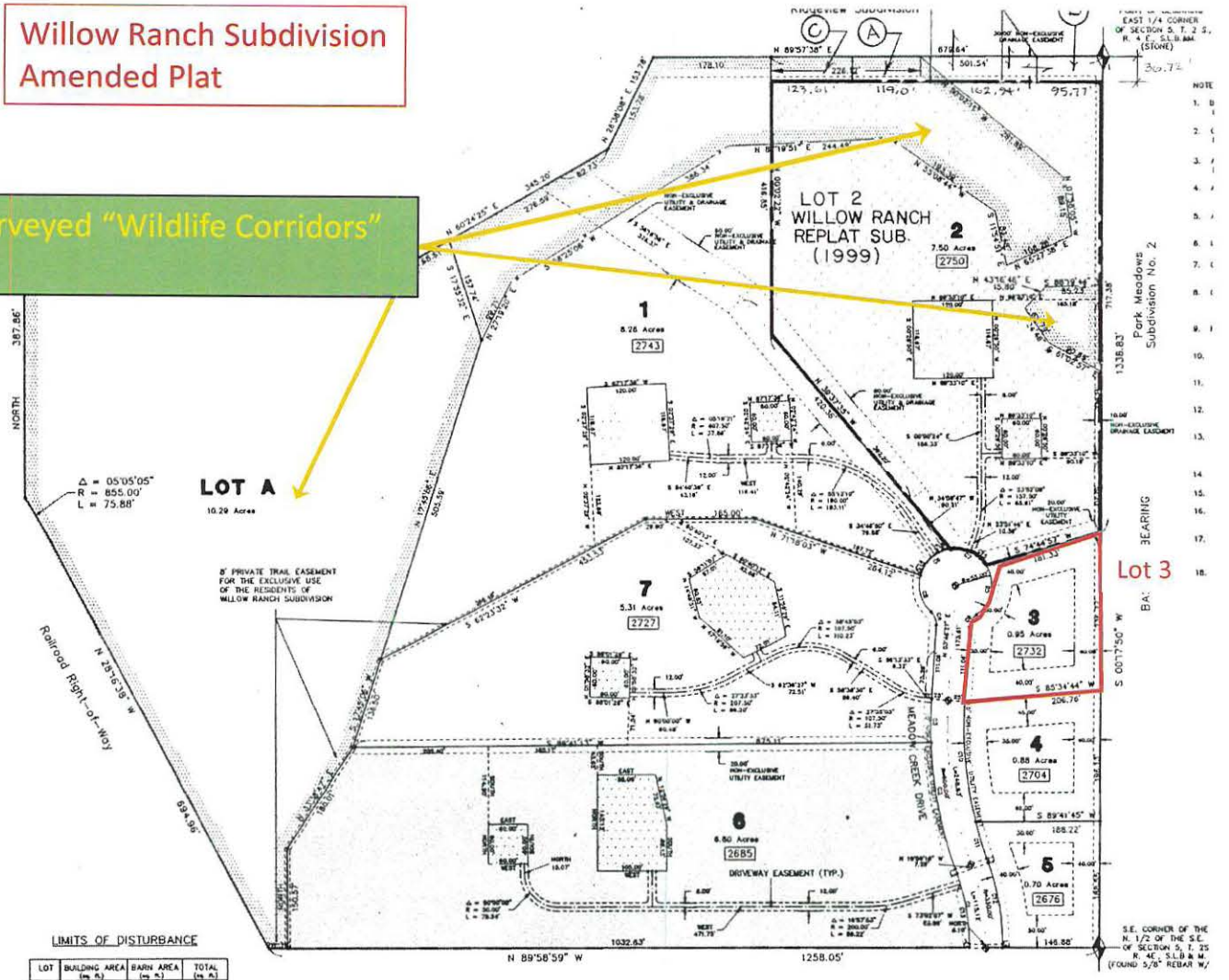
Beginning at the East Quarter Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the East line of the North half of the Southeast Quarter of said Section 5, South 00°17'50" West 1338.83 feet to the Southeast Corner of the North half of the Southeast Quarter of said Section 5, said point also being the Northeast Corner of McLeod Creek Subdivision as recorded; thence along the South line of the North half of the Southeast Quarter of said Section 5, said South line also being the North line of said McLeod Creek Subdivision, North 89°58'59" West 1258.05 feet to a point on the Easterly most line of a 50 foot wide railroad right-of-way; thence along said railroad right-of-way the following two (2) calls: 1) North 28°16'39" West 694.96 feet to a point of a 855.00 foot radius curve to the left; thence 2) along the arc of said curve 75.88 feet thru a central angle of 05°05'05"; thence North, 387.86 feet; thence South 79°53'25" East 262.94 feet; thence North 82°31'53" East 140.99 feet; thence South 88°02'27" East 185.69 feet; thence North 60°24'25" East 345.20 feet; thence North 26°38'08" East 153.78 feet to a point on the center section line of said Section 5, said point also being on the south line of Ridgeview Subdivision as recorded; thence North 89°57'38" East along said center section line and said subdivision line 679.84 feet to the POINT OF BEGINNING.

Contains: 41.48 acres of land, more or less.

SURVEYOR'S CERTIFICATE

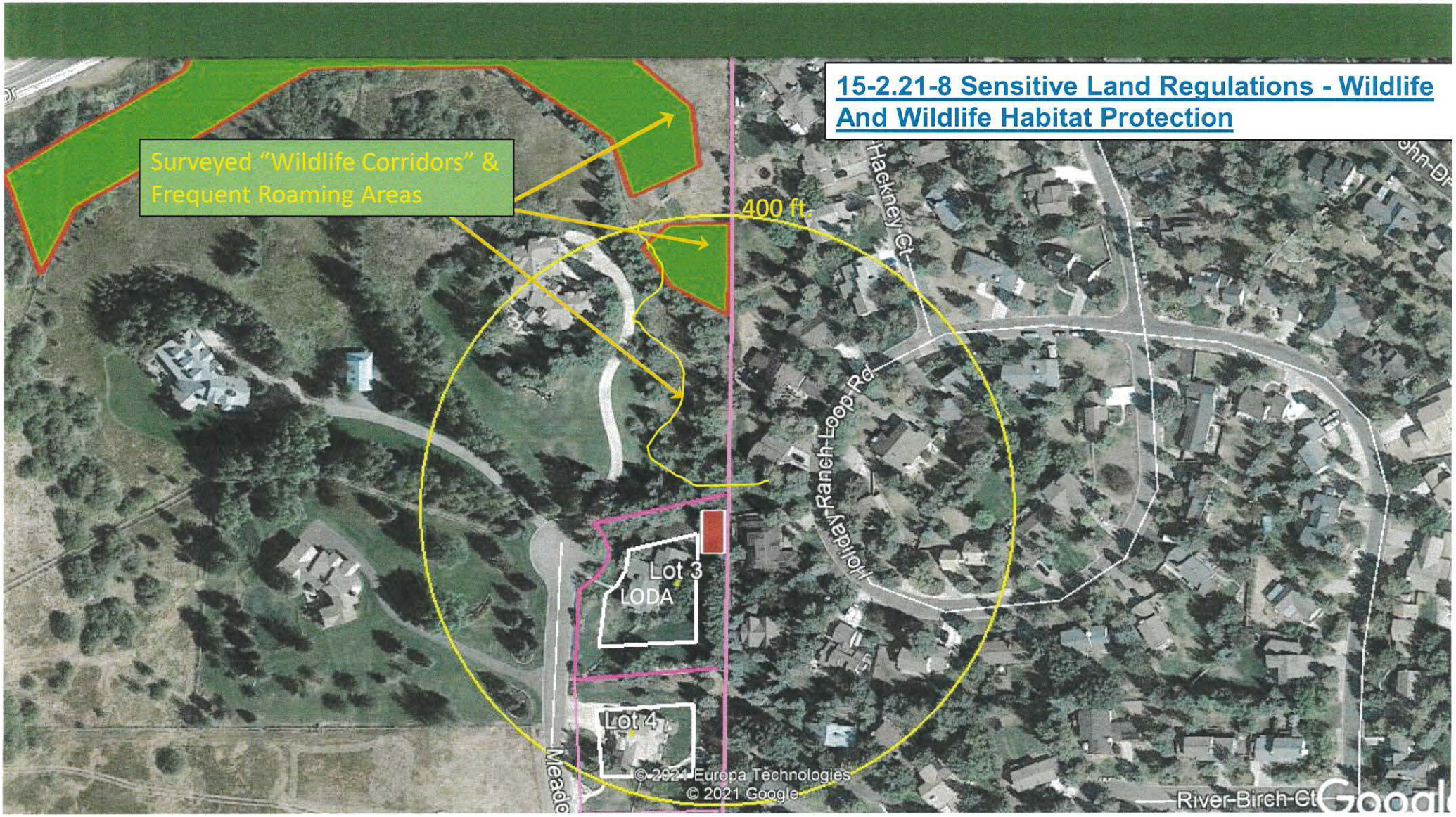
I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4496 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

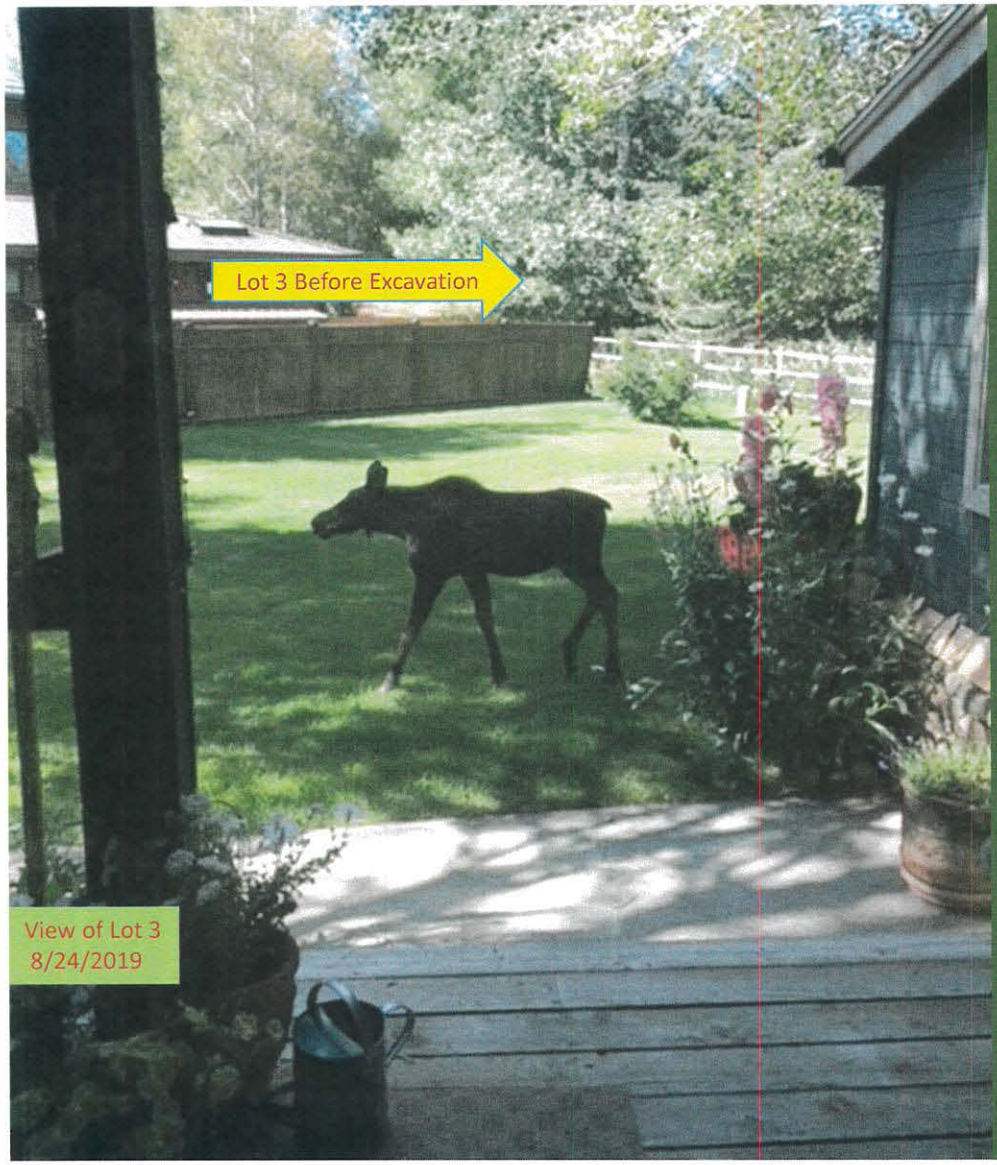
Date: February 12, 1993

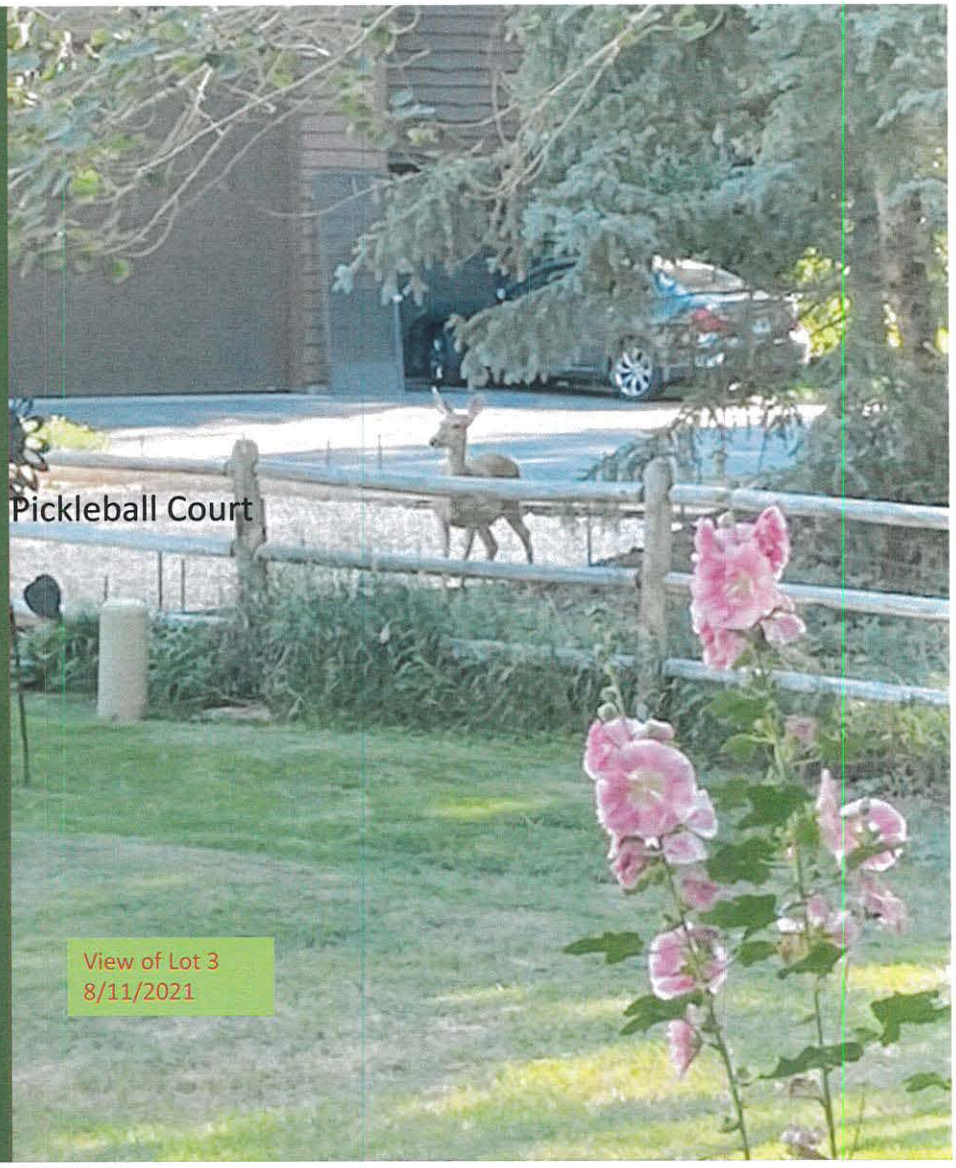


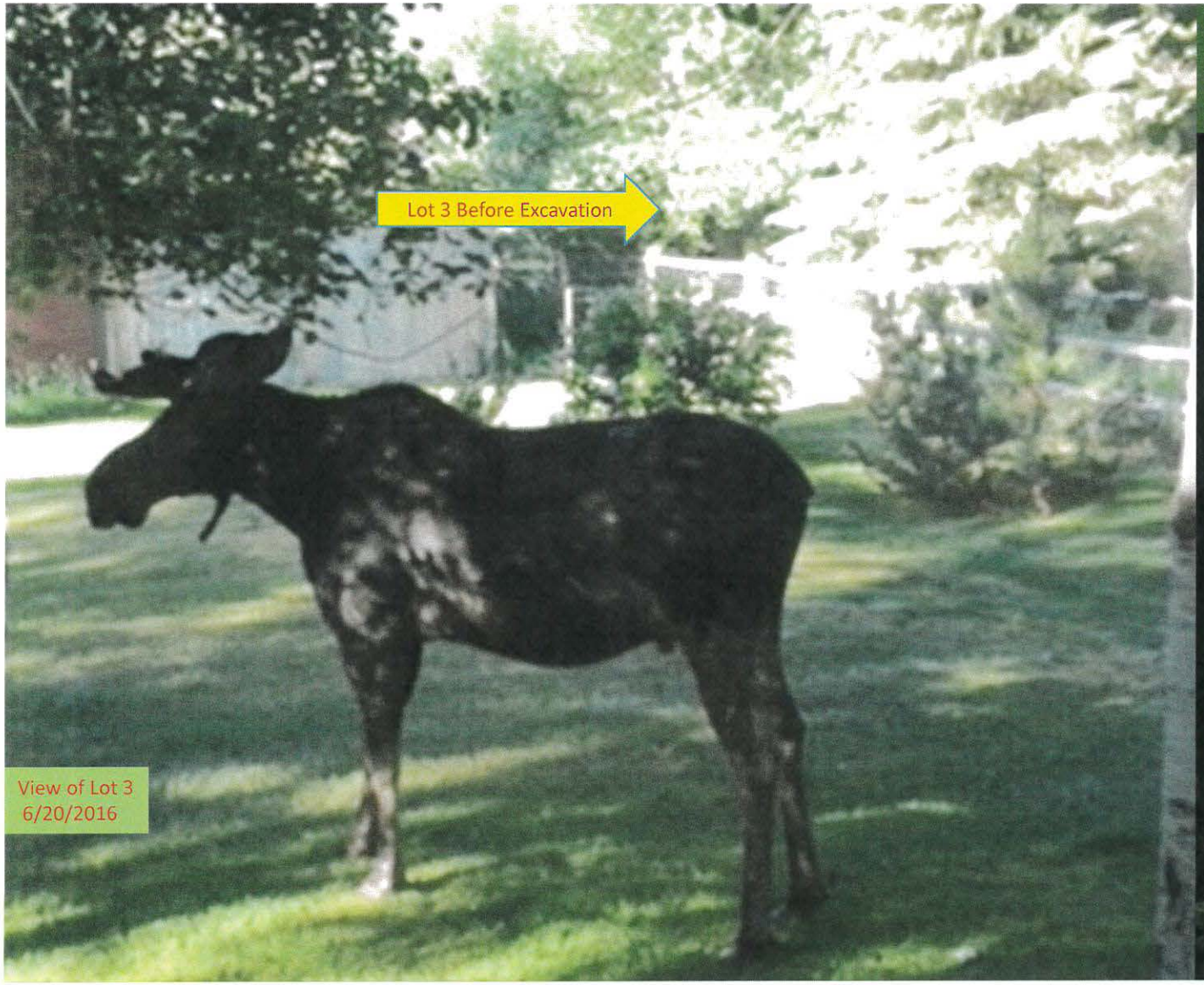
LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3600	18,000
		TOTAL	71,200


15-2.21-8 Sensitive Land Regulations - Wildlife And Wildlife Habitat Protection
Surveyed "Wildlife Corridors" & Frequent Roaming Areas
400 ft.
Hackney Ct
Holiday Ranch Loop Rd
Lot 3
LODA
Lot 4
Meado
River Birch Ct
© 2021 Europa Technologies
© 2021 Google


Lot 3 Before Excavation
View of Lot 3
8/24/2019

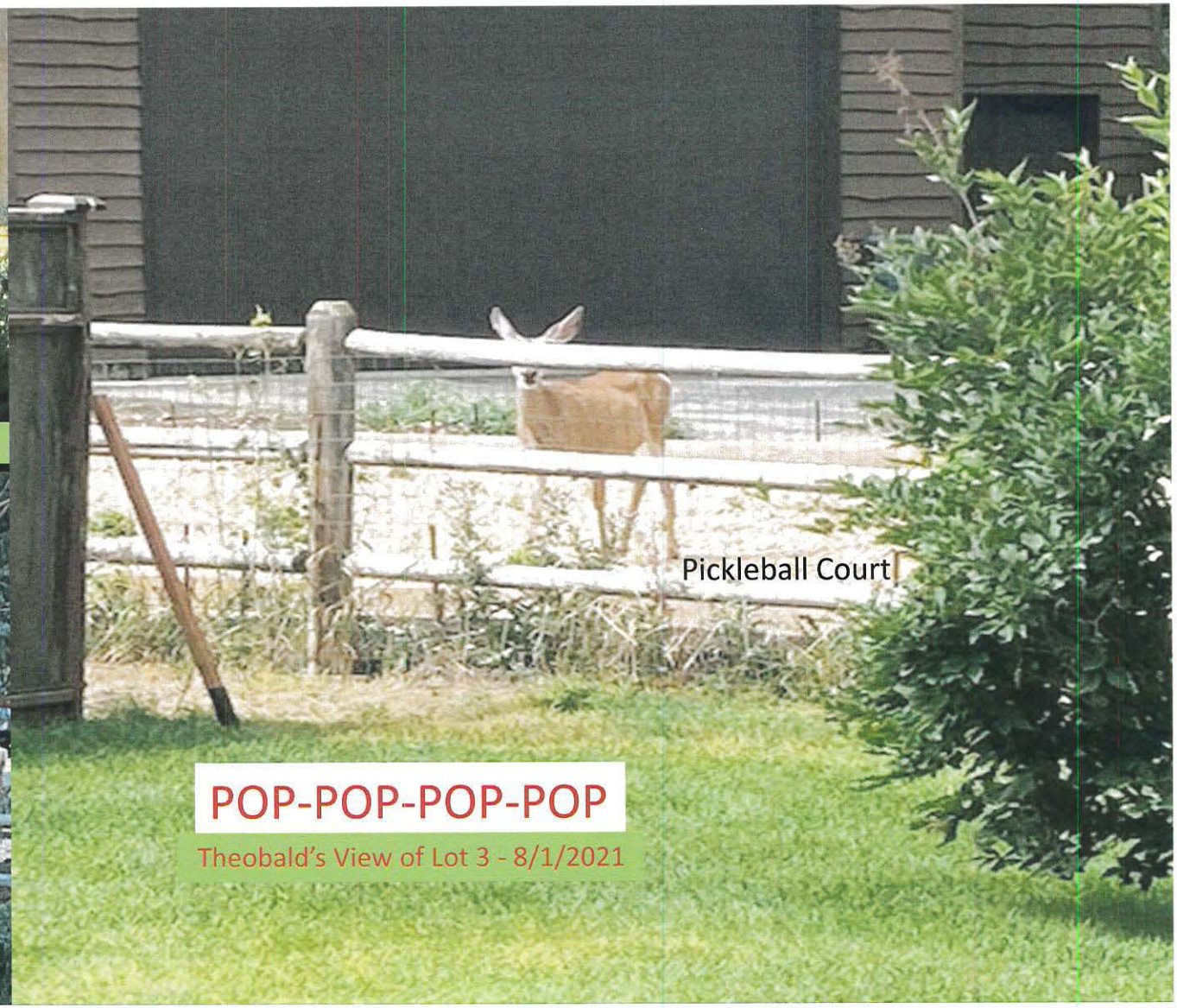

Pickleball Court
View of Lot 3
8/11/2021

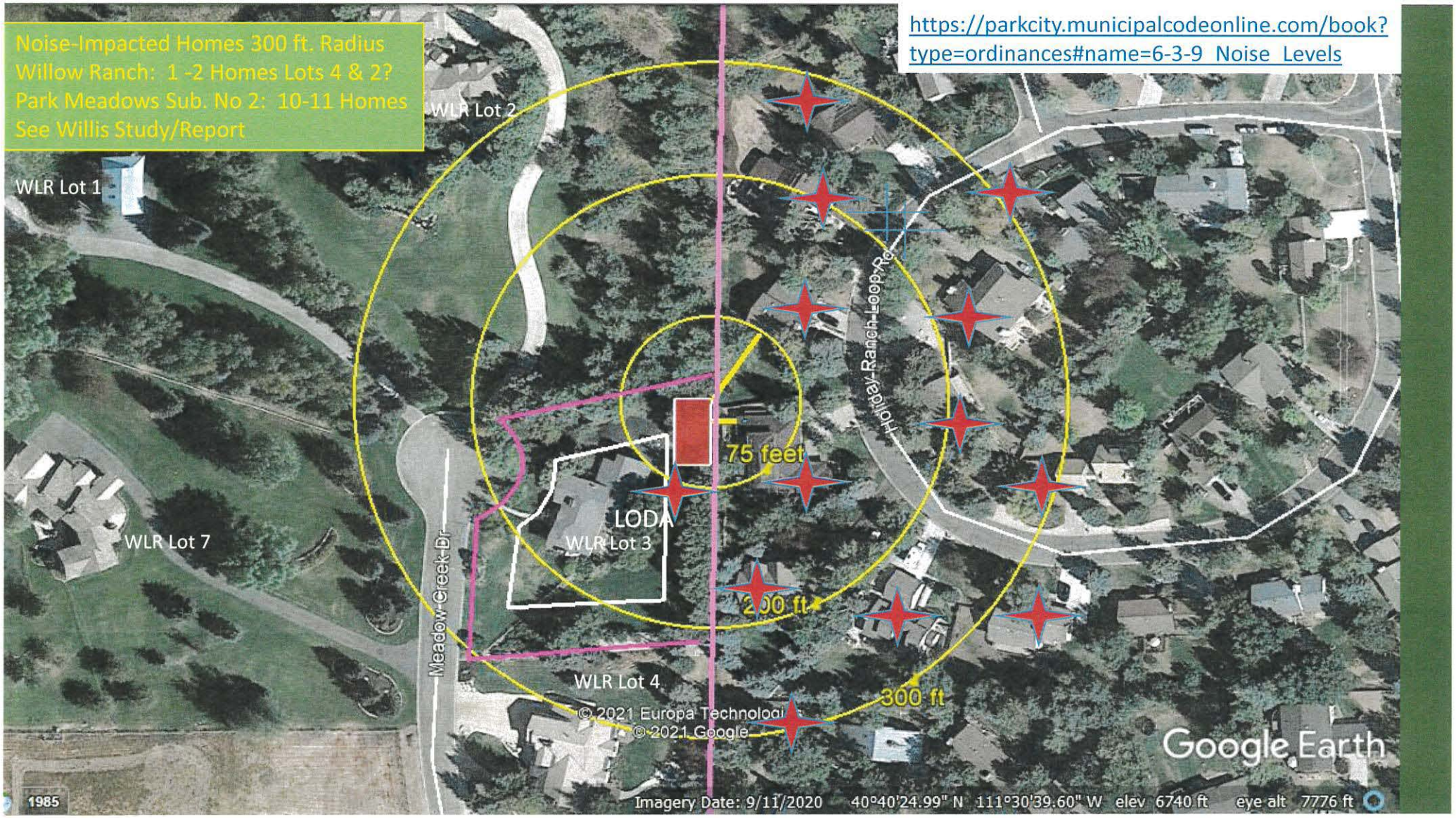

Lot 3 Before Excavation
View of Lot 3
6/20/2016


Lot 3 Before Excavation
View of Lot 3
8/24/2019


Two of four bucks
7/18/2021


Doe and 2 spotted fawns
Pickleball Court
View of Lot 3
8/11/2021


Pickleball Court
POP-POP-POP-POP
Theobald's View of Lot 3 - 8/1/2021

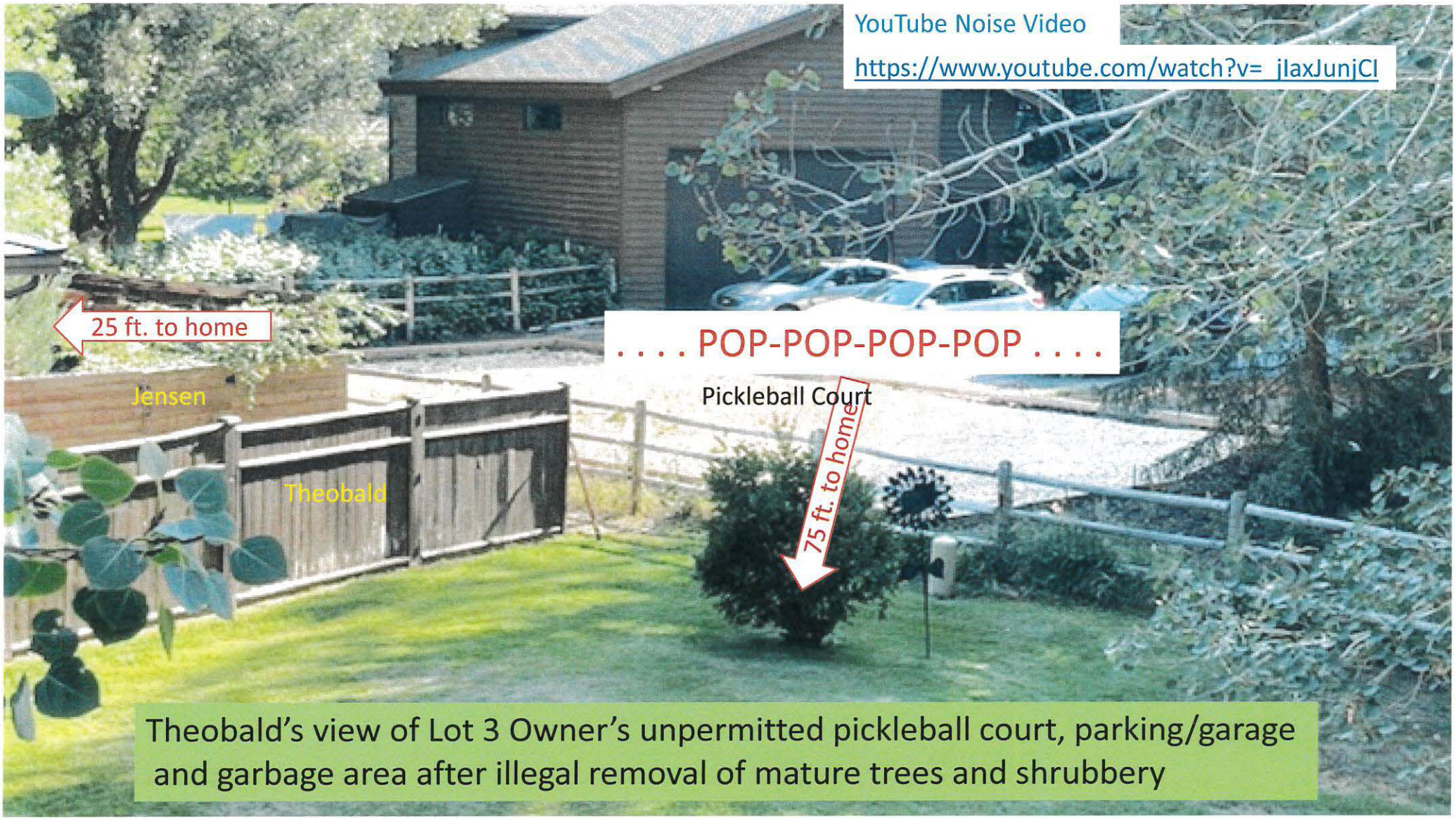

Noise-Impacted Homes 300 ft. Radius
Willow Ranch: 1 -2 Homes Lots 4 & 2?
Park Meadows Sub. No 2: 10-11 Homes
See Willis Study/Report
https://parkcity.municipalcodeonline.com/book?type=ordinances#name=6-3-9_Noise_Levels
WLR Lot 1
WLR Lot 2
WLR Lot 7
WLR Lot 3
WLR Lot 4
LODA
75 feet
200 ft
300 ft
Holiday Ranch Loop Rd
Meadow Creek Dr
© 2021 Europa Technologies
© 2021 Google
Google Earth
1985
Imagery Date: 9/11/2020 40°40'24.99" N 111°30'39.60" W elev 6740 ft eye alt 7776 ft

Willis Study and Report

Decibel levels exceeding limits imposed by local noise ordinances are regularly found in connection with pickleball play within 350 feet of homes. Noise abatement and mitigation measures should be adopted by developers and planning authorities for all courts located within this distance

Courts located within 75 feet of homes have been measured at decibel levels exceeding 80 dBA, which far exceed local noise ordinances, representing a high level of noise impact for the occupants of receiving properties. At this distance, courts will have a significant impact on quality of life for adjacent residents and will regularly produce noise complaints to facility operators and public officials. Experts have found that paddle impacts at this distance easily penetrate the interior of a home and prevent the quiet enjoyment of the residents' use of their living rooms, dining rooms, bedrooms, balconies, decks, patios, and other spaces used for dining, work, rest, sleep and other family activities requiring concentration, such as conversation and reading.

Accordingly, experts conclude that some potential backyard sites may simply be deemed so close to residences that noise concerns are impractical or impossible to abate or mitigate and construction at these sites should simply be prohibited.



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Summary:

- Construction started without permit/bond – mid June
- Owner claimed: City permit **not** required – only need HOA approval
- City issued Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30 -- Denied August 18
- HOA Certificate of Approval not provided (GRAMA)

- City advised Owner to re-apply - Conditional Use Permit (CUP) - ???

Question: Is the Applicant entitled to a Conditional Use Permit?

Answer: NO

- The Court is not an Allowed Use. It is a Private Recreation Facility which is a Conditional Use
- Neither is it a permissible Conditional Use since it violates the setbacks which all improvements are subject to.

15-7.3-1 Conformance To Applicable Rules And Regulations
C. SELF-IMPOSED RESTRICTIONS.

In addition, in 1993, the City approved the developer's self-imposed restrictions, as illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. Any Improvements outside the "Limits of Disturbance Area" requires a variance/Plat amendment due only to "hardship", with unanimous consent by the HOA Committee and City approval. The City Council is the only entity authorized to do so!

CITY ACTION ITEM

In mid-June, in preparation for a pickleball court, Owner removed **SIGNIFICANT VEGETATION** including stands of trees and shrubs, excavated and leveled more than 2,000 sq. ft. of earth, installed forms and gravel and was ready to pour concrete... all without a permit or bond.

Now, more than 10 weeks have passed while neighbors have been subjected to a noisy, dusty, weedy construction site with views of the bowels of Lot 3 Owner's home – parking, garage and garbage areas that were previously screened by trees and shrubbery.

The Owner's intentions to file for a CUP are uncertain. It is incumbent on the City to immediately demand a bond for restoration regardless of intentions…

And, set a deadline for Owner to submit Application or commence restoration!

Thank you for your attention... and action.

We are available for questions and further discussion.

Bob Theobald and Frode Jensen

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject:	Northstar Subdivision – Lot 1 Amended
Address:	1061 and 1063 Lowell Avenue
Application:	PL-21-04872
Author:	Makena Hawley, Planner II
Date:	September 22, 2021
Type of Item:	Administrative – Subdivision

Recommendations

Staff recommends the Planning Commission (1) review the requested Subdivision, (2) conduct a public hearing, and (3) consider forwarding a positive recommendation for City Council's consideration on October 28, 2021, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance (Exhibit A).

Description

Applicant:	Lowell Project, LLC Represented by Stacy Head and Hannah Tyler
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and recommendation and City Council review and action

Acronyms

CC&Rs	Covenants, Conditions, & Restrictions
CUP	Conditional Use Permit
HR-1	Historic Residential 1
LMC	Land Management Code

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

Background

On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The Lot is 0.44 acres or 19,484 square feet in area. The proposed Plat Amendment creates two (2) Lots of record from Lot 1.

The property is Lot 1 of the 1977 Northstar Subdivision (Exhibit B). On July 19, 1977, the *Declaration of Protective Covenants for the Northstar Subdivision* was recorded (Exhibit L). Section 7.4 of the Declaration prohibits further re-subdivision of Northstar

Lots. Section 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”

The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District (Exhibit M). In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision (Exhibit O). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

At some point, a deed was recorded with Summit County to bifurcate the existing platted lot with a Duplex into two Parcels, NR-1 and NR-1-A (Exhibit C). However, while a proposal to raze the Duplex and subdivide Northstar Lot 1 into four Single-Family Lots was reviewed by the Planning Commission in 2017, (Staff Report, p. 291; Minutes, p. 73), the application was later withdrawn, and the subdivision of Northstar Subdivision Lot 1 has not been approved by Park City Municipal Corporation.

On December 19, 2008, the Northstar Subdivision recorded a *Notice of Noncompliance with Protective Covenants* against Lot 1 for violation of 7.4 of the Declaration, which prohibited further subdivision of a Northstar Lot (Exhibit H). However, the parties reached a settlement which resulted in the removal of Lot 1 from the Homeowner Association and Declaration of the Northstar Subdivision. On January 14, 2010, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants*, removing the Lot from the Northstar Homeowner Association (Exhibit J).

Existing on the Lot is a 15-foot non-exclusive Access easement for Lots 1, 2, and parts of Lot 3 of the Northstar Subdivision.

Analysis

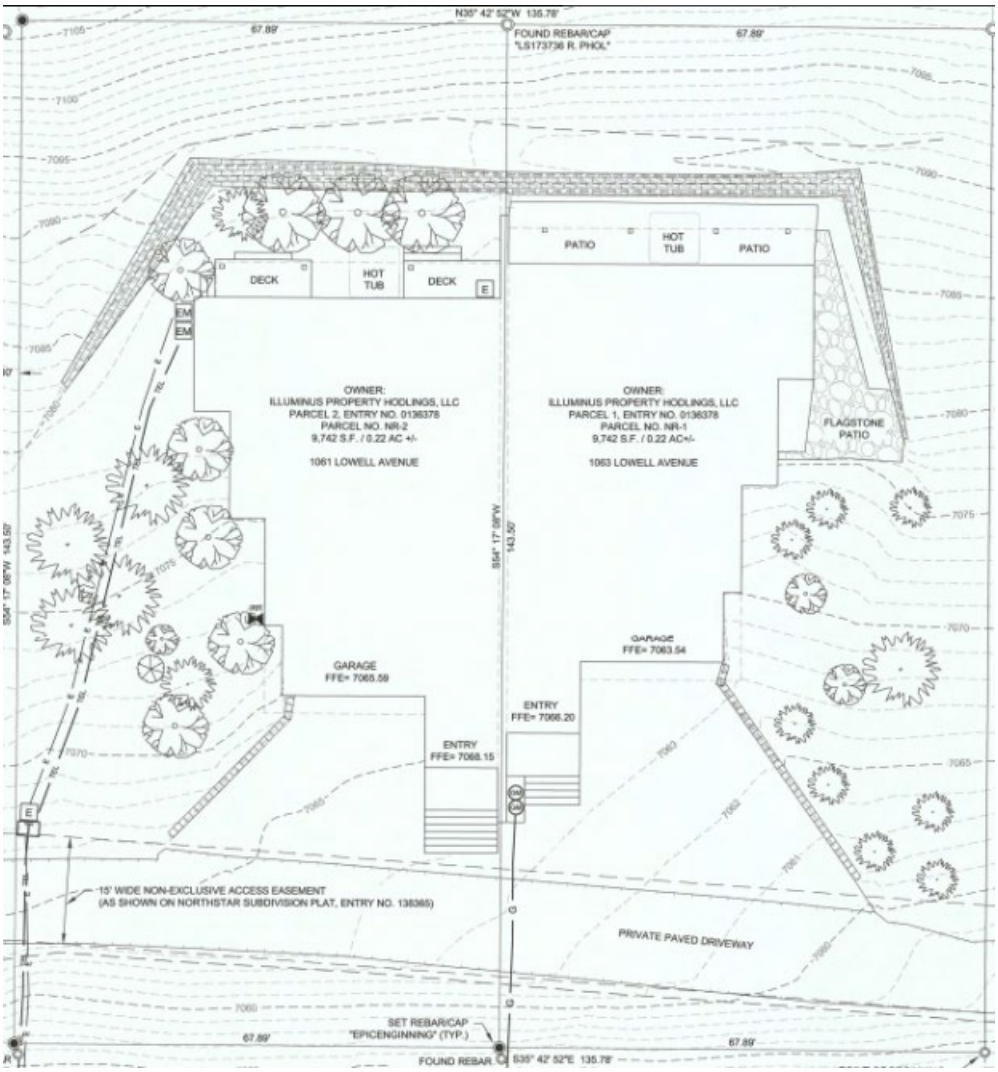
The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on Plat Amendments.

The proposed Northstar Subdivision – Lot 1 Amended complies with the purposes of the Historic Residential (HR-1) Zoning District.

The purpose of the Historic Residential HR-l District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Existing Conditions:



A Single-Family Dwelling is an Allowed Use in the HR-1 District and a Duplex is a Conditional Use (LMC § 15-2.2-2). The HR-1 regulations require a minimum Lot Area of 1,875 square feet for a Single-Family Dwelling and 3,750 square feet for a Duplex (LMC § 15-2.2-3). The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet. Approval of the proposed Plat Amendment would validate separate ownership of the existing Duplex or would allow the property owner to raze the Duplex to construct two Single-Family Dwellings – one on each Lot, or to raze the Duplex and construct two Duplexes – one on each Lot.

Both lots are proposed to be 143.5 feet in length and 67.89 feet in width and meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.

A Single-Family Dwelling requires a minimum of two (2) parking spaces per Dwelling, and a Duplex requires two parking spaces per Dwelling Unit, for a total of four (4) parking spaces (LMC § 15-3-6(A)). For any new development, the Lots are subject to the Historic District Design Review and there is the possibility future development will require a Steep Slope Conditional Use Permit per LMC § 15-2.2-6, subject to Planning Commission review and approval.

If the two (2) lots are approved the properties are subject to the following criteria outlined in LMC § 15-2.2-3:

LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

Good Cause

Good Cause is required for plat approval as stated in LMC § 15-7.1-3(B). 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 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 of Park City and furthering the health, safety, and welfare of the Park City community."

Good Cause can be found as new development would be held to HDDR standards thus encouraging construction of Historically compatible structures. The amendment would resolve the existing non-conforming use/structure and non-conforming deed line. Staff finds it keeps with preserving the character of the neighborhood.

The proposal to subdivide Lot 1 into two (2) Lots meets LMC Chapter 15-2.2 HR-1 requirements. New development must meet Historic District Design Review standards, thus encouraging construction of Historically compatible structures.

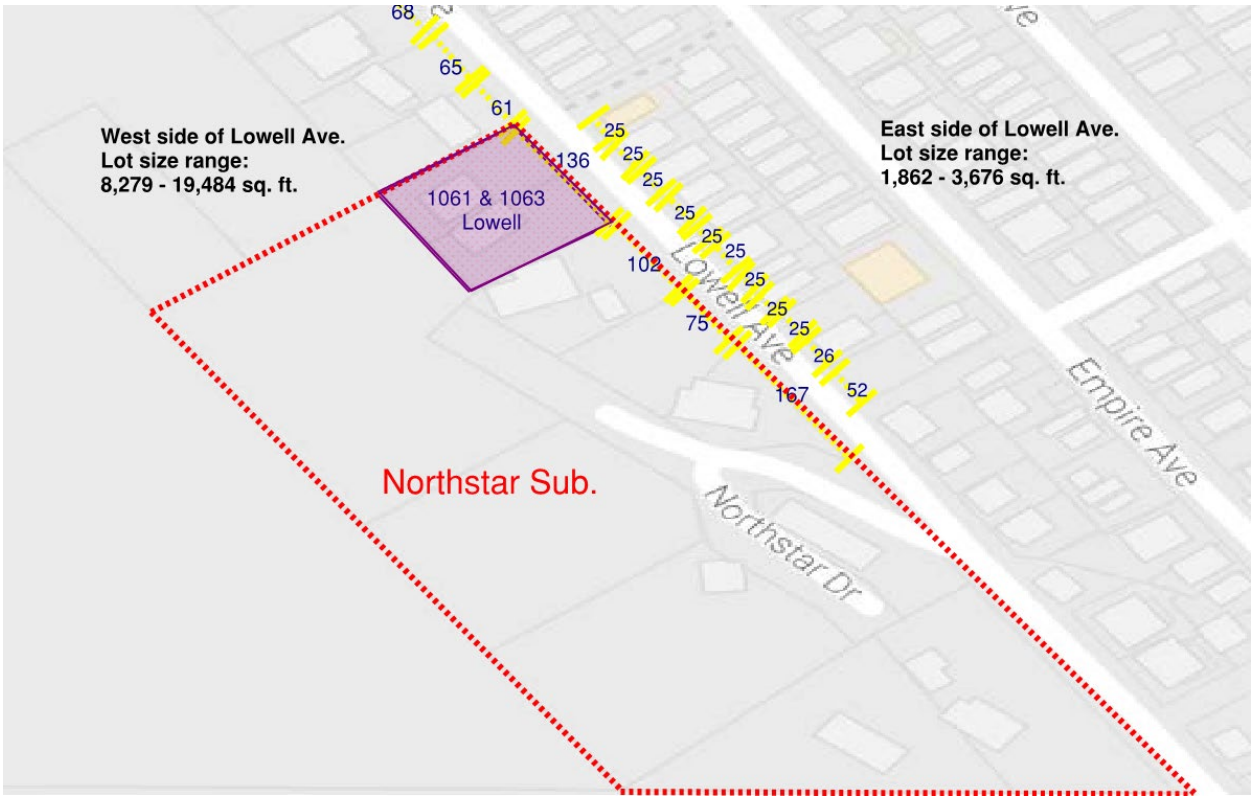
Character and Compatibility

The Northstar Subdivision was platted in 1977. It contains a total of 10 lots and is approx. 7 acres. The Northstar lots range from the smallest platted lot of 9,015 sq. ft. to the largest being 62,663 sq. ft.

Lot	Acres	Square feet
Lot 1	.44 acres	19,484 sq. ft.
Lot 2	.33 acres	1,4374.8 sq. ft.
Lot 3	.25 acres	1,0890 sq. ft.
Lot 4	.21 acres	9,147.6 sq. ft.
Lot 5	.20 acres	8,712 sq. ft.
Lot 6	.63 acres	27,442.8 sq. ft.
Lot 7	.68 acres	29,620.8 sq. ft.
Lot 8	1.03 acres	44,866 sq. ft.
Lot 9	.96 acres	41,817.6 sq. ft.
Lot 10	1.44 acres	62,726 sq. ft.

The west side of Lowell and the east side provide 2 different characters and compatibility factors. The west side of the street is uphill topography with an average width of the lots at approximately 153 feet while the east side of Lowell has downhill topography and an average width of 33 feet. The average lot on the west side is larger, with big Single-Family Dwellings, Duplexes, and natural vegetation. Across the street on the east side, smaller Single-Family Dwellings on smaller lots create a character of their own.

When reviewing the purpose statements of the HR-1 District, Staff finds that the plat proposal complies with several purpose statements, including to **"encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."** Staff finds that the two (2) smaller lots would be able to read more like the homes and lots north of their lot and on the east side of the street. Given purpose, statement D to **"encourage single family Development on combinations of 25' x 75' Historic Lots"** the proposed two (2) lots would maintain the compatibility that already exists on the east side of Lowell Avenue. These statements could almost correlate directly to the East side of Lowell (small lot sizes) and the West side of Lowell (larger lot sizes).



Above shows the Subdivision outlined in red, Lot 1 outlined in purple, and the blue numbers (with yellow ticks around them) reflect the approximate lot size width down the west and east sides of Lowell Ave. With the proposed new lot widths of 67.89 feet, the two (2) lots will not be out of character.

- In conclusion, the proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the HR-1 District. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and would create more consistent structures with the Historic District Design Guidelines as future development would be more compatible in width, size, and general massing.

Density

Duplexes were an Allowed Use in the 1980s when 1061 and 1063 Lowell Avenue were constructed on Northstar Lot 1 (Exhibit M). Presently, the LMC establishes a Duplex as a Conditional Use for Lots greater than 3,750 sq. ft. If the plat amendment is approved, the existing Duplex could be razed. Because each Lot will contain 9,742 square feet, the property owner of each Lot could pursue a Conditional Use Permit to build a Duplex on each Lot, doubling the total Units.

LMC § 15-2.2-3 establishes a Building Footprint for HR-1 Lots. Whether Single-Family Dwellings or Duplexes are constructed on the Lots, the Maximum Building Footprint for each Lot is 2,818 square feet. Condition of Approval #6 requires the final plat notes to state that “The Building Footprint for each Lot is 2,818 square feet.” Though it is

possible, with an approved CUP for the density to double the built environment will retain the same limitations.

Staff Recommends two Additional Condition of Approval

On June 10, 1977, Park City Municipal Corporation and the Northstar Subdivision developer entered into a *Release, Waiver, and Agreement of Proposed North Star Subdivision* (Exhibit N). The document outlines that property owners of Northstar Lots release, acquit, and forever discharge Park City Municipal from liability related to the streets of the Northstar Subdivision which are not sufficiently wide.

On January 25, 2010, the Northstar Homeowner Association and the owners of Lot 1 signed and recorded a *Release, Waiver, and Agreement*, Lot 1 from the Northstar Declaration (Exhibit I). Paragraph 5 states that the property owners of Lot 1 "agrees to use best efforts to obtain the agreement of Park City Municipal Corporation, which agreement shall be duly executed and recorded, to amend the above referenced 'Release, Waiver, and Agreement of Proposed Northstar Subdivision' to provide that the Association shall no longer have any such obligations." The parties intended that the Lot 1 owner(s) assume and bare all responsibilities and waivers of the agreement for the benefit of the City. Staff recommends Condition of Approval #4 to require the property owner to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

Additionally, due to the nature of the plat reconciling non-conformities, Staff recommends Condition of Approval # 5 stating that if one owner of the duplex intends to propose development, both lots would be required to tear down the duplex in conjunction.

Department Review

The Development Review Committee reviewed this application on May 25, 2021. No issues were raised.

Notice

On September 8, 2021, the property was posted, and notice was mailed to property owners within 300 feet. On September 4, 2021, legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

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

Alternatives

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

Exhibits

Exhibit A – Draft Ordinance No. 2021-XX and Proposed Northstar Subdivision – Lot 1 Amended
Exhibit B – Northstar Subdivision Plat
Exhibit C – Northstar Subdivision showing deed line
Exhibit D – Existing Conditions Survey
Exhibit E – Applicant's Written Description
Exhibit F – Panoramic Photographs
Exhibit G – Aerial Photographs
Exhibit H – Notice of Non-Compliance with Protective Covenants
Exhibit I – CC&R Release, Waiver, and Agreement
Exhibit J – Notice of Removal of Protective Covenants
Exhibit K - Recorded Party Wall Agreement
Exhibit L – 1977 Declaration of Protective Covenants for the Northstar Subdivision
Exhibit M – 1980s LMC Allowed Uses – HR-1 District
Exhibit O – 1983 Approved Building Permit for existing Duplex

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 22, 2021

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

EXCUSED: Doug Thimm

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Senior City Planner; Alexandra Ananth, Senior City Planner; Browne Sebright, Planner II; Makena Hawley, Planner II; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m.

The following written determination was read:

> On May 19, 2021, the Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically.
>
> Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

Approved 10.13.2021

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reported that the next PEG Meeting will be a Work Session and public comments will be taken at that time. There will also be a formal public hearing during the Regular Meeting on October 20, 2021. Chair Phillips explained that the Planning Commission previously set the timeline for the formal public hearing with the idea that the Findings of Fact discussions would be complete. However, the Commission had not yet completed those discussions.

Commissioner Suesser wondered what the difference was between a public hearing and public comment session. Chair Phillips explained that it is virtually the same, except that the public hearing would be noticed. Each Work Session allows public comments to be heard, time permitting, but a public hearing is a more formal process. Commissioner Suesser asked if the Commission was expected to vote on the PEG application following the public hearing. Chair Phillips denied this. Commissioner Suesser wanted to better understand the distinction between a public hearing and public comment session. City Attorney, Mark Harrington explained that a public hearing is noticed in a different way. It is a portion of the Regular Meeting that is specifically dedicated for public input at a designated time. It provides both published and additional written notice to the public. On the other hand, allowing for public comment during a Work Session is more of an informal process. It is allowed as time permits and is at the discretion of the Chair.

Commissioner Suesser asked if the comments during the public hearing will be limited to five minutes. Attorney Harrington explained that it is up to the Chair to manage the meeting based on participation. Chair Phillips stated that the five-minute cut-off is a general rule of thumb. In this circumstance, he would make sure that there was enough time for all those present at the Regular Meeting to share comments.

Chair Phillips reported that a timeline was laid out at the last Planning Commission Meeting. He noted that the Commissioners have a certain amount of say in how items are approached and suggested that at the next Planning Commission Meeting, the timeline be discussed as a Commission. Commissioner Suesser asked about the outline for the September 29, 2021, Planning Commission Meeting. Chair Phillips assumed that there would be a continuation of the previous PEG discussions. He also wanted there to be a discussion about the timeline. Director Milliken believed the Work Session would be focused on the issues raised at the previous PEG meeting. Chair Phillips hoped there could be discussions related to some of the language during the September 29, 2021, Planning Commission Meeting as well.

Approved 10.13.2021

4. CONTINUATIONS

A. 3805 Fox Tail Trail - Plat Amendment - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips noted that there was a Staff Report related to the Plat Amendment application for 3805 Fox Tail Trail that included a request to continue the item until the October 13, 2021, Planning Commission Meeting. City Planner, Browne Sebright, stated that there were no additional staff comments beyond what was outlined in the report.

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

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Plat Amendment to the October 13, 2021, Planning Commission Meeting. Commissioner Van Dine seconded the motion.

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

B. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips reported that there was a Staff Report related to the Rezone application for 3805 Fox Tail Trail. The report included a request to continue the item until the October 13, 2021, Planning Commission Meeting.

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

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Rezone to the October 13, 2021, Planning Commission Meeting. Commissioner Kenworthy seconded the motion.

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

Approved 10.13.2021

C. 7 Perseverance Court - Plat Amendment - The Applicant Proposes Amending the Limits of Disturbance for Lot 8 of the Evergreen Subdivision in the Residential Development Zoning District. PL-21-04845. (A) Public Hearing; (B) Continuation to a Date Uncertain.

Chair Phillips reported that there was a Staff Report related to the Plat Amendment application for 7 Perseverance Court. Senior City Planner, Rebecca Ward, noted that the Staff Report included a request to continue the item to a date uncertain.

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

MOTION: Commissioner Suesser moved to continue the application for 7 Perseverance Court – Plat Amendment to a date uncertain. Commissioner Van Dine seconded the motion.

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

5. WORK SESSION

A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Application's Site Design, Density, Building Height, and the Transportation and Mobility Hub. PL-21-04811.

Chair Phillips reported that the Work Session will focus on the Deer Valley Snow Park proposal and specifically look at the application site design, density, building height, and the transportation and mobility hub. Chair Phillips explained that he would be unable to speak for the next hour or so, but would be listening to the presentation. He asked Commissioner Suesser to run the meeting in the meantime and noted that he would return between 7:00 p.m. and 7:30 p.m.

Senior City Planner, Alexandra Ananth reported that there was an application to amend the Deer Valley Resort's Twelfth Amended and Restated Large Scale Master Planned Development Permit ("MPD Permit") with a New Thirteenth Amendment ("MPD") and a Conditional Use Permit ("CUP") for the proposed Snow Park Village parking structure, transit, and mobility hub, and overall site plan.

Phase 1 of the Snow Park Village Redevelopment will consist of the Snow Park parking lots and base area. Phase 2 would consist of the south parcel residential and hotel development. Phase 3 will consist of the north parcel residential and hotel development. Phase 2 and Phase 3 would be future applications. Planner Ananth reported that the next meeting on this item was scheduled to take place on October 27, 2021, and there would be discussions related to transportation, site circulation, and parking as well as utilities and construction mitigation.

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Planner Ananth shared an overview of the Staff Report. She reported that Phase 1 of the MPD was for the south parcel of the parking lot. Phase 1 mostly included the parking structure upon which Phase 2 would later be built. In addition to the parking structure, there was the transit and mobility hub. This was all located south of Doe Pass Road. Planner Ananth shared a map of the proposed parking structure. It was mostly built into the grade. The vertical development that was included in Phase 2 would be built on top of the garage. A floorplan of the garage was shared, which showed the various levels. It was a four-story structure and the mobility hub and drop-off area were located against Doe Pass Road.

Staff noted at the last Planning Commission Meeting that an overall phasing plan should be submitted because much of the structures in Phase 2 would wrap a portion of the parking garage and change the way the structure looked. However, it was not known when Phase 2 would begin and how long it will take to complete. Staff asked for additional details from the applicant. Since this was a CUP application, more detailed information on landscaping, lighting, and snow storage for Phase 1 also needed to be submitted. Planner Ananth reported that the applicant submitted some updated elevations. She noted that the garage was mostly built into the grade. Floor Plans were shared to provide a better understanding of how the structure would be wrapped by those future buildings.

Exhibits 1 and 2 of the MPD identified the permitted density for the Snow Park Village as 209.75 Residential Unit Equivalents and 21,890 square feet of General Commercial Density. No Unit Equivalents or Density would be being used for Phase 1 as this would come in during future phases. For instance, Phase 2, the south parcel development, was expected to utilize 135.96 Residential Unit Equivalents and all of the Commercial Unit Equivalents. Phase 3, the north parcel, was expected to utilize the remaining 73.79 Unit Equivalents. The applicant was not proposing to exceed the maximum allowed density that was set out in the MPD. Planner Ananth shared a density chart to highlight some of the proposed developments. It included the parking structure and some residential, including a hotel and an event space as well as some commercial space.

Commissioner Suesser asked about the original MPD. Planner Ananth reported that there was no original MPD. There was the Twelfth Amended and Restated Large Scale MPD Permit, which only allocated density and governed the overall building heights allowed on the site. It did not address parking above or below. Commissioner Suesser wondered if there was rationale for not including any above-ground parking structures within the density allocated for the site. Planner Ananth stated that it came down to how the Land Management Code was written. She believed that parking structures do not count toward density, whether they are above or below grade. This would be clarified in the next Staff Report.

Planner Ananth reported that the Total Support Commercial proposed for the project was based on the residential development for the entire village and included the future Phase 3. The applicant requested taking the Total Support Commercial that they would be allowed in

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Phase 3 and building that in Phase 2. That was an issue that the Planning Commission would have to carefully consider and review when it was time to discuss the overall phasing plan for the project.

Building height was overviewed. Planner Ananth stated that Exhibit 1 of the MPD identified the allowed building height for the Snow Park Village as 28 to 45 feet. Although the Phase 1 parking garage was generally built into the existing grade, Phases 2 and 3 would be limited to those maximum building heights. The Planning Director issued a grade determination to identify the existing natural grade prior to any construction activity. This would clarify the allowed maximum building height on the Snow Park parcels. The applicant submitted maximum building heights based on this interpolated grade. Planner Ananth explained that the applicant submitted 1955 and 2007 topography lines so the Planning Department was able to determine the original natural grade from which the building height would be measured. It would be 45 feet from the original natural grade, which was similar to the existing grade. The difference between the original natural grade and the existing grade was seven to eight feet. It was not overly significant and the full details would be in the next Staff Report.

Planner Ananth discussed the transit and mobility hub. It would consist of a transit station for the buses as well as a rideshare zone for pick-up and drop-off. Staff requested additional information on the transit and mobility hub from the applicant. For instance, how ADA access will work as well as a geometric plan to illustrate that the turning radius was sufficient for any buses that would be using the area. The applicant would address those concerns in the future.

Commissioner Suesser noted that Page 1 of the Staff Report stated that the applicant should explore maintaining the loop road for emergency vehicles. Planner Ananth explained that currently, visitors can drive around the parking lots. The applicant proposed changes to the site circulation where the loop would be closed. However, this could create issues for emergency vehicle response time. The applicant met with the Fire Department and they were now working on a scenario where emergency response vehicles would have the ability to use the loop in an emergency. That was not included in the current plans but the applicant was looking into maintaining the loop for emergency vehicle access.

Commissioner Suesser wondered if the applicant could walk the Planning Commission through the current circulation plans. She felt it would be helpful if the public understood why this particular circulation plan was being proposed as there had been comments related to increased traffic on Deer Valley Drive East. Planner Ananth stated that the applicant could address that topic at a high level during the current meeting, but the next Deer Valley Snow Park meeting in October 2021 would be focused entirely on transportation and site circulation.

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Peter Pillman and David Nicholas from IBI Group were introduced. Mr. Pillman explained that the presentation would address some of the comments from past Planning Commission Meetings as well as comments made in the Staff Reports. During the current meeting, several topics would be addressed, including analyzing whether the entrance to parking level P1 would create congestion and how that could conflict with public transportation. He would also overview elevations for the parking garage as well as share details about the transit and mobility hub and the community event center.

Rendered building elevations and proposed exterior finishes were discussed. Mr. Pillman reported that a lot of the parking structure was buried below grade and a lot was also covered by future buildings. There were 17,626 square feet of building surface. Of that number 12,815 square feet were covered by a future building, which left them with 4,811 square feet or 27% of the garage elevation that would not be covered by a future building. Mr. Pillman stated that the materials proposed were high architectural materials and finishes that were consistent with Park City and Deer Valley. He shared some sample images. What was proposed was board-formed concrete, wood siding, and a blackened metal that would be used for accents and door trims.

Mr. Pillman further discussed the elevation of the parking garage. On the south piece, there was very little of the garage that would be viewed from the top, because that was where the grades were the highest. He discussed the west elevation and stated that it was high on one side, but a lot of the area was below grade. Mr. Pillman discussed the east elevation and stated that most of the garage was below grade, but the grade started to fall off as Deer Valley Drive East sloped downhill. The garage would become exposed in that area and the parking entrances would be seen. He pointed out that the section of the wall next to P4 was an area where future buildings would provide cover. Wherever there were exposed materials, the proposal was to use board-formed concrete and high architectural finishes. The intention was to coordinate the design with the buildings in later phases to ensure that there was a complimentary style and the buildings looked like they had been designed as a singular piece.

Commissioner Suesser asked about the service vehicle entrances. Mr. Pillman shared a plan that outlined the proposed locations for loading docks and service vehicle entrances. They were dispersed throughout the site and were located where it was more appropriate for the uses. For instance, the service entrance that came in off of Deer Valley Drive West was proposed to be the loading dock and service entrance for the hotel and condominium building. It would also provide access to the event center. He noted that all of the loading docks were proposed to be enclosed within the garages and they would not be visible to visitors. The doors would be closed unless they needed to be opened to provide access.

Mr. Pillman overviewed the other proposed loading docks. On the east side, there will be one that provides service to the back of home uses and there was also the existing service area at Snow Park Lodge that would remain for the lodge and venue loading. Mr. Pillman

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explained that the idea was to disperse the loading docks and place them in appropriate locations where their uses made the most sense.

The transit and mobility hub was discussed. Mr. Pillman reported that it has six bus bays for the buses to pull into. He shared a plan that illustrated the transit and mobility hub building itself. It would act as a welcome center and have public restrooms, day lockers, transit information and skier information. In addition, there could potentially be a ski valet, changing rooms, a bicycle share station, and bicycle parking.

Mr. Pillman noted that rideshare staging in the zone was shown on the right side of Doe Pass Road. It was intended to be the waiting zone, where rideshares will wait before they are called to pick up a passenger. Drop-off for rideshares would be on the other side of the road as well as at the hotel entries. Commissioner Suesser asked about the extent of the rideshare area. Mr. Nicholas reported that there would be 12 parallel parking spaces along the north side of Doe Pass Road to accommodate that need.

Mr. Pillman made note of an earlier comment from Planner Ananth related to ADA compliance. The transit and mobility hub would be designed as an ADA compliant facility and there would be access to elevators to reach the different levels. The next step was to have a meeting with the City and various transit groups about their desires for the use and function of the transit and mobility hub. Planner Ananth noted that the Planning Department could organize that type of meeting.

Commissioner Van Dine asked about the current Deer Valley shuttle drop-offs. Mr. Pillman explained that the transit and mobility hub could accommodate shuttles but there was also room for a shuttle drop-off at the existing Snow Park Lodge. There were multiple locations where the shuttles could drop off visitors. The arrival and departure of shuttles would need to be managed as part of the Traffic Management Plan.

Commissioner Suesser noted that the expectation was that with paid parking, more visitors would take buses. This would likely lead to more shuttles and rideshare services being used. She wondered whether the plans accommodated this increase. Mr. Pillman believed there was a solid framework in place and there were several zones that could be utilized in different ways to solve any transportation issues. For example, there were drop-off areas in front of the hotels, the transit and mobility hub, and a roundabout drop-off area at Snow Park Lodge. There were many different ways to solve potential problems as the process moved forward.

Mr. Pillman reported that there had been a request to look at the geometry of the transit and mobility hub. He shared exhibits to illustrate the geometry for 40-foot buses, which were the existing lengths for Park City and High Valley Transit buses as well as 60-foot articulated buses. The 40-foot bus could come down from Doe Pass Road, enter the transit loop, pull into any of the bus bay zones, and then continue out onto Deer Valley Drive East. The

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geometry supported all of the buses and the various turning movements. Commissioner Suesser noted that it did not appear the articulated buses could move out onto Deer Valley Drive. Mr. Pillman explained that this was not anticipated. An articulated bus would come in on the transit priority road and leave via the transit priority road. Commissioner Suesser wondered if it could do the circulated loop. Mr. Pillman explained that he could speak to the civil engineer and ask him to look at that scenario as well. Michael Demkowicz from Alliance Engineering explained that the primary transit route was Deer Valley Drive West. An auto-turn exhibit had not been provided for Deer Valley Drive East as a result. However, that exhibit could be prepared ahead of the next Planning Commission Meeting.

The event center was discussed. Mr. Pillman stated that the concept included 20,000 square feet of event space. They viewed this as flexible space that could have either a large room or be subdivided into multiple rooms and used for various sized events. The 20,000 square feet would use 20 Equivalent Units. Approximately 8,000 square feet was planned for pre-function space and then there were 10,000 square feet of back of house space. There would also be a service dock and service corridor along the back of the event center. Mr. Pillman reported that there was a planned deck, which would provide cover for the transit and mobility hub. Commissioner Suesser asked whether there would be additional event space on that deck. Mr. Pillman believed it could be used to hold outdoor events. He shared a concept image with the Commission.

Mr. Nicholas outlined the Active Transportation Plan. The pedestrian connectivity and Active Transportation Plan had been shared with the Planning Commission previously, but some additions had been made. The plan showed trail connectivity to the existing trails in the local vicinity as well as the mountain trails, regional trail system, and the multi-purpose pathways around the Deer Valley Drive loop. To maintain that loop, on-street bicycle lanes had been added. There were also proposed shared bicycle lanes from the Doe Pass Road/Deer Valley Drive intersection. The combination of 8-10-foot multi-purpose pathways surrounding the village, the connection to the existing trail network, and the on-street bikeways would provide a significant amount of connectivity. It would also provide opportunities for recreation and active users throughout the area. Mr. Nicholas explained that there were a number of bicycle share and bicycle station locations proposed throughout the area.

Mr. Pillman made note of an earlier comment from Planner Ananth about maintaining the loop for emergency vehicles. He stated that one of the prime goals was to create a pedestrian-friendly environment and separate the conflicts between pedestrians and vehicles. That was the reason for the elevated plaza deck, which acted as a pedestrian environment. Mr. Pillman reported that there had been discussions with the Fire Department and there was a desire to maintain connectivity through the site for fire trucks and emergency vehicles to drive through as needed. The intention was to continue to develop this concept and share more detailed plans in the future.

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Commissioner Suesser had a question about the proposed circulation plan. She wondered if passenger vehicles, which are the most common vehicles driving up and down Deer Valley Drive, will be able to go around the loop rather than doubling the number of passenger vehicles on Deer Valley Drive East. She felt that Deer Valley Drive West might be underutilized in the proposed circulation plan. Mr. Pillman noted that the intention was to make this a transit first plan. As a result, they did not necessarily want to reward private vehicles and make it preferable to use transit. Having the traffic pattern move along Deer Valley Drive East would also allow there to be right turns into all of the garages. Signage would be used to direct visitors.

Mr. Pillman stated that the current drop-off area is a reflection of the fact that it was a long-distance between the parking lots and the resort. If the project was executed well, the majority of visitors would not need to use the drop-off areas. Steven Issowits, Vice-President of Real Estate and Resort Planning for Deer Valley Resort, supported the comments made by Mr. Pillman. He believed they would be able to design a thoughtful, well-lit, and spacious garage that was efficient and would create a positive arrival experience. The intention was to find a way to make it an easier transition from vehicles to the resort itself. He stated that the goal was to improve that interface so there would be much less of a need for a drop-off area. Mr. Pillman believed that a lot of the issues, such as traffic and gridlock, would be improved. At the last Planning Commission Meeting, there was a presentation by Fehr & Peers and they stated that the level of service on the roads during heavy times could be dramatically improved through this type of circulation plan. The whole area would move better and have higher levels of service, even with all of the development taking place.

The parking levels were outlined. Mr. Pillman shared an exhibit that illustrated the four different parking levels. P1 has 406 parking stalls and will have a 50/50 split between parking for the condominium and hotel and the ski area parking. It would be last use parking with limited access to control and mitigate conflicts with transit. Mr. Pillman explained that P1 could be closed off for public access until off-peak times to prevent any conflicts with transit vehicles. P2 would be accessed from Deer Valley Drive East and has 368 day skier parking spaces available. There would be a second entrance on Doe Pass Road, which allows them to let traffic in and out as needed. Mr. Pillman believed this would add more flexibility.

P3 was primarily for day skier parking and a small component would be utilized for condominium parking. The level also had a second access point. Mr. Pillman reported that there had been meetings with the Deer Valley Ski School to discuss how the program functions and to understand their short-term parking needs. Part of the floor would be used for that purpose as well. P3 would have primary access off of Deer Valley Drive East. The last floor, P4, was the smallest and will connect to the existing Deer Valley tunnel. There was an opportunity for visitors to walk through the tunnel and come into the existing Snow Park Lodge building. He explained that P4 was seen as more short-term parking, where

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drop-offs could take place, but this floor could also be a short-term valet hold as well. There were only 131 parking stalls on this level.

Commissioner Suesser asked if someone would need to enter the garage to access the tunnel, which Mr. Pillman confirmed. She wondered if the tunnel would be accessible from the turnaround. Mr. Pillman clarified that the turnaround was at the plaza deck, so a visitor would walk from the turnaround onto the deck and either go into Snow Park Lodge on the left or into the plaza on the right. Commissioner Suesser was pleased to hear that the tunnel was staying.

The drop-off area was discussed. Mr. Pillman believed there had been some discussions related to this item during the last Planning Commission Meeting. There was a section contemplated to be a valet zone, a section contemplated to be a 10-minute drop-off zone, and a section contemplated to be a rolling drop-off zone. There was also a center area where a tour bus could be parked and waiting for passengers. Mr. Demkowicz had done radius studies to show that buses can do the drop-offs as needed. If there was no bus present, that area could be used as a bypass so visitors could cut through if needed. There was a lot of flexibility as it related to the utilization of the drop-off zone. Mr. Nicholas reported that they had also started to look at strategic locations for resort identification, monument signs, directional signs, and informational signs. He shared an exhibit that outlined some of the possible locations.

Commissioner Kenworthy asked about the ski locker areas. Mr. Issowits reported that they were still trying to determine the exact locations. Mr. Pillman stated that they would likely place lockers in areas where visitors may be waiting or queuing as well as above the transit and mobility hub. He reassured Commissioners that the ski lockers would be in the right spots and that there would be above adequate numbers to ensure that the resort experience was exceptional.

Commissioner Hall asked about the idea of a gondola eventually replacing one of the two current lifts. She wondered if it would be feasible or desirable to have it start lower to facilitate easier transportation. Mr. Pillman shared example images with the Planning Commission and stated that the proposal was to look at pulling Carpenter Express down a bit further and then moving Silver Lake Express down much further into the village. The idea was that this would lengthen the ski village.

Mr. Pillman discussed gondolas and stated that a gondola would provide an alternative transit method up to Silver Lake so people that wanted to go from Snow Park to Silver Lake could do so on a gondola instead of having to use a vehicle. There had been studies to examine pulling the gondola further down into the village but there were some significant issues with that concept. For instance, the amount of structural support needed would be disruptive to parking and would impact the number of stalls. It would also create zones where visitors could not walk or ski because of the chair lifts or gondola cars passing

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overhead. This would interrupt the pedestrian flow. Through studies and discussions, the proposed location was determined to be the most suitable. It would not impact the parking efficiency and the layout would allow for better pedestrian flow through the village. Commissioner Suesser believed a gondola was an appealing option and could act as an alternate transportation method.

Commissioner Suesser made note of the highlighted issues in the Staff Report. She agreed that an overall phasing plan should be submitted. Additionally, a Preliminary Lighting and Landscaping Plan, as well as a plan for snow storage areas, service, and delivery, should be submitted as part of the MPD. Commissioner Suesser felt there needed to be further discussions about allocating the Support Commercial from the north parcel to the south parcel. She wanted to better understand the rationale for adding Support Commercial to Phase 2 of the project.

The applicant's legal counsel, Wade Budge, explained that there would be Support Commercial where it would be best utilized. Throughout the MPD process, they would make sure that the City feels secure that there would not be an overallocation of Support Commercial. Mr. Budge reported that he had some preliminary discussions with Staff about how to do that. He noted that the north parcel was a key part of the project and they wanted to make sure it was very clear in the MPD that the Support Commercial was being allocated to support the entire project. It would be integrated and operated as a whole and would be located where it would best be able to function. Commissioner Suesser wondered how much Support Commercial would be transferred from the north parcel to the south parcel. Mr. Budge did not view it as a transfer because it was one project with different phases. He offered to share a breakdown of the numbers with the Commission at the next meeting.

Commissioner Kenworthy wanted to see 3D renderings that included the surrounding buildings to better understand the scale of the development. He asked for those to be provided at the next meeting, if possible. Commissioner Kenworthy also had a question for Planner Ananth. He wondered whether it would be possible to share a list with Commissioners that outlined any Phase 1 variances. Planner Ananth stated that the only exceptions the applicant was asking for from the Land Management Code related to the shared parking waiver for some of the commercial and residential uses.

Planner Ananth asked that the circulation map be shared. She wanted to know how the circulation would work for the dead end. Mr. Pillman stated that the road would be closed, except for access to the residential development. It would essentially become a private driveway for those residents. Planner Ananth asked whether there was a plan to restrict drop-off parking on Deer Valley Road West in front of the hotel and residential areas. Mr. Nicholas explained that in the site plan, there was a gate proposed. This would allow visitors to use the hotel drop-off circle, but prevent them from continuing further south. The gate could be accessed by anyone that needed to access their unit, Park City personnel,

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emergency service vehicles, and Deer Valley employees and personnel. However, the general public would be prevented from using the western road dead end as a drop-off area.

Commissioner Suesser asked how things would work at the Y intersection. Mr. Pillman noted that this would be discussed at the next Planning Commission Meeting. Mr. Nicholas stated that signage would be the primary way to control traffic through the Y intersection. The intention was to reconfigure the intersection to promote day skier use around the east side of the site.

Mr. Nicholas reported that there would be a center lane up Deer Valley Drive East. In busy times, if there was a backup into the P2 entry or the P3 entry, the middle lane could serve as a temporary way for visitors to avoid some of that back up and reach the drop-off areas or some of the higher entries to the parking garage. The design was intended to encourage visitors to enter the parking garages sooner. Encouraging visitors to come in from the east side would cause a significant number of vehicles to pull directly into the parking garages.

Discussions were had about the entry into the parking garage. Mr. Nicholas explained that there could be three lanes in the morning when the majority of visitors are entering the project area. There would be two lanes to enter the parking garage and a middle driveway lane. In the afternoon hours, that middle lane could be an exit lane as well to promote efficiency in leaving the parking garage. Mr. Pillman stated that there should not be a queue at the parking entrance because visitors will either pay on their way out or it would be tied to their ski pass. This meant there would be very little impact on the traffic on Deer Valley Drive East.

The civil construction plans were shown to further illustrate the entry driveway into the parking garage. Mr. Pillman explained that the approach into the garage was the same approach that is on Deer Valley Drive East. There were three lanes, which included a flex lane in the center. Mr. Demkowicz stated that the middle lane would not have directional arrows as it would be best utilized as a dual-purpose lane. Chair Phillips felt it was important to have flexibility with the middle lane. This would create room to allow cars to pass, which was critical to prevent traffic backups.

Mr. Issowits stated that the parking garage would be best compared to the current operations. There was one lane going in each direction and separate entries into each of the parking areas. As one lot filled up and it was time to move on to the next one, staff was available to direct and control the traffic flow. What was proposed was similar in the fact that there would be signage to let visitors know where parking spaces were available and there would be staff there to help control traffic. It should work similarly, but the new design would increase overall efficiency.

Commissioner Van Dine asked for clarification about the three lanes going into the parking garages. She wondered if there were one or two flex lanes. Similarly, she wondered if there

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was a flex lane on Deer Valley Drive East. Mr. Demkowicz reported that the driveway entrance would have one middle flex lane. There would be a dedicated entrance lane, a dedicated exit lane, and then a middle lane between the two to act as a flex lane. Deer Valley Drive East had three drive lanes to promote efficient egress in the afternoon, where the middle lane could be used as a flex lane.

Chair Phillips asked if they had considered cars pulling out of the garage and crossing traffic. It may be possible for drivers to be forced to turn in a certain direction upon exiting. Mr. Demkowicz explained that the middle lane would provide merging opportunities for those pulling out. He did not believe they wanted to make everyone turn in a certain direction after leaving the parking garage. This was because forcing a right turn would promote all of the traffic to move to the skier drop-off circle. That could cause some unnecessary clogging. The purpose of the flex lane in the middle was to allow visitors to pull into the lane between any sort of traffic movement. Having staff available during certain seasons and times of day to assist with traffic direction would also increase efficiency.

Mr. Issowits noted that there had been some questions about tickets for parking. He reported that they were still looking at the best way to operate a paid parking system with a garage consulting firm. The best practices would be studied to determine how the parking system should be implemented. Chair Phillips asked that the results of those studies be shared with the Planning Commission in the future.

Commissioner Hall asked if there would still be on-street parking on Deer Valley Drive East. Mr. Pillman explained that the idea was that the parking on Deer Valley Drive would be accommodated within the parking structure. Vice-President of Development, Rich Wagner, confirmed this. They were working with Staff to configure special event parking, which would be done through a permit process and may require some on-street parking. However, the overall goal was to remove the on-street parking on Deer Valley Drive East. Planner Ananth pointed out that there were approximately 140 on-street parking stalls currently and those stalls are accommodated in the new parking garage. Mr. Wagner believed it was important to remember that the overall goal was to reduce traffic and encourage visitors to use transit. This would result in a more incremental flow of traffic in and out of the Deer Valley Resort.

Commissioner Hall had a question related to the dead end on Deer Valley Drive West. She asked how trash pickup will work in that area and how buses will be able to turn around. Mr. Pillman commented that the road would be gated off and closed to traffic after the hotel. Emergency vehicles, Deer Valley service people, and residents of the nearby subdivision would be permitted access. In terms of the turnaround, there would be a hammerhead turnaround. Chair Phillips asked that the gate be added to the exhibit drawings in the future for further clarity. Mr. Demkowicz believed that without the gate, visitors would continue to use the west side to drop off family members. Additionally, they did not want people parking along the dead-end road as it could cause a number of different safety issues.

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Discussions were had about sidewalks for bicyclists. Mr. Demkowicz stated that there would be a sidewalk connection into the plaza so that visitors could ride their bicycles safely into the plaza area. This would allow for pedestrian circulation. The sidewalks would be kept clear of snow during the winter season. He added that a new sidewalk was proposed on the east side of Deer Valley Drive East. It likely would not be an 8-10-foot-wide sidewalk and would be a traditional 4-5-foot-wide sidewalk instead due to the grade. There would need to be a landscaped stone rock wall in that area.

Chair Phillips opened the public comment session.

Kim Tessiatore stated that she was a resident at Powder Run. One concern that she had related to the building height for the proposed development. It would be determined from the historic natural grade, but the Code stated that height should be determined by the existing grade. Planner Ananth mentioned that there was an approximately eight-foot difference between the two. The Code stated that the intention of the provisions had to do with the obstruction of views from adjacent properties. A difference in the grade would significantly impact the views from the Power Run property. Ms. Tessiatore pointed out that some of the buildings were set further back than the 25-foot setback requirement. However, the building that would be located where there was the biggest difference between existing grade and natural grade would have only a 25-foot setback. She hoped the Commission would look into these issues before any approvals were granted.

Jim Bauer expressed concerns related to the function of the transit and mobility hub as well as the dead-end street design. The proposed dead-end street was the way that those at the existing adjacent properties, such as Powder Run, Black Diamond Lodge, and St. Regis entered and exited their properties. Mr. Bauer had spoken to a Deer Valley Resort representative previously and brought up the Park City Mountain Resort and Sundial Lodge. What was proposed for the transit and mobility hub was essentially a duplicate. The Deer Valley Resort representative assured Mr. Bauer that Deer Valley would be more successful at managing the hub. Mr. Bauer believed that a poorly designed, poorly located, and heavily used mobility hub would be difficult to manage.

Parking concerns were also shared by Mr. Bauer. He stated that there was no place to park except for the paid parking at Deer Valley Resort. The parking lot in upper Deer Valley costs $30 per day per vehicle, year-round. At Solitude, there was free parking after 2:00 p.m. He hoped that Deer Valley would consider taking the same approach. Mr. Bauer also felt that the public transportation system should not be burdened with private resort guests. He suggested that Deer Valley Resort consider creating free off-site parking for guests and a shuttle service to move those guests onto the resort.

There were no further comments. Chair Phillips closed the public comment session.

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Commissioner Suesser believed that Deer Valley should consider some sort of connection between Deer Valley Drive East and Deer Valley Drive West. There was an elevated plaza with parking underneath and it seemed feasible to have some sort of connection through there. Commissioner Suesser pointed out that the applicant had promoted flexibility in the plan. However, the idea of the dead ends and the gate did not seem to be as flexible as the rest of the plan. She felt that should be explored further.

Commissioner Van Dine agreed with the items listed in the Staff Report that required additional information. She also pointed out that the Commission had not heard the rationale for additional Support Space in Phase 2 or what would happen if the next phase was not completed. Commissioner Van Dine looked forward to seeing more traffic studies to illustrate how the dead ends would function. She did not necessarily agree with Commissioner Suesser about the connection between Deer Valley Drive East and Deer Valley Drive West. This could discourage what the applicant was trying to do, which was create a transit first plan. Commissioner Van Dine appreciated the addition of the bicycle lanes and keeping Deer Valley bicycle-friendly.

Chair Phillips noted that there had been a comment about a parking exception. He explained that no exception was being requested because a reduction of parking was written into the code. The applicant needed to demonstrate the ability to provide a modal split to be granted the reduced parking, but it was written into the code that way. It was a City priority to utilize transit more in the future. Chair Phillips appreciated all of the additional information that had been shared during the Work Session.

6. REGULAR AGENDA

A. 1061 and 1063 Lowell Avenue - Plat Amendment - The Applicant is Requesting to Subdivide Lot 1 of the Northstar Subdivision with an Existing Duplex into 2 Lots. PL-21-04872. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021.

Planner II, Makena Hawley presented the Staff Report on the Northstar Subdivision Lot 1 – Plat Amendment application for property located at 1061 and 1063 Lowell Avenue. The applicant was proposing to subdivide Lot 1 of Northstar Subdivision into two lots. Planner Hawley reported that the property was located at the top of Lowell Avenue and was a unique part of the HR-1 District due to more historically sized lots on the east side and larger lots on the west side of the road. Images were shared with the Planning Commission to provide additional context.

The duplex on Lot 1 was constructed in 1983 with an approved building permit. Currently, on the property, there was a 15-foot access easement, which was for Lots 1, 2, and 3 as part of the Northstar Subdivision. There was a private drive that was not maintained by the

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City. This private drive would remain. Planner Hawley noted that the original plat was completed in 1977 and the deed line was done in 1999.

In 2008, the Northstar Subdivision recorded a Notice of Noncompliance against Lot 1, because the lot was not compliant with the Covenants, Conditions, and Restrictions ("CC&Rs"). The CC&Rs had prohibited the subdivision of lots. The parties reached a settlement, which resulted in the removal of Lot 1 from the Homeowners Association and Declaration of the Northstar Subdivision. In 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the Lot from the Northstar Homeowner Association.

Planner Hawley stated that there was still an existing duplex and the owners were proposing to create a lot line down the center of the lot to create two legal lots of record. The 15-foot access easement would stay in place. The existing duplex would remain as existing non-compliant, which meant that it could be used and maintained, but not moved, enlarged, or expanded. Since the intent of the plat was to redevelop, the new development would need to comply with the current HR-1 District requirements.

A single-family dwelling was an allowed use in the HR-1 District and a duplex was a Conditional Use for lots greater than 3,750 square feet. The proposed lots, 1A and 1B were approximately 9,742 square feet each. The lots would meet the Land Management Code requirements outlined in Chapter 2.2 – HR-1 District, for use, density, setbacks, height, and parking. Redevelopment would require Historic District Design Review ("HDDR") approval and possibly a Steep Slope Conditional Use Permit as well.

Planner Hawley reported that there needed to be good cause to approve a Plat Amendment. Good cause could be found in the application since any new development would be held to the HDDR standards. This would encourage the construction of historically compatible structures. The Plat Amendment would also resolve the existing non-conforming use and non-conforming deed line. Additionally, the proposal fit with the character and compatibility of the lots and would preserve the neighborhood character.

Staff made some recommendations to provide mitigation on the lot. The first related to the access easement. The City wanted to confirm that the previous release waiver and agreement would be upheld. Secondly, the City wanted to confirm that if one side of the duplex was torn down, both parties would redevelop at the same time.

The applicants, Stacy and Jeremy Head, were present. Ms. Head explained that their current home was located at 1010 Lowell Avenue. That home was small and could not be renovated. As a result, they had been looking for a property on the same part of Lowell Avenue. When the property and 1061 and 1063 Lowell Avenue was listed, they were interested, but later found that it was one lot of record rather than two lots of record. Everyone in the past had treated it as two different properties. Ms. Head stated that they

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decided to purchase the property with the hope that it could be divided. The goal was to sell the smaller home, demolish the duplex, and built something new.

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

MOTION: Commissioner Kenworthy moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Northstar Subdivision – Lot 1 Plat Amendment, subject to the following:

Findings of Fact

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.

2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.

3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.

4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.

5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.

6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”

7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.

9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.

10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.

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11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.

12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.

13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.

14. A single-family dwelling is an allowed use in the HR-1 District.

15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).

17. The current duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.

18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.

19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.

20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2, and parts of Lot 3 of Northstar plat.

21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.

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22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.

23. A duplex dwelling will require approved conditional use permits.

24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.

25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.

26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.

27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.

29. The HR-1 zone requires that a Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].

30. The HR-1 zone requires a ten-foot (10') minimum horizontal step in the downhill façade […].

31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).

33. The Northstar Subdivision was platted in 1977.

34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).

35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."

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36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to "encourage single family Development on combinations of 25' x 75' Historic Lots" the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.

37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.

38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.

39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.

40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.

41. LMC § 15-15-1 defines Good Cause as follows: Providing 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.

42. This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.

43. Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.

44. Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

Approved 10.13.2021

Conclusions of Law

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood, and does not increase density.

2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.

3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.

4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah 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, 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. 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.

4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.

6. The Building Footprint for each Lot is 2,818 square feet

Approved 10.13.2021

Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

B. Land Management Code Amendments - Park City Historic Sites Inventory - The Planning Commission Will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive and Update the Status of 1302 Norfolk Avenue, Formerly Under Appeal. PL-21-04939. (A) Public Hearing; (B) Possible Recommendation for City Council Review on October 28, 2021.

Planner Ward reported that the Land Management Code Amendments were related to three Rossie Hill Drive properties and the status of 1302 Norfolk Avenue. No substantive changes were proposed. Planner Ward explained that the Lilac Hill East Subdivision had subdivided the three Rossie Hill Drive historic properties into five single-family lots. Since there was a private drive that accessed the rear lots, there would be new addresses. The first amendment would update the Rossie Hill Drive properties to reflect the new addresses, while also citing the previous addresses.

The second amendment related to 1302 Norfolk Avenue. Planner Ward reported that it was a Significant Historic Structure and was currently owned by the City. The Planning Department nominated the structure to the Historic Sites Inventory. The property owner then applied to demolish the structure. Staff denied the demolition permit, pending Historic Preservation Board action on the determination of Historic Significance of the home. The property owner requested a review by the Utah Property Rights Ombudsman to determine whether the structure could be demolished and the advisory opinion found that the demolition permit was entitled to approval. To prevent the demolition of the structure, the City purchased the structure. Planner Ward stated that the second amendment would clarify that the property was no longer under appeal and that it was a Significant Historic Structure on the Historic Sites Inventory.

The Historic Preservation Board reviewed the proposed amendments on September 1, 2021, and unanimously forwarded a positive recommendation for Planning Commission consideration. Staff recommended that the Planning Commission conduct a public hearing and considering forwarding a positive recommendation to the City Council.

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

MOTION: Commissioner Suesser moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Proposed Land Management Code

Approved 10.13.2021

Amendments, as outlined in the Draft Ordinance. Commissioner Van Dine seconded the motion.

VOTE: The motion passed unanimously.

7. ADJOURN

MOTION: Commissioner Suesser moved to adjourn. The motion was not seconded and there was not vote.

The Planning Commission Meeting adjourned at 8:36 p.m.

Approved by Planning Commission: _____

Approved 10.13.2021

PARK CITY, UTAH

LAND MANAGEMENT CODE

Consisting of

Ordinance No. 12-79 (January 1, 1980) Creating a Planning Commission, Board of Adjustment and Providing for the Administration and Enforcement of the City's Land Management Code; and Ordinance 8-80A, (August 22, 1980) Repealing and Re-enacting Ordinance No. 13-79, as Amended, to Provide for a Comprehensive Zoning of Park City and Adopting an Official Zoning Map.

Adopted August 22, 1980

Effective August 28, 1980

Reprinted as Amended June 15, 1981

$5.00

PARK CITY MUNICIPAL CORPORATION
P. O. Box 1480
Park City, Utah 84060

SECTION 4. DISTRICTS AND REGULATIONS

4.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

4.1.1. PURPOSE. To allow continuation of the land uses and architectural scale and styles of the original Park City residential area and to encourage densities that will preserve the desirable residential environment and that will allow safe and convenient traffic circulation.

4.1.2. PERMITTED USES. In a Historic Residential (HR-1) District, no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

4.1.2.1. Single-unit detached dwelling.

4.1.2.2. Two-unit dwelling.

4.1.2.3. Home occupation.

4.1.2.4. Accessory buildings and uses customarily incidential to main use.

4.1.2.5. Three-unit dwellings. Three-unit dwellings may be permitted upon review by the Planning Director provided that all required parking must be fully enclosed in a parking structure situated so that the mass of the parking area is at least 50% below the natural grade.

4.1.2.6. Lockout room.

4.1.3. CONDITIONAL USES. The following uses may be considered by the Planning Commission for conditional use approval as provided by Park City Ordinance 12-79, Section 2.

4.1.3.1. Public and quasi-public institutional use.

4.1.3.2. Nightly rentals.

4.1.3.3. Child nursery.

4.1.4. LOT AND SIZE REGULATIONS.

4.1.4.1. Lot Size. The minimum lot area for a single-unit dwelling shall be 2,812 square feet. Two-unit dwelling shall have a lot size of 3,750 square feet. Three-unit dwelling shall have a lot size of 5,625 square feet. The minimum width of a lot shall be 37.50 feet, 15.00 feet back from front lot line.

4.1.4.2. Side Yard.

4.1.4.2.1. The minimum side yard for any structure or accessory buildings or uses shall be five feet except that a side yard shall not be required where

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

LOG 311

*Date of Application	Date Work	Receipt No.		Permit Number
5-11-83		29711	6-8-83	1362

*Proposed Use of Structure: DUPLEX

*Bldg. Address: #1 NORTHSTAR

*Address Certificate No.: 1061 LOWELL AVE

Assessors Parcel No.:

*Lot #	*Block	*Subd. Name & Number
1		NORTHSTAR

*Property Location: ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft.	Total Bldg. Site Area Used
19485 ☐	4500 ☐

*Owner of Property: DAN CONLON + HECTOR MESTRE — Phone:

*Mailing Address: % P.O. 2455 — City: PARK CITY UTAH

*Business Name Address: — Business Lic. No.:

*Architect or Engineer: STEVEN T. BAIRD — Phone: SLC 328-2541

*General Contractor: A.D.A.C. DEV. CORP — Phone: 649-0181

*Business Address	* State Lic. No.	*City/Co. Lic. No.
PO 2455 P.C. UTAH	36021-6	1095

*Electrical Contractor: ALPINE ELECTRIC — Phone: 649-8779

*Business Address	* State Lic. No.	* City/Co. Lic. No.
HIGHWAY 248 E COMPARK	35131-5	2080

*Plumbing Contractor: B.R. HALE PLUMBING — Phone: 268-9223

*Business Address	* State Lic. No.	* City/Co. Lic. No.
231 West 4500 So. MURRAY UT.	33607-5	2100

*Mechanical Contractor: — Phone:

*Business Address	* State Lic. No.	* City/Co. Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.): VACANT

*Dwell. Units Now on Lot	* Assessory Bldgs. Now on Lot
VACANT	VACANT

*Type of Improvement/Kind of Const.

☐ Sign ☒ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: 4 Covered Uncovered

SUB-CHECK | Zone: HR-1 | Zone Approved By:

Disapproved / (Approved) 6-8-83 Date — Sub-Ck. By

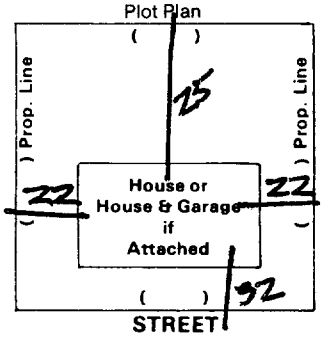
Minimum Setbacks in Feet

Front	Side	Side	Rear
15'	5'	5'	10'

Indicate Street If Corner Lot

Indicate North

Plot Plan



NOTE: 24 hours notice is required for all inspections.

BUILDING FEE SCHEDULE

Square Ft. of Building: 7258 sf — Valuation: $336,275.30

☐ Rough Basement
☒ Finish Basement 686 sf
~~Carport sq. ft.~~ DECK 740 sf
Garage sq. ft. 1190 sf

Type of Bldg.		Occ. Group
V-N		R-3

No. of Bldgs.	1	R. Value Walls	R. Value Roof
No. of Stories	2	R 19	R 30
No. of Bedrooms	6		
No. of Dwellings	2		

Type of Construction: ☒ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel

Max. Occ. Load

Fire Sprinkler ☐ Yes ☒ No

Building Fees	2522	.06
Plan Check Fees	1639	.34
Electrical Fees	[illegible]	
Plumbing Fees		
Mechanical Fees		
Water	1200	.00
Sewer		
Storm Sewer		
Moving or Demo.		
Temporary Conn.		
Reinspection		
Impt.	6725	.51
W. Devel.	5000	.00
less plan ck dept.	-200	.00
Total	16886	.91

Special Approvals	Required	Received	Not Req.
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or ~~Septic Tank~~	✓	✓	#1438
City Engineer (off site)			
Gas			
Land Use Cert.			
Electrical Dept.			
HiBack C.G. & S.			
Other			

Comments: NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING

NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by

Signature of Approval — Date 10-8-83

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent — 6-8-83 Date

* Signature of Owner (If owner) — (Date)

PLANNING DEPT. USE

Census Tract.	Traffic Zone	Coordinate Ident. No.

New S.L.U. Code No. — Old S.L.U. Code No. 668

Certificate of Occupancy

Entry No. 244212 WESTERN STATES TITLE

REQUEST OF

FEE ALAN SPRIGGS, SUMMIT CO. RECORDER

$ 7.00 By Susan Robinson

RECORDED 12-30-85 at M

at: 4:47

PARTY WALL AGREEMENT, EASEMENTS AND RESTRICTIVE COVENANTS RUNNING WITH THE LAND

THIS AGREEMENT is made and entered into this 23rd day of December, 1985, by Williamsburg Savings Bank,formerly known as Washington Savings Bank, a Utah Corporation (hereinafter referred to as the "Bank").

RECITALS:

A. The Bank is the owner in fee of that certain tract of real property located at Park City, Summit County, State of Utah which is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

B. Situated on the above-described paral of land are two residential units in a duplex structure. The two halves of the structure are contiguous, join at the boundary line which separates the above-described tracts, and have in common a single wall (hereinafter referred to as the "party wall") running along said boundary line, extending through said two-family residential duplex structure, and including the roof of said structure, along said dividing boundary line. One half of said party wall is located upon each of the above-described tracts.

C. The Bank desires to set forth in a recordable document, its rights and obligations concerning the party wall.

NOW, THEREFORE, in consideration of the premises and of the rights and obligations set forth herein, and for the mutual benefit of the unit owners, the Bank agrees as follows:

1. The party wall referred to and described above is hereby agreed for all purposes to constitute a party wall. Except as herein modified or expended, all legal and equitable principles relating to party walls shall govern and apply to the party wall which is the subject of this Agreement.

2. The Bank or any subsequent owner of the parcels of land shall use or alter any improvements located on the tract which would jeopardize the support furnished by or the soundness or integrity of the party wall.

3. Any party who may purchase one of the units separately from the other shall share equally with the other unit owner any and all costs and expenses relating to damages, repair, replacement, restoration, or maintenance, the expenditure or incurring of which may be necessary or desirable to preserve the soundness or structural integrity of the party wall; provided, however, that if any such cost or expense becomes necessary or desirable as a result of the act or omission of one party, the cost or expense involved shall be borne by that party alone. In addition, all costs associated with maintenance, repairs, or replacements benefiting only one party (such as interior painting or redecorating) shall be borne solely by the party benefited.

4. Any demolition and/or new construction an owner may desire to carry out on one single unit owned by him, that party shall not be entitled to damage or demolish the party wall in whole or in part or alter or change the exterior design or structure of the building, whether on the party wall or on the unit owned by him, without obtaining the prior written consent of the other owner.

5. The Bank hereby grants such easements and rights of ingress and egress over, across, through and under the two separate units as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with the party wall, and in connection with utilities, including but not limited to water, sewer, electrical power, natural gas, telephone, whether for the benefit of the party who owns the tract over, across, through and under, which the utilities' accesses are provided or for the benefit of the other owner.

6. The Bank recognizes that, because of the proximity with respect to one another of the two units on the parcel of land described herein and of the improvements situated on said tracts, both the value of each unit and associated improvements and the ability of unit owner to use and enjoy his tract and improvements are, in large part, dependent upon the condition and use of the other owner's tract and improvements. Accordingly, each unit owner hereto agrees that (a) he will not use his tract and improvements in a way which does or would interfere with the other owner's use or enjoyment of his property or in a way which does or would materially and adversely affect the value of the other party's unit and (b) he will maintain his tract and improve-

ments so as not to interfere with the owner's use and enjoyment of his unit and so as not to materially and adversely affect the value of the other party's unit.

7. The Bank recognizes that there is a common outflow of sewer outside of the structure provided for the common benefit of the separate units. The common sewer line may have been installed over all or a portion of the separate units. The Bank agrees that the periodic costs assessed for the sewer and any and all repairs and maintenance costs for such sewer shall be shared equally by the owner of each unit. Each unit owner grants the other owner such easements and rights of ingress and egress over, across, through and under the tract owned by him as are reasonably necessary to permit the other party to perform any necessary repairs, replacements, or maintenance in connection with said sewer lines.

8. In the event that one owner defaults in any of the terms, conditions or covenants contained in this agreement, then the owner in default agrees to pay all costs of enforcing this Agreement or any damages arising out of the breach hereof including reasonable attorney's fee. In addition, the owners agree that in view of the uniqueness of the real property described herein, that either owner may maintain an action against the other owner for equitable relief in the form of a temporary restraining order or injunction to enforce the terms of this Agreement, and the owner in default under the terms, conditions and covenants of this Agreement shall pay all costs incurred in connection with such action, including reasonable attorney's fee.

9. This Agreement and each and every provision contained herein shall constitute easements and covenants running with the land, or equitable servitudes, as the case may be and shall be binding upon and shall inure to the benefit of the Bank and its respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. At any time that the Bank transfers its ownership in fee simple of one unit in the real property described herein, then the Bank shall no longer be obligated under the terms and conditions of this Agreement, but its successor in interest shall be fully obligated and substituted for the Bank as if such successor in interest had signed and entered into this Agreement in the first instance. The provisions hereof shall remain in full force and effect, until both structures utilizing the party wall and/or sewer lines or other utility lines are totally destroyed or demolished, in accordance with the terms of this Agreement, at which time this Agreement shall in all respects cease to be of any further force and effect.

DATED this 23rd day of December, 1985.

WILLIAMSBURG SAVINGS BANK, formerly known as Washington Savings Bank, a Utah Corporation.

By: Randy H. Tesch
Its: Senior Vice President

By: Gary M. Unker
Its: Vice President

BOOK 368 PAGE 278

STATE OF UTAH }
ss.
COUNTY OF SALT LAKE}

On the 23rd day of December A.D. 1985 personally appeared before me Randy H. Tesch and Gary M. Unker, who being by me duly sworn did say, each for himself, that (s)he, the said Randy H. Tesch is the Sr. Vice President, and he, the said Gary M. Unker, is the Vice Pres. of Williamsburg Savings Bank, and that the within and foregoing instrument was signed in behalf of said corporation.

My Commission expires: 6-2-87

Notary Public, Residing at: Salt Lake City, Utah

EXHIBIT A

COMMENCING at the most Northerly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 35°59' East 67.89 feet; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence NOrth 54°01' East 143.5 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO access easement as shown on the recorded plat of North Star Subdivision.

COMMENCING at the most Easterly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet; thence South 35°59' East 67.89 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain non-exclusive access easement as shown on the recorded plat of North Star Subdivision.

BOOK 368 PAGE 279

WHEN RECORDED, RETURN TO:
Northstar Subdivision Homeowners Association
c/o Thomas T. Billings, Esq.
Van Cott, Bagley, Cornwall & McCarthy
36 South State Street, Suite 1900
Salt Lake City, UT 84111

ENTRY NO. 00891326
02/02/2010 11:14:09 AM B: 2019 P: 1331
Notice PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 16.00 BY VAN COTT BAGLEY CORNWALL MCCARTHY

Affects Parcel ID Nos. NR-1, NR-1A, NR-2, NR-3

NOTICE OF REMOVAL OF PROTECTIVE COVENANTS

PLEASE TAKE NOTICE that the following-described parcels of real property are no longer subject to the provisions of and/or the beneficiaries of any obligations of the Northstar Homeowners Association pursuant to the Declaration of Protective Covenants for the Northstar Subdivision dated July 19, 1977 and recorded as Entry No. 139189 in Book M97 at Pages 387 through 404 of the official records of Summit County, Utah, as amended by a First Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00497969 in Book 01113 at Pages 00248 through 00249 of the official records of Summit County, Utah, and as further amended by a Second Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00806996, in Book 1852 at Pages 1838 through 1841 of the official records of Summit County, Utah, and as may be further amended from time to time. Said real properties are more particularly described as follows:

Lot 1, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1.

Lot 1A, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1A.

Lot 2, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-2.

Lot 3, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-3.

All common areas, access easements, and paved streets within said real properties or adjacent to Lots 1 and/or 1A.

DATED this 14th day of January, 2010.

NORTHSTAR HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation

By: Annie Lewis J. Beale
Its: Secretary

650 :416579v1

STATE OF NC)
: ss.
COUNTY OF Chatham)

The foregoing instrument was acknowledged before me this 14 day of January, 2010, by Annie Lewis J. Gordo, who is the Secretary of the Northstar Homeowners Association, a Utah nonprofit corporation.

Notary Public

NOTARY PUBLIC
WAKE COUNTY, NC
SILVIA C. WEST
MY COMMISSION EXPIRES
JUNE
30
2012

Planning Commission
Staff Report

Subject: **1063 Lowell Avenue**
Application: **PL-22-05492**
Author: **Caitlyn Tubbs,**
Sr. Historic Preservation Planner
Date: **March 22, 2023**
Type of Item: **Conditional Use Permit**

Recommendation

(I) Review the Conditional Use Permit to construct a Duplex at 1063 Lowell Avenue (II) conduct a public hearing; and (II) consider approving the requested Conditional Use Permit subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Final Action Letter (Exhibit A).

Description

Applicant: Lowell Project, LLC represented by Chimso Onwuegbu

Location: 1063 Lowell Avenue

Zoning District: Historic Residential (HR-1)

Adjacent Land Uses: Residential, Open Space

Reason for Review: Duplex Dwellings are listed as Conditional Uses in the HR-1 Zone (LMC §15-2.2-2); The Planning Commission reviews Conditional Use Permits, conducts a public hearing, and takes Final Action[1]

COA	Condition of Approval
CUP	Conditional Use Permit
HDDG	Historic District Design Guidelines
HDDR	Historic District Design Review
HR-1	Historic Residential Zone
LMC	Land Management Code
PCFD	Park City Fire Department
PCMC	Park City Municipal Corporation
SSCUP	Steep Slope Conditional Use Permit

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

Summary

The Applicant seeks to demolish an existing Duplex that is built across a property line

[1] LMC § 15-1-8(G)

and construct a new Duplex on each of the two Lots (1A and 1B) in the Northstar Subdivision – Lot 1 Amended. Duplexes are allowed as a Conditional Use in the Historic Residential (HR-1) Zone (LMC §15-2.2-2). The proposed Duplex will require Historic District Design Review (HDDR) approval prior to the issuance of a building permit.

Background

1061 and 1063 Lowell Avenue are Lots 1A and 1B in the Northstar Subdivision Lot 1 Amended (see Exhibit C). The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 Zone (Exhibit I). In 1983, the City issued a building permit for a Duplex on Lot 1 in the Northstar Subdivision (Exhibit J). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

At some point, a deed was recorded with Summit County to bifurcate the originally-platted lot along the shared wall of the Duplex. Additionally, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants* to remove Lot 1 from the Northstar Homeowners Association (Exhibit L) on January 14, 2010. The Planning Commission reviewed a Plat Amendment to amend the original subdivision plat to create Lots 1A and 1B on September 22, 2021 and forwarded a positive recommendation to City Council (Staff Report, Minutes). On October 28, 2021 the City Council approved the plat amendment (Staff Report, Minutes) and approved Ordinance 2021-42.

The Applicant seeks to demolish the existing Duplex straddling 1061 & 1063 Lowell Avenue and construct a new Duplex on the 1063 Lowell Avenue Lot.

Analysis

LMC § 15-1-8 states “Conditional Uses and Master Planned Developments are initially reviewed by staff and submitted to the Planning Commission for review, final permitting and Final Action.” Staff has reviewed the proposal to determine its compliance with the adopted standards and has provided the following sections of analysis for the Planning Commission’s review:

(I) The proposed Duplex Dwelling complies with the requirements of the HR-1 Historic Residential Zoning District (LMC §15-2.2)

Requirement	Analysis of Proposal
Lot Size: 3,750 square feet (Duplex)	**Complies** – The lot is 9,742 square feet in size.
Lot Width: 25 feet measured 15 feet back from Front Lot Line	**Complies** – The lot is 67.89 feet in width.

Building Footprint: 2,818 square feet	**Complies** – The proposed building footprint is 2,800 square feet.
Front and Rear Setbacks: 15 feet each, totaling 30 feet	**Complies** – The proposed Front Setback is approximately 30 feet and the proposed rear setback is approximately 29 feet.
Side Setbacks: 5 feet minimum, totaling 18 feet	**Complies** – The proposed side setback is 13 feet on the northern side and 5 feet on the southern side. There are chimneys and roof overhangs on each side which project less than 2 feet into the side setbacks, as permitted by LMC §15-2.2-3(J)
Building Height: 27 feet from Existing Grade, Final Grade must be within 4 feet of Existing Grade; 35 feet from the lowest finish floor plane to the point of the highest wall top plate; A 10-foot minimum horizontal step in the downhill façade; Roof pitch shall be between 7:12 and 12:12 pitch	**Complies** – The proposed Structure is 27 feet from Existing Grade and measures 35 feet from the lowest finished floor plane to the top of the highest wall plate. The roof pitch ranges between 8:12 and 12:12. The Applicant has provided a 15-foot horizontal step in the downhill façade.

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

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

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

CUP Review Criteria	**Analysis of Proposal**
Size and location of the Site	**No Required Mitigation** – The proposed Duplex

	is comparable in size to other Duplexes in the immediate Area and is located within a neighborhood composed of a mix of Single-Family Dwellings and Duplexes.
Traffic considerations including capacity of the existing Streets in the Area	**No Required Mitigation** – This request was reviewed by the Engineering Department and the Development Review Committee on December 6, 2022 and no concerns were raised regarding traffic or capacity of the Streets in this Area. The Applicant will be required to create a Construction Mitigation Plan (CMP) with the Building Department prior to the issuance of a building permit.
Utility capacity, including Storm Water run-off	**No Required Mitigation** – This request was reviewed by the Development Review Committee on December 6, 2022, including Public Works and Public Utilities, and no concerns were raised regarding Utility capacities in this area.
Emergency vehicle Access	**No Required Mitigation** – This request was reviewed by PCFD and the DRC on December 6, 2022 and no concerns were raised regarding Access for emergency vehicles. The Applicant will be required to create a Construction Mitigation Plan (CMP) with the Building Department prior to the issuance of a building permit.
Location and amount of off-street parking	**No Required Mitigation** – LMC §15-3-6(A) requires a minimum of two Off-Street parking spaces per Dwelling Unit; totaling four spaces for the proposed Duplex. The proposed Duplex will provide two Off-Street parking spaces within a two-car garage (northern unit) and one Off-Street parking space within a single-car garage (southern unit). Each dwelling unit will be accessed by a driveway leading to the proposed garages. LMC §15-3-4(A)(3) allows passenger automobiles to be parked on driveways serving private residences provided the space is entirely on private property. The second required parking space for the southern unit will be provided on the driveway and the northern unit will have room for two additional spaces on the driveway.
Internal vehicular and pedestrian circulation system	**No Required Mitigation** – The proposed Use is accessed via a private right of way and all parking is provided on private property. Vehicular and pedestrian circulation will be conducted primarily on private property prior to accessing Lowell

	Avenue and other public rights-of-way.
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	**No Required Mitigation** – The proposed Use is common in the surrounding area and is a Residential Use among other Residential Uses.
Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots	**No Required Mitigation** – The proposed Building is of a comparable size and scale to other surrounding Structures in the neighborhood and the Duplex will be oriented in the same direction as the Structures on neighboring properties.
Usable Open Space	**No Required Mitigation** – The proposed Duplex does not impact surrounding Open Space.
Signs and lighting	**Complies with Condition of Approval #6-** No signage is proposed as part of this Application; any exterior lighting must be reviewed by Staff prior to installation and must be compliant with LMC §15-5-5(J).
Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing	**No Required Mitigation** – The proposed Duplex is comparable in size and scale with the surrounding neighborhood, which has several large Single-Family Dwellings and Duplexes. Additionally, the proposed Duplex is subject to a Historic District Design Review and is required to comply with the Design Guidelines for New Residential Infill Construction in Historic Districts (LMC §15-13-8). This approval must be obtained prior to the issuance of a building permit.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	**No Required Mitigation** – The proposed Duplex will not create any noise, vibration, odors, steam beyond those generally present at a residential property.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	**No Required Mitigation** – The proposed Duplex will not require delivery and service vehicle access beyond that generally expected of a residential property.
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 Required Mitigation** – LMC §15-3-6 requires 1 Off-Street parking space per bedroom within a Lockout Unit. The proposed Structure has 8 bedrooms in total; the Applicant has provided 6 Off-Street parking spaces and can adequately provide the required parking. Regarding Nightly Rental of the Property LMC §15-3-6 states “Parking for the first six (6) bedrooms is based on the parking requirement for the dwelling. An additional space is required for every additional two (2) bedrooms utilized by the

	Nightly Rental Use." The proposed Duplex contains 8 bedrooms, which would require a total of 4 Off-Street Spaces for the first 6 bedrooms and an additional space for the remaining 2. The Applicant has provided 6 Off-Street parking spaces.
Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and appropriateness of the proposed Structure to the existing topography of the Site	**No Required Mitigation** – The property is not located within any Environmentally Sensitive Lands or within the Park City Soils Ordinance Area. There are no Mine Hazards or Waste associated with this property and the site has been previously graded with the construction of the existing Duplex so a Steep Slope Conditional Use Permit is not required.
Reviewed for consistency with the goals and objectives of the Park City General Plan; however review for consistency shall not alone be binding.	**Complies** – Goal 7 of the General Plan recommends the creation of a diversity of housing opportunities. The proposal creates 2 additional dwelling units while redeveloping an existing residential site. Community Planning Strategy 7.1 recommends identifying sites within existing residential neighborhoods and increasing density in those areas to encourage affordable/attainable housing.

(V) Development Review Committee Review of Application.[2]

The Development Review Committee (DRC) discussed this development on December 6, 2022 and no concerns were raised.

Department Review

The Planning 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 8, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 8, 2023.

Public Input

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

[2] 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).

Alternatives

- The Planning Commission may approve the Conditional use Permit for a Duplex Dwelling at 1063 Lowell Avenue;
- The Planning Commission may deny the Conditional Use Permit for a Duplex Dwelling at 1063 Lowell Avenue and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain or a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans
Exhibit C: Northstar Subdivision Lot 1 Amended Plat
Exhibit D: Ordinance 2021-42
Exhibit E: Plat Amendment City Council Staff Report
Exhibit F: Plat Amendment City Council Minutes
Exhibit G: Plat Amendment Planning Commission Staff Report
Exhibit H: Plat Amendment Planning Commission Minutes
Exhibit I: 1981 LMC Allowed Uses in the HR-1 District
Exhibit J: Approved 1983 Building Permit
Exhibit K: Recorded Party Wall Agreement
Exhibit L: Notice of Removal of Protective Covenants

Planning Department

March 22, 2023

Chimso Onwuegbu
1675 Soniat St.
New Orleans, LA 70115
801-712-4078

CC: Lowell Project, LLC c/o Stacy Head

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1063 Lowell Avenue
Zoning District:	HR-1 Historic Residential
Application:	Conditional Use Permit – New Duplex
Project Number:	PL-22-05492
Action:	APPROVED WITH CONDITIONS (See Below)
Date of Final Action:	March 22, 2023
Project Summary:	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.

Action Taken

On March 22, 2023, the Planning Commission conducted a public hearing and approved the Conditional Use Permit to construct a new Duplex at 1063 Lowell Avenue according to the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

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 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.

If you have questions or concerns regarding this Final Action Letter, please call (435)-615-5063 or email caitlyn.tubbs@parkcity.org.

Sincerely,

Laura Suesser, Planning Commission Chair

CC: Caitlyn Tubbs, Sr. Historic Preservation Planner

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: 1/16/2023 3:23:23 PM

LOWELL PROJECT, LLC

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PRE-HDDR/ CUP

01.16.2023

PROJECT CONTACT INFORMATION

OWNER

Lowell Project, LLC.
1061 Lowell Ave
Park City, Utah 84060
telephone: 504.301.7770
Contact: Stacy Head
email: stacyhead08@yahoo.com

ARCHITECT

WOW atelier Architects LLC.
73 East 400 South
Salt Lake City, UT 84111
p: 801.712.4078
Contact: Chimso Onwuegbu
e: chimso@be-wow.com

CIVIL ENGINEER

STRUCTURAL ENGINEER

MECHANICAL ENGINEER

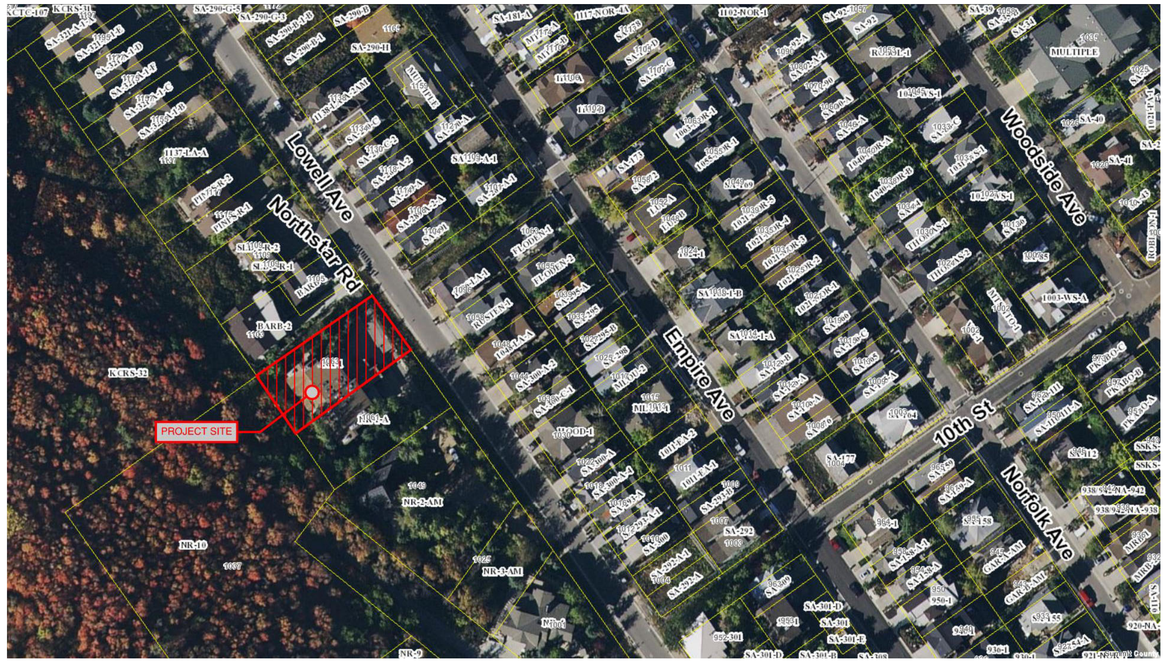
DESIGN-BUILD BY CONTRACTOR
SCHEMATICS BY ARCHITECT

ELECTRICAL ENGINEER

LANDSCAPE ARCHITECT

INTERIOR DESIGNER

CONTRACTOR



PROJECT VICINITY MAP

Sheet List	
Sheet Number	Sheet Name
GI-000	COVER SHEET
GI-100	EXISTING CONDITION PHOTOS
1 OF 1	RECORD OF SURVEY AND TOPOGRAPHY
A-100	PRELIMINARY SITE PLAN
A-101	GARAGE LEVEL FLOOR PLAN
A-102	ENTRY LEVEL FLOOR PLAN
A-103	MID LEVEL FLOOR PLAN
A-104	LOFT LEVEL FLOOR PLAN
A-105	ARCHITECTURAL ROOF PLAN
A-200	EXTERIOR ELEVATION
A-201	EXTERIOR ELEVATION
A-202	EXTERIOR ELEVATION
A-203	EXTERIOR ELEVATION
A-204	EXTERIOR 3D VIEWS
A-301	SECTIONS
A-302	SECTIONS

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
21000X
ISSUE DATE:
01.16.2023
ISSUE:
PRE-HDDR/ CUP
REVISIONS

COVER SHEET

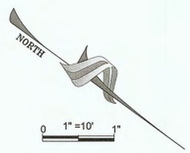
GI-000

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Exhibit F - 1061 and 1063 Lowell Ave Record of Survey and Topo

1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY

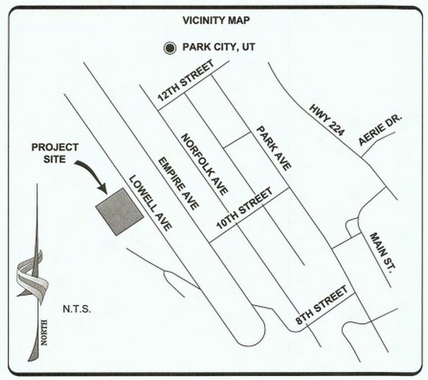
LOCATED IN THE:
SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

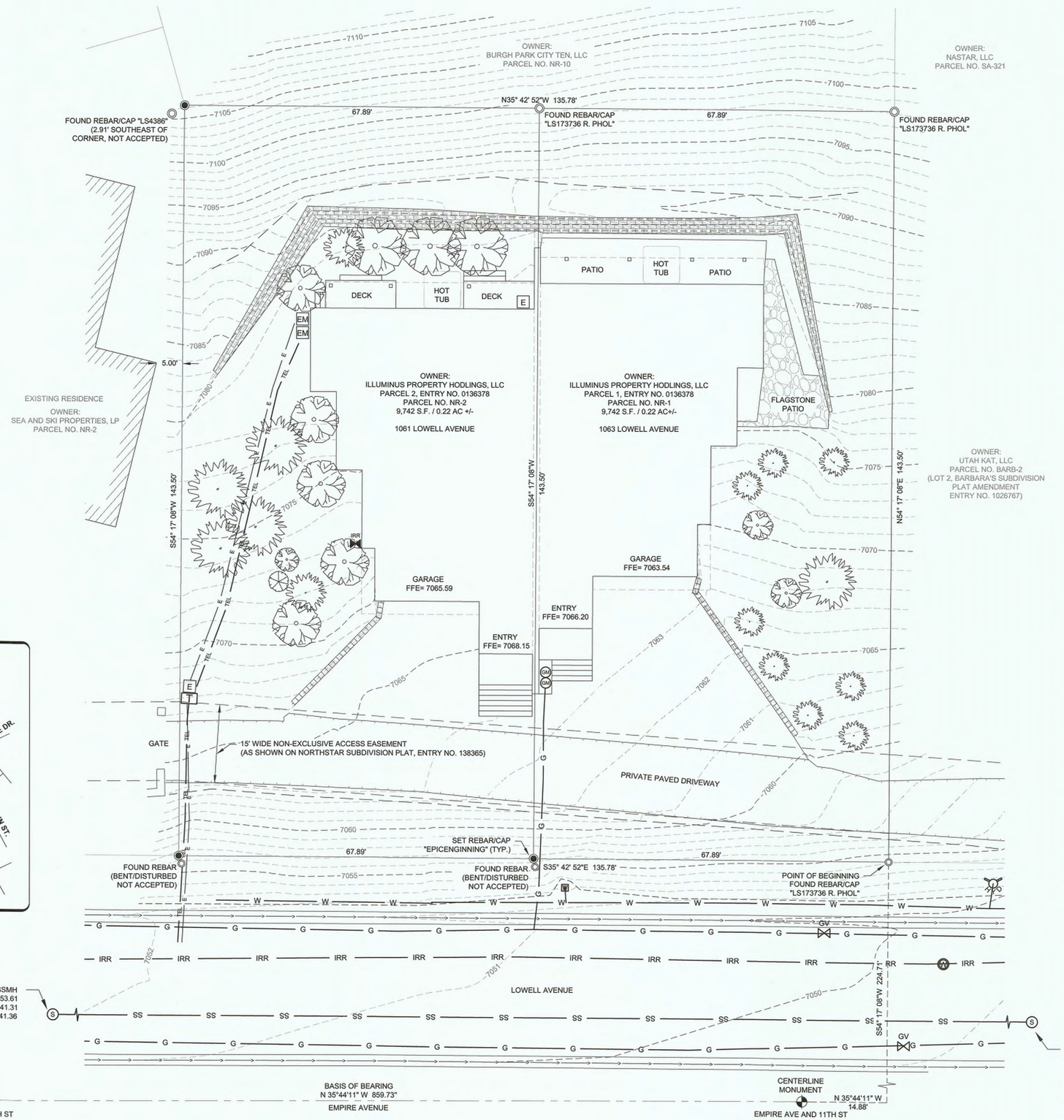


LEGEND

- PROPERTY LINE
- SET MON (AS NOTED)
- FOUND MON (AS NOTED)
- FLOWLINE/SWALE
- RETAINING WALL
- EDGE OF ASPHALT
- GAS LINE (G)
- GAS VALVE (GV)
- GAS METER (GM)
- IRRIGATION VALVE (IRR)
- ELECTRIC METER (EM)
- ELECTRIC PANEL/BOX (E)
- ASPEN TREE
- PINE TREE
- WATER MANHOLE (W)
- WATER LINE (W)
- WATER METER (W)
- SANITARY SEWER MANHOLE (S)
- SANITARY SEWER LINE (SS)
- TELEPHONE PEDESTAL (T)

VICINITY MAP





RECORD LEGAL DESCRIPTION

PARCEL NO.1:

BEGINNING AT THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE; THENCE SOUTH 3559' EAST 67.89 FEET; THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

PARCEL NO.2:

BEGINNING AT THE MOST EASTERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE, THENCE SOUTH 5401' WEST 143.5 FEET; THENCE NORTH 3559' WEST 67.89 FEET; THENCE NORTH 5401' EAST 143.5 FEET; THENCE SOUTH 3559' EAST 67.89 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH AN ACCESS EASEMENT AS SHOWN ON THE RECORDED PLAT OF NORTHSTAR SUBDIVISION.

AS-SURVEYED DESCRIPTION

TWO PARCELS OF LAND, FORMERLY KNOWN AS LOT 1 OF THE NORTHSTAR SUBDIVISION, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND BRASS CAP MONUMENT AT THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET, PARK CITY, UTAH, THENCE NORTH 35°44'11" WEST 14.88 FEET, THENCE SOUTH 54°17'08" WEST 224.71 FEET TO THE MOST NORTHERLY CORNER OF LOT 1, NORTHSTAR SUBDIVISION, ENTRY NUMBER 138365, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE SOUTH 35°42'52" EAST 135.78 FEET; THENCE SOUTH 54°17'08" WEST 143.50 FEET; THENCE NORTH 35°42'52" WEST 135.78 FEET; THENCE NORTH 54°17'08" EAST 143.50 FEET TO THE POINT OF BEGINNING.

CONTAINS: 19,484 S.F. / 0.44 AC +/-

NARRATIVE

EPIC ENGINEERING WAS HIRED TO LOCATE AND MONUMENT THE BOUNDARY FOR TWO PARCELS OF LAND KNOWN AS PARCEL NUMBERS NR-1 AND NR-2, SAID PARCEL BEING FURTHER DESCRIBED IN A WARRANTY DEED, ENTRY NUMBER 1036378, AS RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

IN ADDITION, A TOPOGRAPHIC SURVEY WAS COMPLETED TO LOCATE EXISTING IMPROVEMENTS AND CREATE CONTOURS UPON SAID PARCELS.

IN PERFORMING THIS SURVEY, MULTIPLE DOCUMENTS WERE OBTAINED FROM THE SUMMIT COUNTY SURVEYOR'S AND RECORDER'S OFFICE, TO INCLUDE ENTRY NUMBER(S): 1036378, 891323, 891326, 830412, 891325, 866671, 891327, S-5709, S-5840, 138365, 1015023, AND 1026767.

THE BASIS OF BEARING FOR THIS SURVEY IS BETWEEN TWO FOUND CENTERLINE MONUMENTS, A BRASS CAP MONUMENT, AT THE INTERSECTION OF EMPIRE AVENUE AND 9TH STREET AND THE INTERSECTION OF EMPIRE AVENUE AND 11TH STREET WITH A MEASURED BEARING AND DISTANCE OF NORTH 35°44'11" WEST 859.73'.

A TITLE REPORT WAS NOT OBTAINED, PURSUANT TO AND IN ACCORDANCE WITH THE MINIMUM STANDARD DETAIL REQUIREMENTS FOR AMERICAN LAND TITLE ASSOCIATION (ALTA) / NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS (NSPS) LAND TITLE SURVEYS, DATED 2/23/2016. AS SUCH, THE PARCEL SURVEYED MAY BE SUBJECT TO ADDITIONAL EASEMENTS, RIGHTS OF WAYS, AGREEMENTS, CONVEYANCES, AND SURVEYS THAT MAY NOT BE REFLECTED ON THIS PLAT.

THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ONLY. NO GUARANTEES ARE MADE OR IMPLIED THAT ALL UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

THE EXISTING HOME ON THE ADJACENT PARCEL TO THE SOUTH WAS LOCATED AS DEPICTED ON THIS DRAWING. HOWEVER, THE FOUNDATION WALLS OF A HOME UNDER CONSTRUCTION ON THE PARCEL TO THE NORTH, WAS NOT LOCATED.

SURVEYOR'S CERTIFICATE

I, PHILLIP R. CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD LICENSE NUMBER 319686 AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE CLIENT, A SURVEY OF THE TRACT OF LAND DESCRIBED HEREIN, WAS PERFORMED UNDER MY DIRECTION.

PHILLIP R. CHRISTENSEN
P.L.S. 319686

LICENSED PROFESSIONAL LAND SURVEYOR
No. 319686
PHILLIP R. CHRISTENSEN
5-16-16
STATE OF UTAH

MAY 16, 2016
DATE

1061 & 1063 LOWELL AVENUE
RECORD OF SURVEY AND TOPOGRAPHY
SE1/4NW1/4 OF SEC.16, T.2S., R.4E, SLB&M,
1061 AND 1063 LOWELL AVENUE
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5605
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"	PROJECT #: 16SM1891.14
DRAWN: JD	DATE: 05/16/2016
CHECKED: PC	SHEET NO: 1 OF 1

N:\PROJ\2016 SM PROJECTS\LOWELL AVE LOT 1 BOUNDARY & TOPO\DWG\SHEET\SHPHILLS ROS.DWG



PANORAMIC WEST SIDE OF LOWELL AVE.



PANORAMIC EAST SIDE OF LOWELL AVE.



LOWELL AVE. VIEW #1 (WEST SIDE)



LOWELL AVE. VIEW #2 (WEST SIDE)



LOWELL AVE. VIEW #3 (WEST SIDE)



LOWELL AVE. VIEW #4 (WEST SIDE)



LOWELL AVE. VIEW #1 (EAST SIDE)



LOWELL AVE. VIEW #2 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)



LOWELL AVE. VIEW #3 (EAST SIDE)

the concepts, ideas, drawings and specifications herein are an original unpublished work and the property of WOW Atelier, LLC and shall not be used on any other work, do not scale drawings, all conditions shall be verified on site, discrepancies shall be brought to the attention of the architect before proceeding.
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WOW

PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

EXISTING CONDITION PHOTOS

GI-100

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687

A2 A0-GARAGE LEVEL
SCALE: 1/4" = 1'-0"

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WOW

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CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

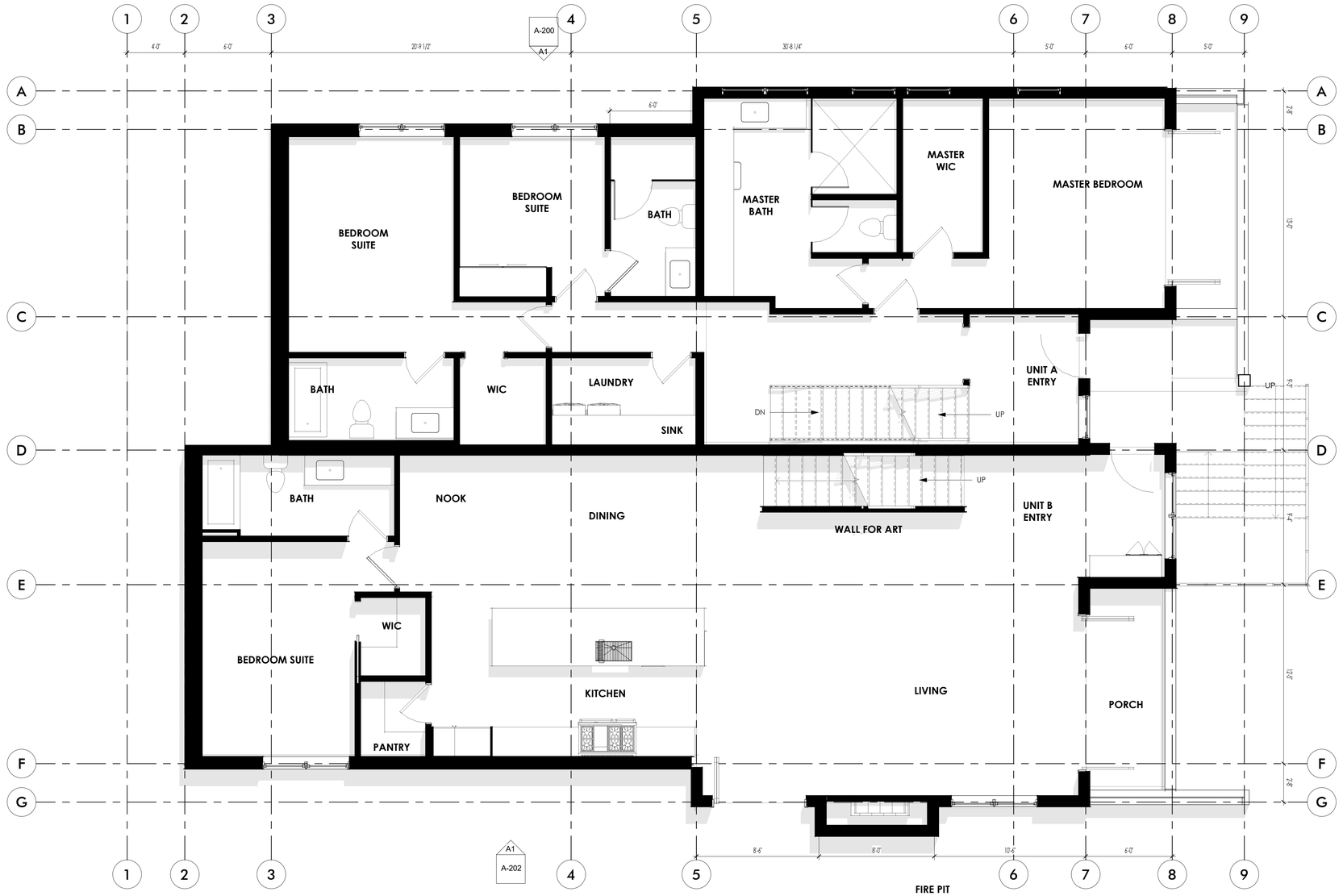
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
2100XX
ISSUE DATE:
01.16.2023
ISSUE:
PRE-HDDR/ CUP
REVISIONS

GARAGE LEVEL FLOOR PLAN

A-101

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A1 A1-ENTRY LEVEL
SCALE: 1/4" = 1'-0"

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689

WOW

PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

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STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

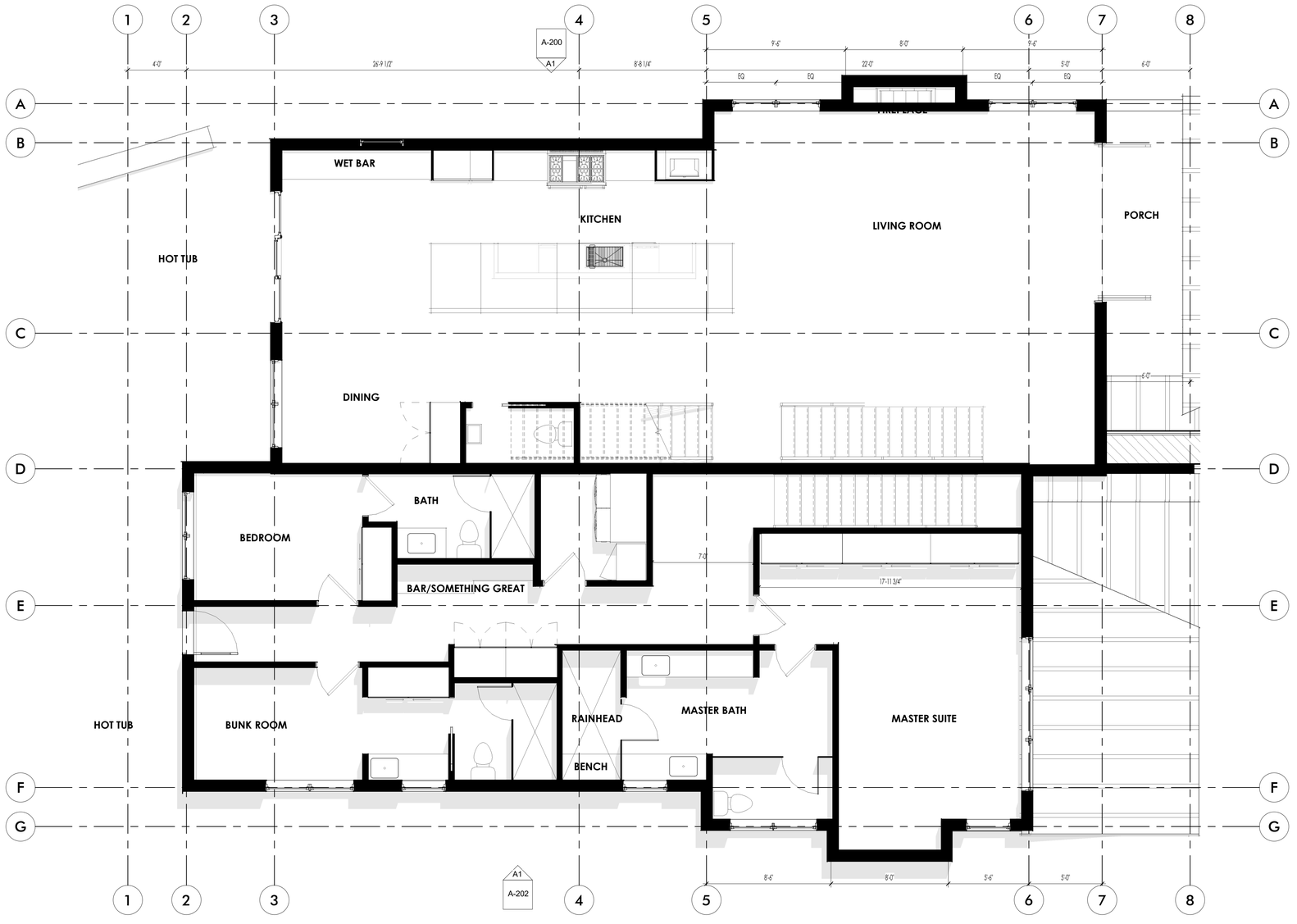
1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

ENTRY LEVEL FLOOR PLAN

A-102

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A1 A2-MID LEVEL
SCALE: 1/4" = 1'-0"

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PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

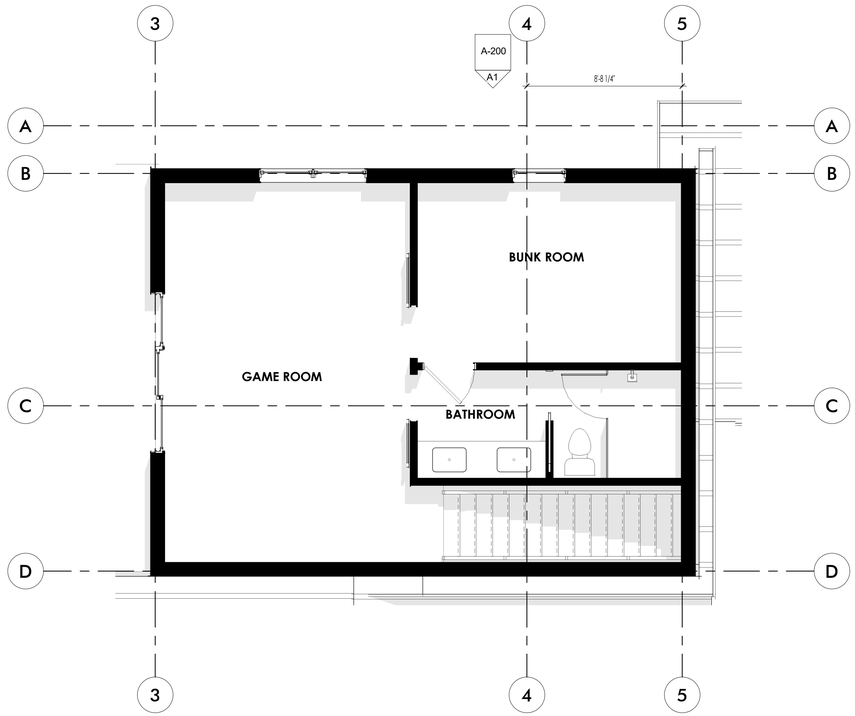
PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

MID LEVEL FLOOR PLAN

A-103

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plot date: 2/1/2023 4:19:31 PM D:\Revit Local Files\1063 Lowell_Duplex_v2023_CENTRAL_chimso@be-wow.com.rvt



A1 A4-LOFT LEVEL
SCALE: 1/4" = 1'-0"

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
2100XX
ISSUE DATE:
01.16.2023
ISSUE:
PRE-HDDR/ CUP
REVISIONS

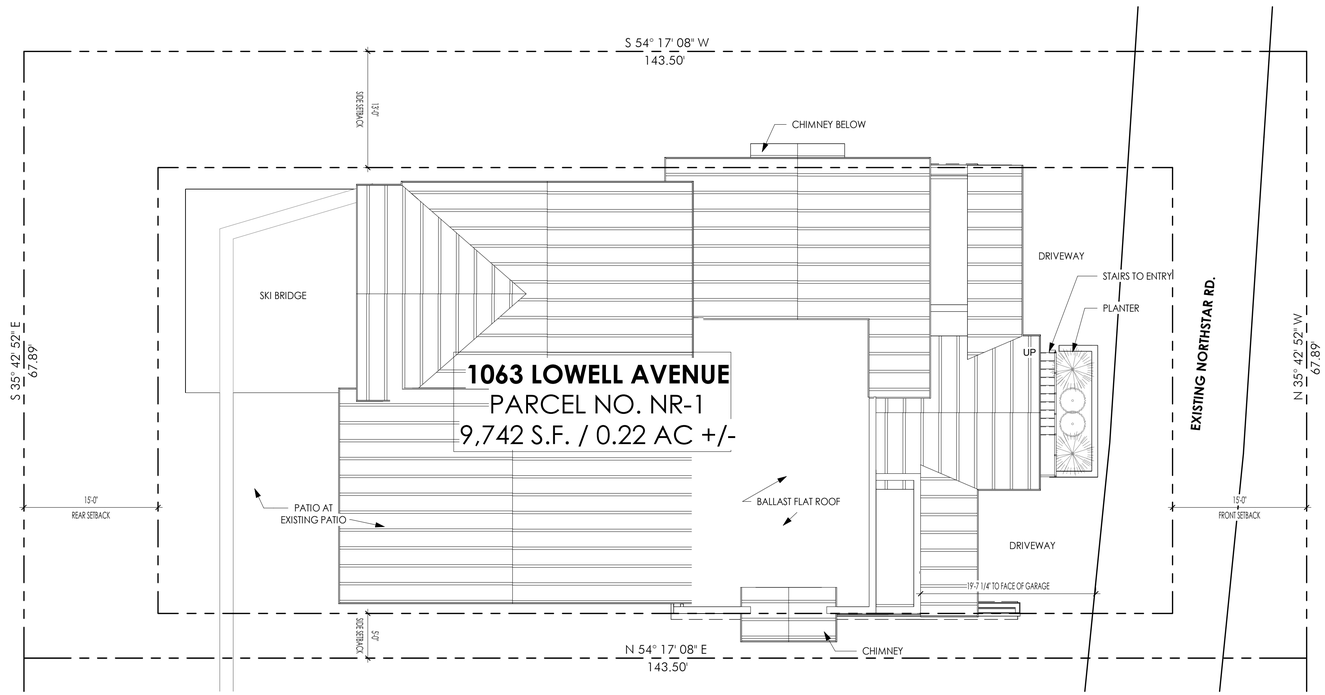
LOFT LEVEL FLOOR PLAN

A-104

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691

BUILDING FOOTPRINT	
SITE AREA:	9,742 SF
ALLOWABLE FOOTPRINT:	2,818 SF
BUILDING FOOTPRINT:	**2,800 SF**



A1 HDDR ARCHITECTURAL SITE PLAN
SCALE: 1/8" = 1'-0"

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

PRELIMINARY SITE PLAN

A-100

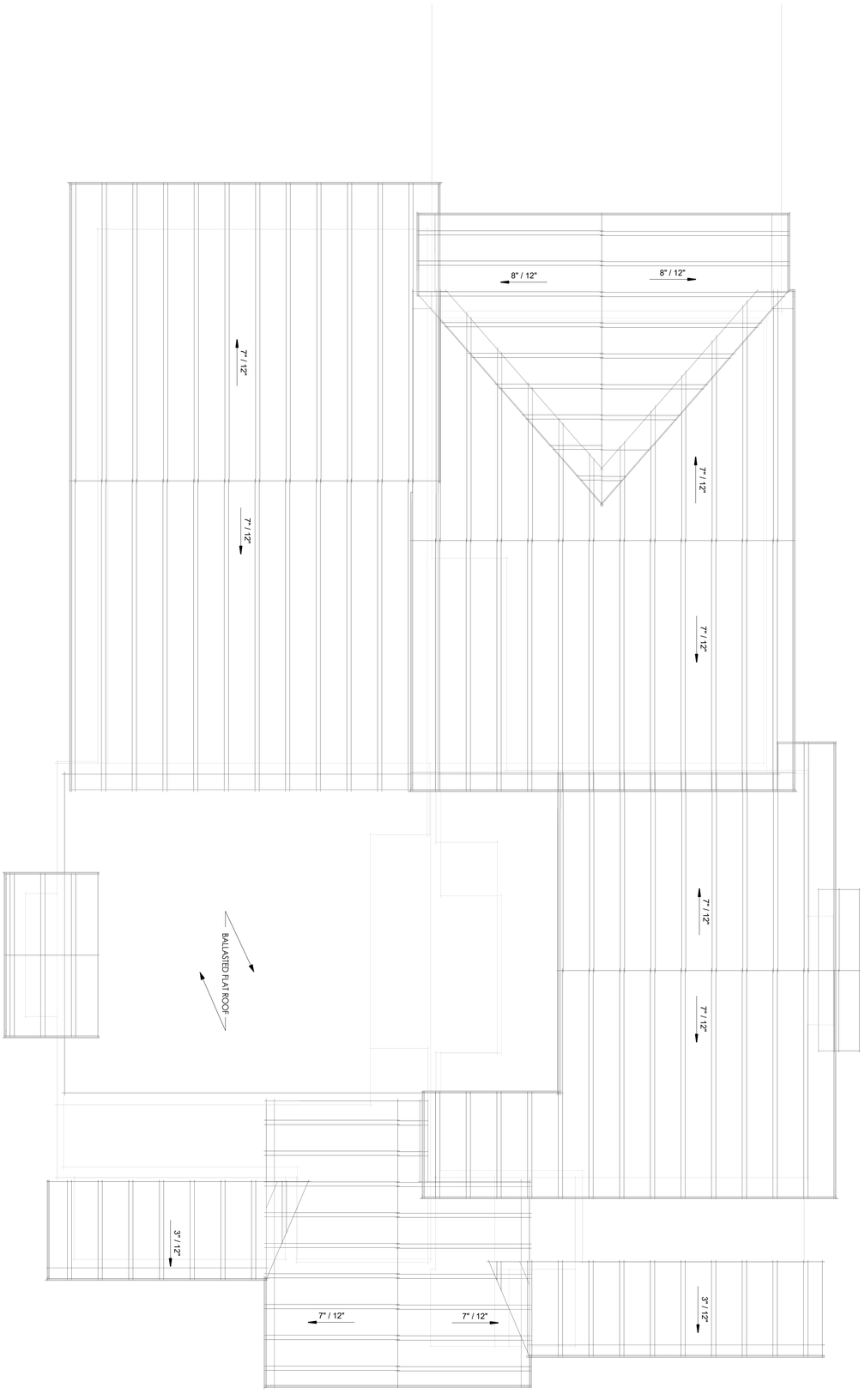
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plot date: 1/16/2023 3:23:49 PM D:\Revit Local Files\1063 Lowell_Duplex_v2023_CENTRAL_chimso@be-wow.com.rvt

A1 ROOF PLAN
SCALE: 1/4" = 1'-0"



ARCHITECTURAL ROOF PLAN

A-105

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PROJECT #:
2100XX
ISSUE DATE:
01.16.2023
ISSUE:
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REVISIONS

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

WOW



A1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

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PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

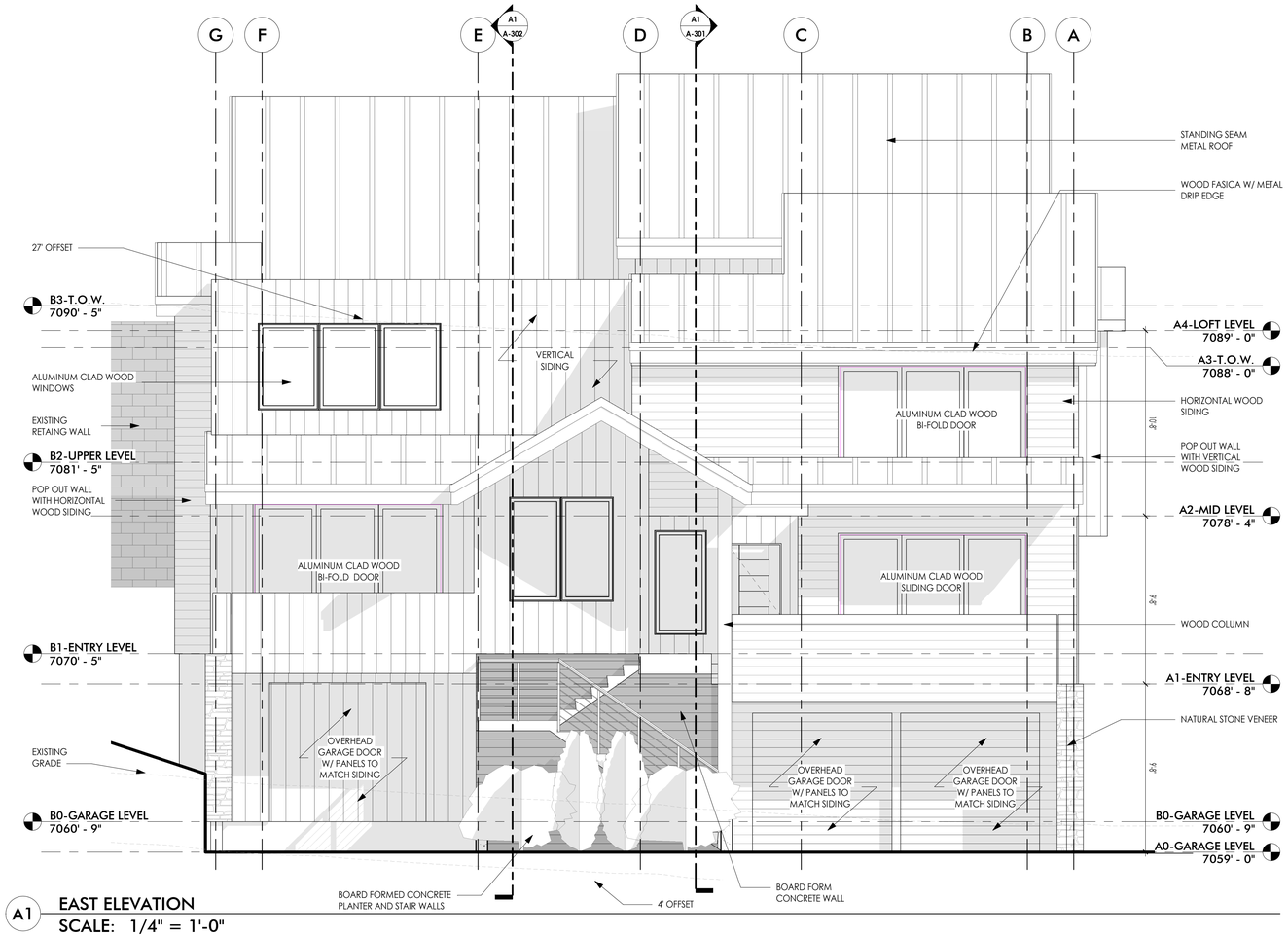
PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

EXTERIOR ELEVATION

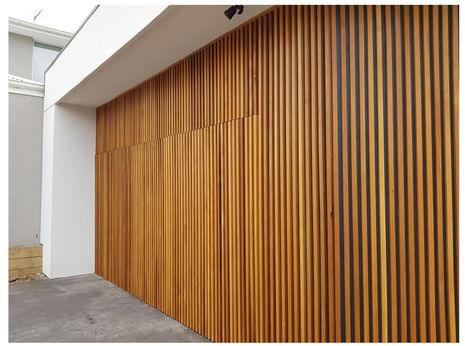
A-200

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A1 **EAST ELEVATION**
SCALE: 1/4" = 1'-0"



WOW

PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

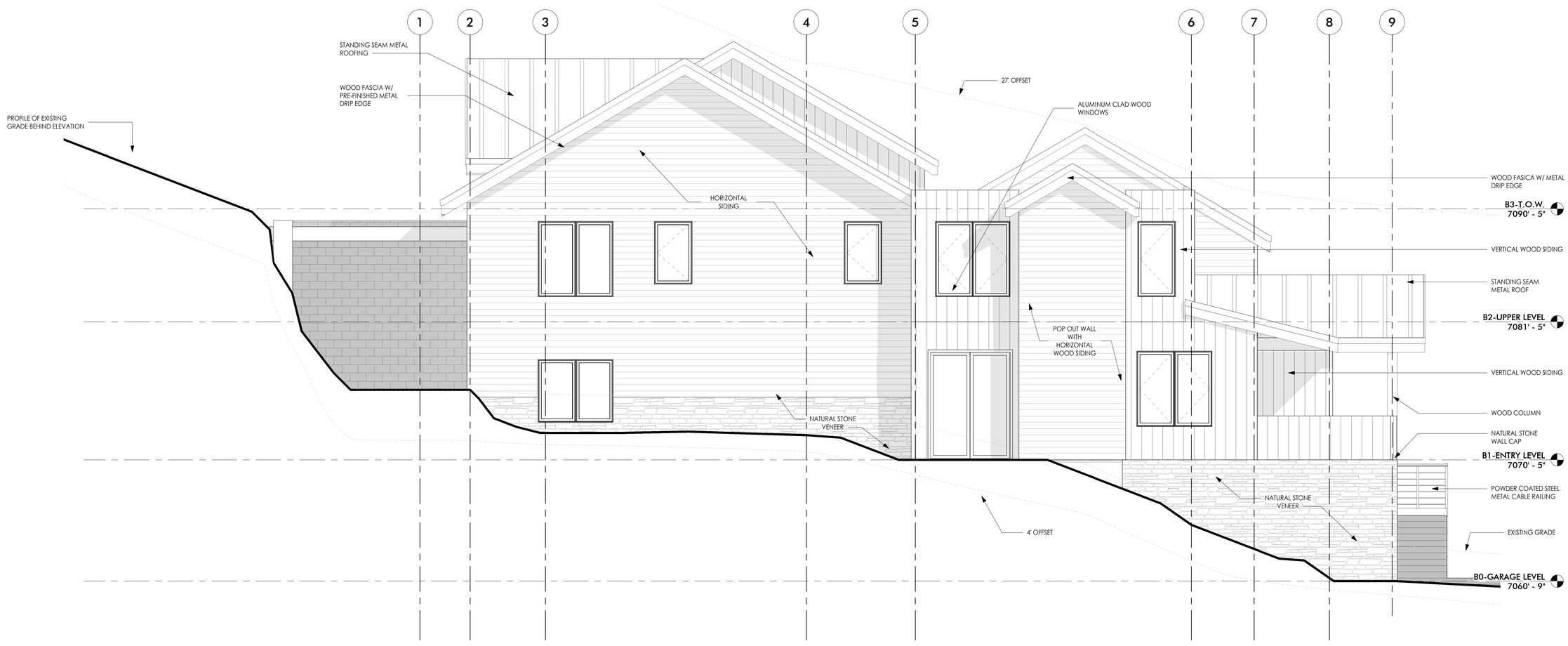
EXTERIOR ELEVATION

A-201

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A1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY NOT FOR PERMIT OR CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

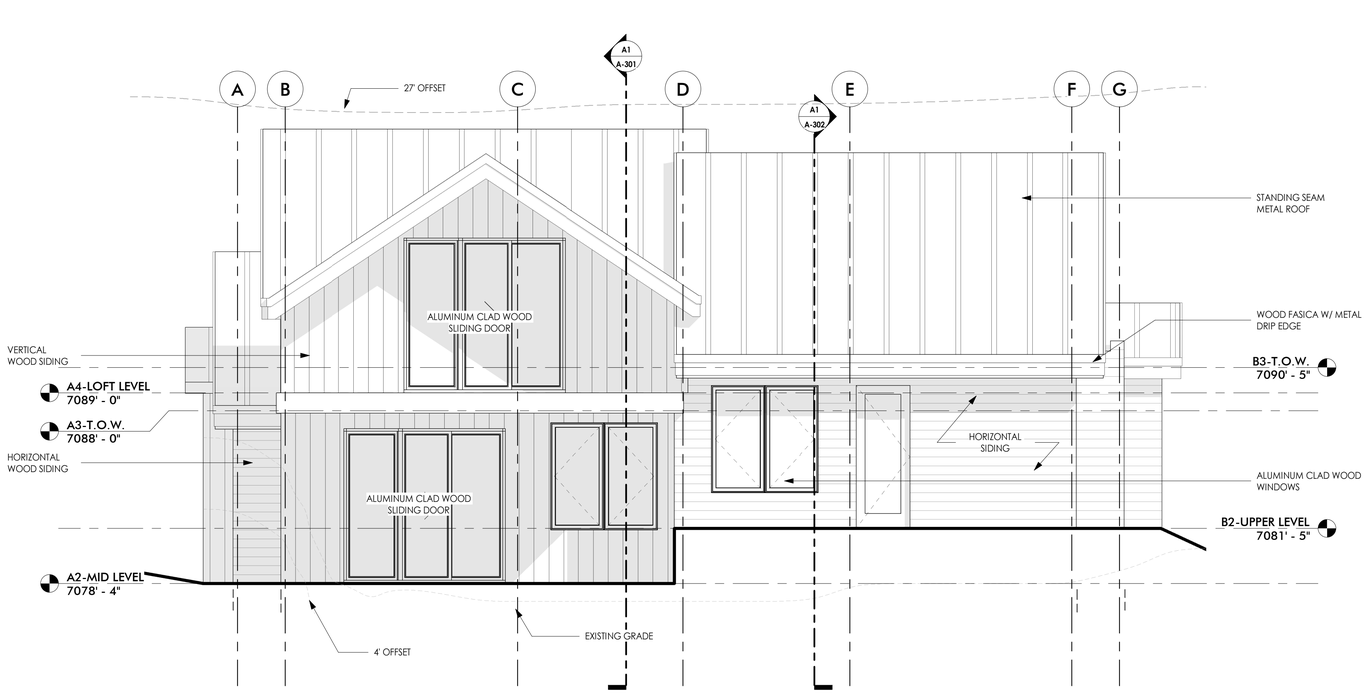
EXTERIOR ELEVATION

A-202

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969

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A1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

PRELIMINARY
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PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #:
2100XX
ISSUE DATE:
01.16.2023
ISSUE:
PRE-HDDR/ CUP
REVISIONS

EXTERIOR ELEVATION

A-203

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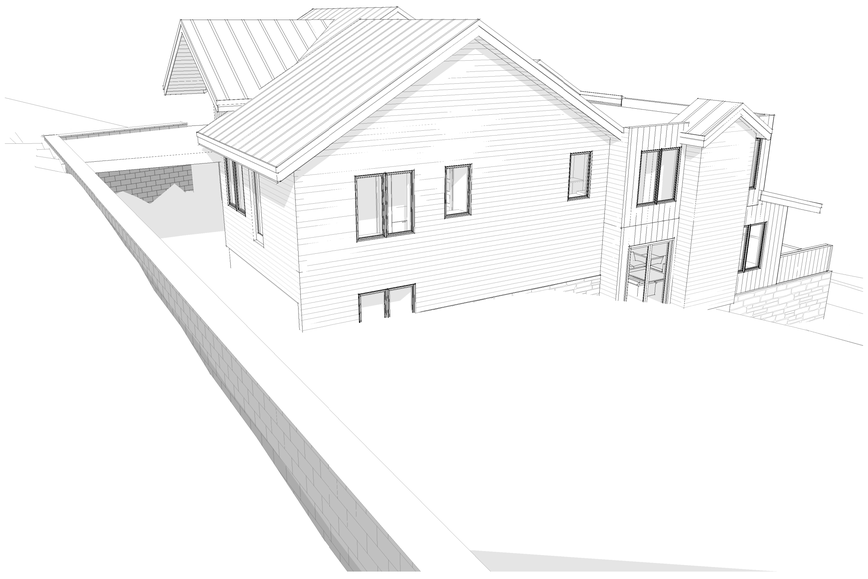
697



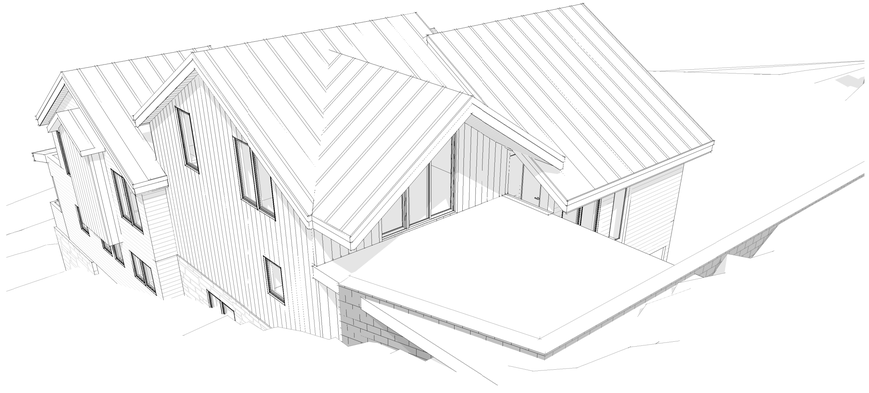
C1 NORTH CORNER 3D VIEW
SCALE:



C4 EAST CORNER 3D VIEW
SCALE:



A1 DOWN HILL VIEW 01
SCALE:



A4 DOWN HILL VIEW 02
SCALE:

WOW

PRELIMINARY
NOT FOR
PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

EXTERIOR 3D VIEWS

A-204

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869

A1 UNIT - A SECTION
SCALE: 1/4" = 1'-0"

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669

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PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME

1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 21000X
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

SECTIONS

A-301

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A1 UNIT - B SECTION
SCALE: 1/4" = 1'-0"

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PRELIMINARY
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PERMIT OR
CONSTRUCTION

CIVIL:
STRUCTURAL:
MECHANICAL:
ELECTRICAL:
LANDSCAPE:
INTERIOR:

1063 LOWELL
TWO FAMILY HOME
1063 LOWELL AVE,
PARK CITY, UT 84060

PROJECT #: 2100XX
ISSUE DATE: 01.16.2023
ISSUE: PRE-HDDR/ CUP
REVISIONS

SECTIONS

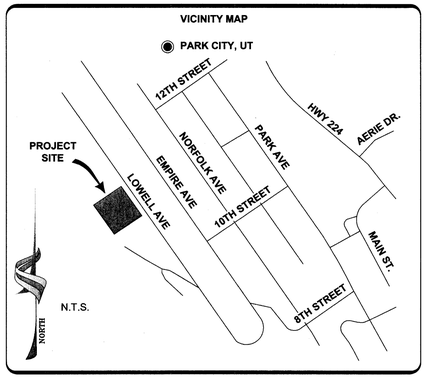
A-302

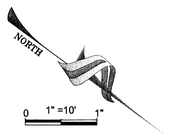
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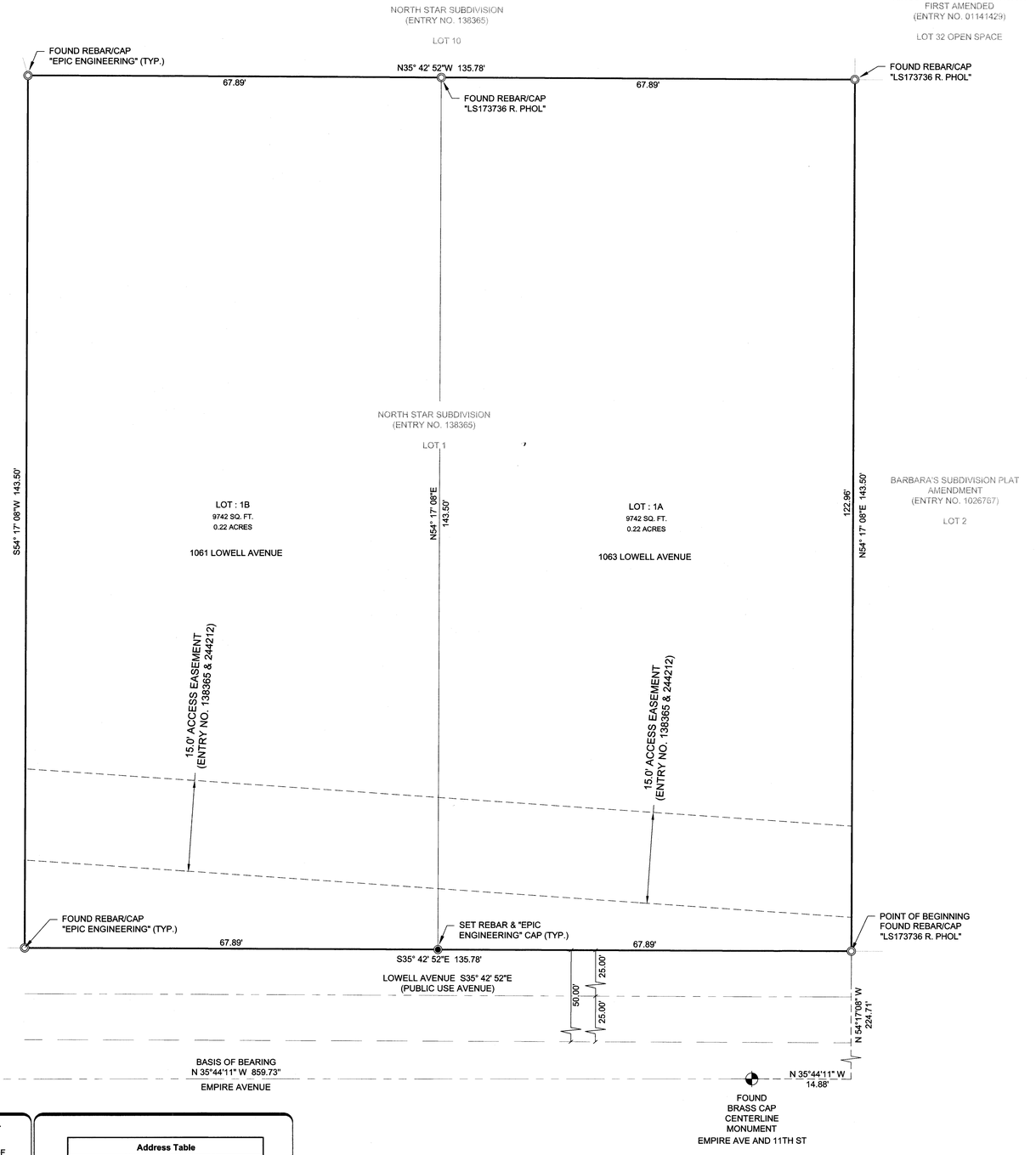
700

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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







NOTES

1. BUILDING FOOTPRINT FOR EACH LOT IS 2,818 SQUARE FEET.
2. ONE SIDE OF THE DUPLEX CANNOT BE DEMOLISHED WITHOUT THE OTHER. IF DEVELOPMENT IS PROPOSED, BOTH LOTS REQUIRE AGREEMENT REGARDING CONCURRENT DEMOLITION.
3. THIS PROPERTY LIES WITHIN FLOOD ZONE X, UNDER TITLE 49043C0919D, WITH AN EFFECTIVE DATE OF MARCH 23, 2021.
4. THE EASEMENT (ENTRY #24421, SUMMIT COUNTY RECORDER'S OFFICE) GIVES A DESCRIPTION THAT BLANKETS PARCELS 1A AND 1B AND INCLUDES THE ACCESS EASEMENT AS REFLECTED ON THIS PLAT.
5. THE NORTHSTAR SUBDIVISION PLAT IS AFFECTED BY A ROCKY MOUNTAIN POWER EASEMENT (ENTRY #00784871, SUMMIT COUNTY RECORDER'S OFFICE) BUT DOES NOT AFFECT LOT 1.
6. THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-42.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS. THE UNDERSIGNED OWNERS ALSO HEREBY CONVEY AND OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSE SHOWN HEREON SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS 14 DAY OF January, 2022.

LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY

BY: _____ January 14, 2022
STACY HEAD DATE

ACKNOWLEDGMENT

STATE OF ~~UTAH~~ Louisiana)
Jefferson ; SS.
COUNTY OF ~~Summit~~)

ON THIS 14th DAY OF January, 2022, STACY HEAD PERSONALLY APPEARED BEFORE ME, WHOSE IDENTITY IS PERSONALLY KNOWN TO ME OR PROVEN ON THE BASIS OF SATISFACTORY EVIDENCE, AND WHO BY ME DULY SWORN/AFFIRMED, DID SAY THAT SHE IS THE member (TITLE OR OFFICE) OF LOWELL PROJECT, LLC, A LOUISIANA LIMITED LIABILITY COMPANY AND THAT SAID DOCUMENT WAS SIGNED BY HER ON BEHALF OF SAID LIMITED LIABILITY COMPANY BY AUTHORITY OF ITS OPERATING AGREEMENT OR RESOLUTION OF ITS MEMBERS, AND SHE ACKNOWLEDGED TO ME THAT SHE EXECUTED THE ABOVE OWNER'S DEDICATION AND CONSENT TO RECORD.

_____ (#287557)
NOTARY PUBLIC

MY COMMISSION EXPIRES: At Death

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

_____ January 5, 2022
TRAVIS R. GOWER DATE
P.L.S. 6439364

PROFESSIONAL LAND SURVEYOR — No. 6439364 — TRAVIS R. GOWER — 1-5-2022 — STATE OF UTAH

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS 28 DAY OF OCTOBER, 2021. A.D.

_____ _____
MAYOR CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS 8th DAY OF March, 2022. A.D.

_____
SUMMIT COUNTY GIS COORDINATOR

Address Table	
Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

RECOMMENDED BY THE PARK CITY PLANNING COMMISSION ON THIS 22 DAY OF SEPTEMBER, 2021. A.D.

_____
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 14th DAY OF February, 2022. A.D.

_____
CITY ATTORNEY

PARK CITY ENGINEER

I FIND THIS PLAT TO BE IN ACCORDANCE WITH THE INFORMATION ON FILE IN MY OFFICE THIS 11 DAY OF February, 2022. A.D.

_____
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 7th DAY OF January, 2022. A.D.

_____
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

CERTIFICATE OF ATTEST

I CERTIFY THIS PLAT WAS APPROVED BY THE PARK CITY COUNCIL THIS 28 DAY OF October, 2021 AD.
TIME: _____ ENTRY# _____ FEE _____

_____ 1-7-22
CITY RECORDER

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 11, 1903

SUMMIT COUNTY RECORDER

STATE OF UTAH, COUNTY OF SUMMIT AND FILED AT THE REQUEST OF CAPSTONE TITLE AND ESCROW INC
APPROVED THIS 8th DAY OF March, 2022 AD.
TIME: 9:39AM ENTRY# 01184843 FEE $54.00

_____ Deputy
COUNTY RECORDER

LEGEND

- STREET MONUMENT (FOUND)
- MONUMENT LINE
- PROPERTY LINE
- LOT LINE
- SET MONUMENT
- FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5505
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"	PROJECT #: 16SM1891.14
DRAWN: JF	DATE: 01/03/2021
CHECKED: TG	SHEET NO: 1 OF 1

N:\PROJ2021\SM PROJECTS\STACY HEAD\LOWELL AVE PARK CITY\DWG\SHEETS\PLAT 2021\0525.DWG

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

Ordinance No. 2021-42

AN ORDINANCE APPROVING THE NORTHSTAR SUBDIVISION – LOT 1 AMENDED AT 1061 AND 1063 LOWELL AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 1061 and 1063 Lowell Avenue petitioned the City Council for approval of the Northstar Subdivision – Lot 1 Amended Plat; and

WHEREAS, on September 8, 2021, staff publicly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on September 22, 2021, the Planning Commission reviewed the proposed plat amendment, held a public hearing, and forwarded a positive recommendation to the City Council; and

WHEREAS, on October 28, 2021 the City Council reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, the Northstar Subdivision – Lot 1 Amended Plat is consistent with the Park City Land Management Code.

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

SECTION 1. APPROVAL. The Northstar Subdivision – Lot 1 Amended Plat is approved subject to the following Findings of Fact, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.
2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.
3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.
4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.
5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.
6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”
7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.
9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.
10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.
11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.
12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.
13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.
14. A single-family dwelling is an allowed use in the HR-1 District.
15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).
17. The current duplex would be described as a non- complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.
18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.
19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.
20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2 and parts of Lot 3 of Northstar plat.
21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.
22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.
23. A duplex dwelling will require approved conditional use permits.
24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.
25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.
26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.
27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

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28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.
29. The HR-1 zone requires that a Structure shall have a maximum height of thirty five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
30. The HR-1 zone requires a ten foot (10') minimum horizontal step in the downhill façade […].
31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.
32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).
33. The Northstar Subdivision was platted in 1977.
34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).
35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."
36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to "encourage single family Development on combinations of 25' x 75' Historic Lots" the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.
37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.
38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.
39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.
40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.
41. LMC § 15-15-1 defines Good Cause as follows: *Providing 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 of Park City and furthering the health, safety, and welfare of the Park City community.*

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42. This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.
43. Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.
44. Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

Conclusions of Law

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood and does not increase density.
2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.
3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.
4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah 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, 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. 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.
4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.
5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.
6. The Building Footprint for each Lot is 2,818 square feet.

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

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PASSED AND ADOPTED this 28th day of October, 2021.

PARK CITY MUNICIPAL CORPORATION

DocuSigned by:
0340104CDC42481...

Andy Beerman, MAYOR

ATTEST:

DS

DocuSigned by:
E5E905BB533E431...

City Recorder

APPROVED AS TO FORM:

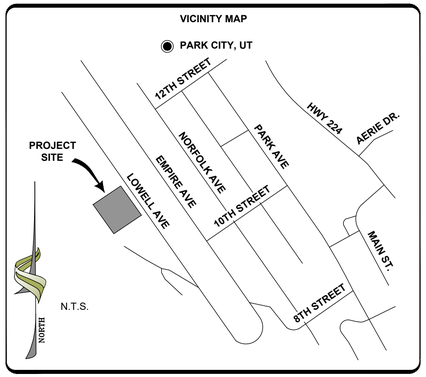
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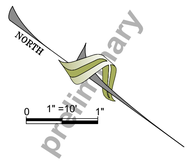
City Attorney's Office

DocuSign Envelope ID: 54E958C5-2803-47F4-9BB4-75826658FC6A

NORTHSTAR SUBDIVISION - LOT 1 AMENDED

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





OWNER'S DEDICATION AND CONSENT TO RECORD

KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS AND EASEMENTS TO BE HEREAFTER KNOWN AS NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PARCELS OF LAND SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE.

AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 2021

_____ _____ _____
X DATE

ACKNOWLEDGMENT

ON THIS ___ DAY OF _____ , 2021, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____ , IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF UTAH

RESIDING IN_____ , UTAH

STATE OF UTAH
COUNTY OF _____ } SS

MY COMMISSION EXPIRES:_____

LEGAL DESCRIPTION

ALL OF LOT 1, NORTHSTAR SUBDIVISION (ENTRY NO. 138365) ON FILE IN THE SUMMIT COUNTY RECORDER'S OFFICE.

NARRATIVE

THE PURPOSE OF THIS PLAT IS TO SUBDIVIDE LOT 1 OF NORTHSTAR SUBDIVISION (ENTRY NO. 138365, SUMMIT COUNTY RECORDER'S OFFICE) INTO TWO (2) RESIDENTIAL LOTS.

THIS SUBDIVISION BOUNDARY HONORS SAID NORTHSTAR SUBDIVISION AS WELL AS A 2016 RECORD OF SURVEY FILED BY EPIC ENGINEERING (ENTRY #S-8642, SUMMIT COUNTY SURVEYORS OFFICE).

TWO BRASS CAP MONUMENTS FOUND IN THE INTERSECTIONS OF EMPIRE AVENUE & 11TH STREET AND EMPIRE AVENUE & 9TH STREET WITH A BEARING OF NORTH 35°44'11" WEST 859.73 FEET WAS USED AS THE BASIS OF BEARING FOR THIS SURVEY.

PROPERTY CORNERS WERE MONUMENTED AS DEPICTED ON THIS SURVEY.

SURVEYOR'S CERTIFICATE

I, TRAVIS R. GOWER, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 6439364, AND HOLDS A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYORS LICENSING ACT AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE COMPLETED A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AS DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO A SINGLE PARCEL TOGETHER WITH EASEMENTS AS SHOWN ON THIS PLAT AND NAME SAID PLAT NORTHSTAR SUBDIVISION - LOT 1 AMENDED, AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS REPRESENTED ON THIS PLAT.

LICENSED PROFESSIONAL LAND SURVEYOR
No. 6439364
TRAVIS R. GOWER
STATE OF UTAH

_____ _____
TRAVIS R. GOWER DATE
P.L.S. 6439364

preliminary

PARK CITY COUNCIL APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____ _____
MAYOR CITY RECORDER

PUBLIC SAFETY ANSWERING POINT APPROVAL

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
SUMMIT COUNTY GIS COORDINATOR

Address Table	
Lot #	Address
1A	1063 LOWELL AVENUE
1B	1061 LOWELL AVENUE

PARK CITY PLANNING COMMISSION

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ATTORNEY

PARK CITY ENGINEER

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

APPROVED AND ACCEPTED THIS _____ DAY OF _____, 2021. A.D.

_____

PARK CITY RECORDER

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
CITY RECORDER

SUMMIT COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF

_____
APPROVED THIS ____ DAY OF _____, 2021 AD.
TIME:_____ ENTRY# _____ FEE:_____

_____ _____
COUNTY RECORDER

LEGEND

STREET MONUMENT (FOUND)
MONUMENT LINE
PROPERTY LINE
LOT LINE
SET MONUMENT
FOUND MONUMENT

NORTHSTAR SUBDIVISION - LOT 1 AMENDED
1061 AND 1063 LOWELL AVENUE
SE1/4NW1/4 SEC. 16, T.2S., R.4E., SLB&M
PARK CITY, SUMMIT COUNTY, UTAH

epic ENGINEERING
3341 South 4000 West
West Valley, Utah 84120
(801)955-5605
50 East 100 South
Heber City, Utah 84032
(435)654-6600

0 1" = 10' 1"
DRAWN: JF
CHECKED: TG
PROJECT #: 16SM1891.14
DATE: 06/29/2021
SHEET NO: 1 OF 1

N:\PROJ\2021 SM PROJECTS\TACY HEAD LOWELL AVE PARK CITY\DWGS\4SET\SHLAT 20210629.DWG

City Council Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Northstar Subdivision – Lot 1 Amended
Address: 1061 and 1063 Lowell Avenue
Application: PL-21-04872
Author: Makena Hawley, Planner II
Date: October 28, 2021
Type of Item: Administrative – Subdivision

Recommendations

(1) Review the requested Subdivision, (2) conduct a public hearing, and (3) consider approving Ordinance 2021-42.

Description

Applicant:	Lowell Project, LLC Represented by Stacy Head and Hannah Tyler
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and recommendation for City Council review and action

Acronyms

CC&Rs	Covenants, Conditions, & Restrictions
CUP	Conditional Use Permit
HR-1	Historic Residential 1
LMC	Land Management Code

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

Summary

1061 and 1063 Lowell Avenue are the addresses of the Duplex residing on Lot 1 of the existing Northstar Subdivision. The applicant is proposing to bifurcate the lot down the center of the lot and duplex, creating two (2) lots of record. No other changes are proposed.

On September 22, 2021, the Planning Commission voted to unanimously forward a positive recommendation to the City Council.

Background

On August 18, 2021, the City received a complete application for the Northstar Subdivision – Lot 1 Amended. The property is located at 1061 and 1063 Lowell Avenue

within the HR-1 District. The Lot is 0.44 acres or 19,484 square feet in area. The proposed Plat Amendment creates two (2) Lots of record from Lot 1.

The property is Lot 1 of the 1977 Northstar Subdivision (Exhibit B). On July 19, 1977, the *Declaration of Protective Covenants for the Northstar Subdivision* was recorded (Exhibit L). Section 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots. Section 8.1 of the Declaration limit development on each Northstar Subdivision Lot to one Single-Family Dwelling or "one double family dwelling."

The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District (Exhibit M). In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision (Exhibit O). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

In 1999, a deed was recorded with Summit County to bifurcate the existing platted lot with a Duplex into two Parcels, NR-1 and NR-1-A (Exhibit C). However, while a proposal to raze the Duplex and subdivide Northstar Lot 1 into four Single-Family Lots was reviewed by the Planning Commission in 2017, (Staff Report, p. 291; Minutes, p. 73), the application was later withdrawn, and the subdivision of Northstar Subdivision Lot 1 has not been approved by Park City Municipal Corporation.

On December 19, 2008, the Northstar Subdivision recorded a *Notice of Noncompliance with Protective Covenants* against Lot 1 for violation of Section 7.4 of the Declaration, which prohibited further subdivision of a Northstar Lot (Exhibit H). However, the parties reached a settlement which resulted in the removal of Lot 1 from the Homeowner Association and Declaration of the Northstar Subdivision. On January 14, 2010, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants*, removing the Lot from the Northstar Homeowner Association (Exhibit J).

Existing on the Lot is a 15-foot non-exclusive Access easement for Lots 1, 2, and parts of Lot 3 of the Northstar Subdivision.

Analysis

The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on Plat Amendments.

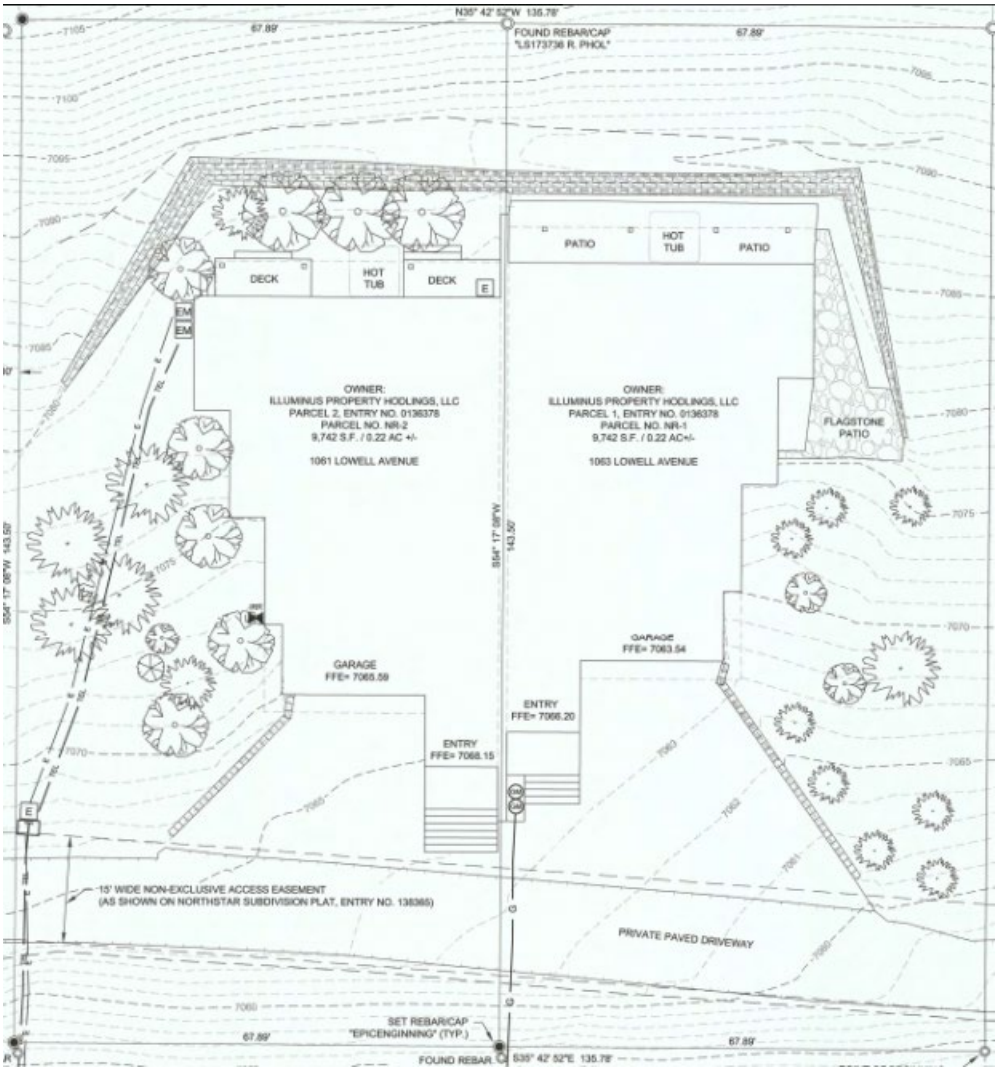
The proposed Northstar Subdivision – Lot 1 Amended complies with the purposes of the Historic Residential (HR-1) Zoning District.

The purpose of the Historic Residential HR-I District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,

C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Existing Conditions:



A Single-Family Dwelling is an Allowed Use in the HR-1 District and a Duplex is a Conditional Use (LMC § 15-2.2-2). The HR-1 regulations require a minimum Lot Area of 1,875 square feet for a Single-Family Dwelling and 3,750 square feet for a Duplex (LMC § 15-2.2-3). The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet. Approval of the proposed Plat Amendment would validate separate ownership of the

existing Duplex or would allow the property owner to raze the Duplex to construct two Single-Family Dwellings – one on each Lot, or to raze the Duplex and construct two Duplexes – one on each Lot, subject to Conditional Use approval by the Planning Commission.

Both lots are proposed to be 143.5 feet in length and 67.89 feet in width and meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.

A Single-Family Dwelling requires a minimum of two (2) parking spaces per Dwelling, and a Duplex requires two parking spaces per Dwelling Unit, for a total of four (4) parking spaces (LMC § 15-3-6(A)). For any new development, the Lots are subject to the Historic District Design Review (HDDR) and there is the possibility future development will require a Steep Slope Conditional Use Permit per LMC § 15-2.2-6, subject to Planning Commission review and approval.

If the two (2) lots are approved the properties are subject to the following criteria outlined in LMC § 15-2.2-3:

LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

Good Cause

Good Cause is required for plat approval as stated in LMC § 15-7.1-3(B). 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 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 of Park City and furthering the health, safety, and welfare of the Park City community."

Approval of the Plat allows for new development compliant with the Historic District Design Guidelines.
Good Cause can be found as new development would be held to HDDR standards thus encouraging construction of Historically compatible structures. The amendment would resolve the non-conforming deed line. Staff finds it keeps with preserving the character of the neighborhood.

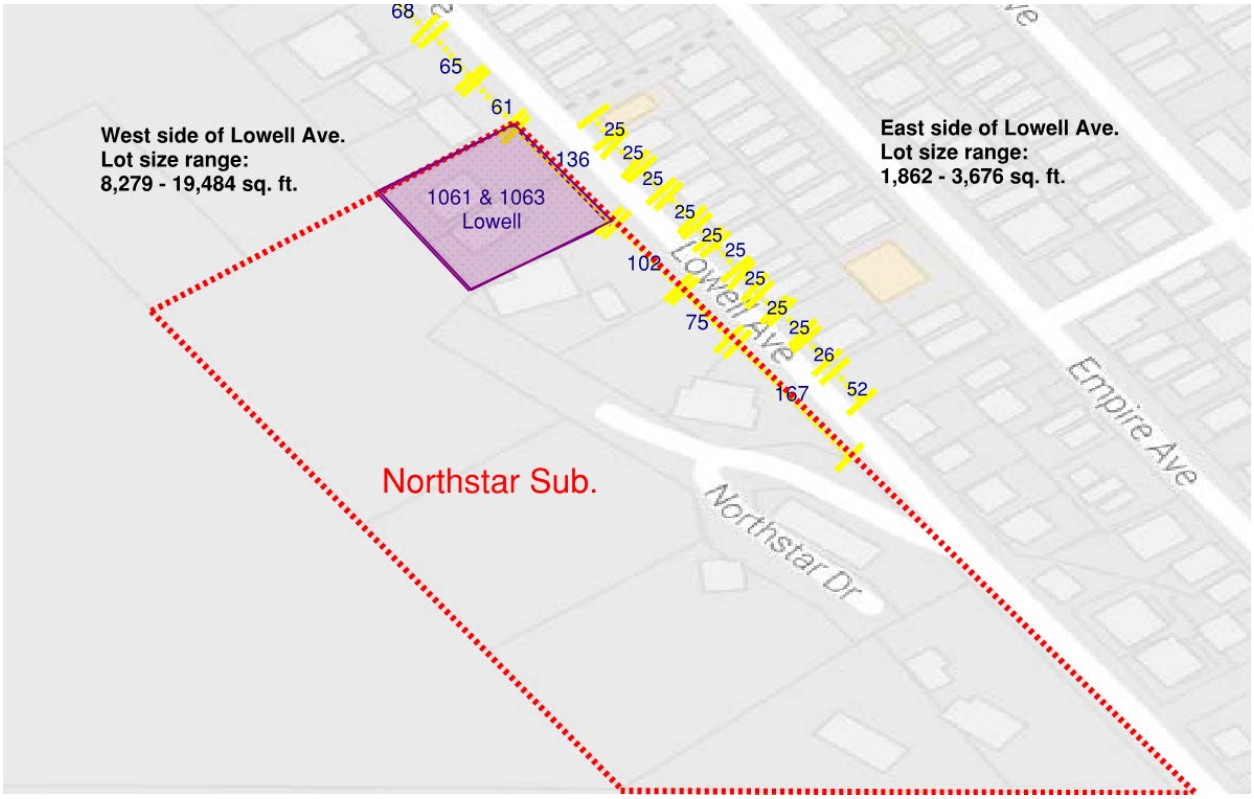
Character and Compatibility

The Northstar Subdivision was platted in 1977. It contains a total of 10 lots and is approx. 7 acres. The Northstar lots range from the smallest platted lot of 9,015 sq. ft. to the largest being 62,663 sq. ft.

Lot	Acres	Square feet
Lot 1	.44 acres	19,484 sq. ft.
Lot 2	.33 acres	1,4374.8 sq. ft.
Lot 3	.25 acres	1,0890 sq. ft.
Lot 4	.21 acres	9,147.6 sq. ft.
Lot 5	.20 acres	8,712 sq. ft.
Lot 6	.63 acres	27,442.8 sq. ft.
Lot 7	.68 acres	29,620.8 sq. ft.
Lot 8	1.03 acres	44,866 sq. ft.
Lot 9	.96 acres	41,817.6 sq. ft.
Lot 10	1.44 acres	62,726 sq. ft.

The west side of Lowell and the east side provide 2 different characters and compatibility factors. The west side of the street is uphill topography with an average width of the lots at approximately 153 feet while the east side of Lowell has downhill topography and an average width of 33 feet. The average lot on the west side is larger, with big Single-Family Dwellings, Duplexes, and natural vegetation. Across the street on the east side, smaller Single-Family Dwellings on smaller lots create a character of their own.

When reviewing the purpose statements of the HR-1 District, Staff finds that the plat proposal complies with several purpose statements, including to **"encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."** Staff finds that the two (2) smaller lots would be able to read more like the homes and lots north of their lot and on the east side of the street. Given purpose, statement D to **"encourage single family Development on combinations of 25' x 75' Historic Lots"** the proposed two (2) lots would maintain the compatibility that already exists on the east side of Lowell Avenue. These statements could almost correlate directly to the East side of Lowell (small lot sizes) and the West side of Lowell (larger lot sizes).



Above shows the Subdivision outlined in red, Lot 1 outlined in purple, and the blue numbers (with yellow ticks around them) reflect the approximate lot size width down the west and east sides of Lowell Ave. With the proposed new lot widths of 67.89 feet, the two (2) lots will not be out of character.

- In conclusion, the proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the HR-1 District. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and would create more consistent structures with the Historic District Design Guidelines as future development would be more compatible in width, size, and general massing.

Density

Duplexes were an Allowed Use in the 1980s when 1061 and 1063 Lowell Avenue were constructed on Northstar Lot 1 (Exhibit M). Presently, the LMC establishes a Duplex as a Conditional Use for Lots greater than 3,750 sq. ft. If the plat amendment is approved, the existing Duplex could be razed and because each Lot will contain 9,742 square feet,

the property owner of each Lot could pursue a Conditional Use Permit to build a Duplex on each Lot, doubling the total Units.

However, LMC § 15-2.2-3 establishes a Building Footprint for HR-1 Lots. Whether Single-Family Dwellings or Duplexes are constructed on the Lots, the Maximum Building Footprint for each Lot is 2,818 square feet. Condition of Approval #6 requires the final plat notes to state that "The Building Footprint for each Lot is 2,818 square feet." Though it is possible, with an approved CUP for the density to double the built environment will retain the same limitations.

Staff Recommends two Additional Conditions of Approval

On June 10, 1977, Park City Municipal Corporation and the Northstar Subdivision developer entered into a *Release, Waiver, and Agreement of Proposed North Star Subdivision* (Exhibit N). The document outlines that property owners of Northstar Lots release, acquit, and forever discharge Park City Municipal from liability related to the streets of the Northstar Subdivision which are not sufficiently wide.

On January 25, 2010, the Northstar Homeowner Association and the owners of Lot 1 signed and recorded a *Release, Waiver, and Agreement*, Lot 1 from the Northstar Declaration (Exhibit I). Paragraph 5 states that the property owners of Lot 1 "agrees to use best efforts to obtain the agreement of Park City Municipal Corporation, which agreement shall be duly executed and recorded, to amend the above referenced 'Release, Waiver, and Agreement of Proposed Northstar Subdivision' to provide that the Association shall no longer have any such obligations." The parties intended that the Lot 1 owner(s) assume and bear all responsibilities and waivers of the agreement for the benefit of the City. Staff recommends Condition of Approval #4 to require the property owner to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

Additionally, due to the nature of the plat reconciling non-conformities, Staff recommends Condition of Approval # 5 stating that if one owner of the Duplex intends to propose development, both lots would be required to tear down the Duplex in conjunction.

Department Review

The Development Review Committee reviewed this application on May 25, 2021. No issues were raised.

Notice

On September 8, 2021, the property was posted, and notice was mailed to property owners within 300 feet. On September 4, 2021, legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

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

Exhibits

Exhibit A – Draft Ordinance No. 2021-XX and Proposed Northstar Subdivision – Lot 1 Amended
Exhibit B – Northstar Subdivision Plat
Exhibit C – Northstar Subdivision showing deed line
Exhibit D – Existing Conditions Survey
Exhibit E – Applicant's Written Description
Exhibit F – Panoramic Photographs
Exhibit G – Aerial Photographs
Exhibit H – Notice of Non-Compliance with Protective Covenants
Exhibit I – CC&R Release, Waiver, and Agreement
Exhibit J – Notice of Removal of Protective Covenants
Exhibit K - Recorded Party Wall Agreement
Exhibit L – 1977 Declaration of Protective Covenants for the Northstar Subdivision
Exhibit M – 1980s LMC Allowed Uses – HR-1 District
Exhibit O – 1983 Approved Building Permit for existing Duplex
Exhibit P – Release, Waiver, and Agreement for Lot 1A

PARK CITY COUNCIL MEETING MINUTES
445 MARSAC AVENUE
PARK CITY, SUMMIT COUNTY, UTAH 84060

October 28, 2021

The Council of Park City, Summit County, Utah, met in open meeting on October 28, 2021, at 3:45 p.m. in the City Council Chambers.

WORK SESSION

SR 224 Roadway Improvements Discussion:
Dave Thacker, Building Official, presented this item and stated the City hoped to improve from the accidents that had occurred on Marsac Avenue. He coordinated with the Police Department and UDOT on continued safety measures.

Chief Wade Carpenter reviewed the runaway truck accident that occurred in August and he indicated the City had dealt with brake problems for several years. Captain Phil Kirk indicated his team had been working on dump truck enforcement on the road for the past few months and had achieved almost 100% compliance with brake checks. Chief Carpenter stated dump truck drivers were the main violators and it was good to see the education and progress. Lieutenant McKinney remarked SR 224 was a high priority for monitoring these vehicles and noted his appreciation to the Highway Patrol. Officer Powers, who was in charge of brake inspections, indicated there were many violations that were critical such as the vehicle being over its weight limit. He gave examples of violations that officers could use to put the trucks out of service until those things were fixed and noted most out-of-service violations were not serious. He stated most trucks being stopped were from around town.

Chief Carpenter stated that after monitoring the offenses on Marsac Avenue, only five percent were from trucks. He indicated officers were not allowed to stop trucks randomly, so an inspection schedule needed to be set up. It was indicated most violators were not the local vehicles.

John Robertson, City Engineer, stressed it was important to have brake check areas. After the accident in August, flashing beacons were installed on top of the brake check station signs. The speed limit was also reduced for trucks from 45 mph to 30 mph. Signs would also be installed encouraging truck drivers to use their engine brakes. He noted a pavement rehabilitation project would commence on Marsac Avenue in 2023. Thacker stated the Flagstaff Master Plan Development (MPD) included language that stated primary access was Mine Road and trucks should be using that road. Staff

APPROVED 12-9-2021

updated the construction mitigation plans to address truck access and locations for soil deposits.

Council Member Doilney asked if the major accidents on Marsac Avenue were from dump trucks to which Carpenter affirmed. Council Member Doilney observed the compliance was an indication of awareness and education. He felt companies with box trucks had better training programs than independent contractors. Thacker noted staff was working on how to get training in place.

Council Member Worel knew there was a staffing shortage with the Utah Highway Patrol (UHP) and asked if a private company could assist the Police Department with the brake checks. Chief Carpenter stated private companies didn't have the legal authority to assist because citations would need to be written when vehicles were out of compliance. Council Member Worel suggested signage could be put in the roundabout to help with safety precautions.

Council Member Joyce asked for a follow-up discussion in six months to see if there was continued truck compliance. His concern was that City buses pulled into the roundabout and passengers could be in potential danger. He suggested contributing City funds to move up the pavement rehabilitation timeline.

Council Member Henney stated in 2013, it was determined Marsac Avenue was the route for trucks. A runaway truck lane could help driver error, which was the cause for most accidents. He hoped to hear at a future discussion about the “why” behind the determination to route trucks down Marsac versus Royal Street and how driver error and the infrastructure in place contributed to the decision.

Council Member Gerber asked if the City partnered with the County Sheriff's Department on vehicle inspections, to which it was indicated only Officer Powers performed the inspections with the help of UDOT. Council Member Gerber asked if trucks used Google Maps to navigate the area. Chief Carpenter stated they did use Google Maps and it was creating a problem. He talked to the commissioner to see if their IT people could get ahead of this.

Mayor Beerman stated it took a lot of money to continue with the checkpoints, and he wanted the City to be reimbursed. He asked if this could be funded through impact fees. Thacker stated he would have to check with the Legal Department on using impact fees, but staff could use a permitting fee since the trucks were related to construction.

FY22 Special Service Contracts (SSC) - Diversity, Equity, and Inclusion:

Jed Briggs and Kirsten Darrington, Budget Department, presented this item. Darrington reviewed SSC were awarded to nonprofits to provide unique services to the community. The City had regular service contracts and social equity contracts. She noted the social

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equity contracts were changed to include diversity, equity, and inclusion to expand the scope. She noted the committee wanted funding to be prioritized for new or expanded projects and initiatives. The budget for FY 2022 was $250,000. The SSC committee came up with priorities for the services provided. She also reviewed the outreach for getting the word out that applications were being taken. The RFP would be opened tomorrow with the submission deadline of November 19th. Recommendations for awards would be presented to Council in December.

Darrington reviewed the four criteria for awarding contracts, including the accountability and stability of the organization, the program need and the specific benefit, fiscal stability and other financial support, and fair market value of the services. Council Member Worel asked if there was a substitute for the requirement for two years of financials if a nonprofit had just started. Briggs stated special exceptions had been made in the past. Council Member Joyce stated the committee was looking for improvement and that could be worked around.

Council Member Worel indicated there was a $60,000 line item for mental health and she asked if the applications went through this process or a separate process. Briggs stated this could be part of the process or it could have its own process, according to Council direction. Council Member Gerber thought Council should discuss the $60,000 line item since the City, County and School District came together and decided this. Now, the Council should discuss what the funding went towards and what the future direction should be. Council Member Joyce thought the mental health contract had been treated like a regular contract. He thought that program was different than the SSC.

Council Member Doilney liked the new name for SSC and thought the contracts should be for two years so programs could get up and running and see progress. He also liked the timeline for the RFP.

Council Member Henney asked if the mental wellness line item was currently with the SSC funds or with the regular contract funds and noted if there was enough money in the traditional fund then nothing needed to be done. He also wondered if $250,000 was the correct amount for these contracts or if additional money could be allocated, and if the City could allocate more within State Code. Briggs stated they were moving away from the one percent limit by moving many of the contracts to regular budget items. Council Member Joyce suggested when budgeting for 2023, Council should have a discussion on the $250,000 allocation. Council Member Henney favored extending the SSC for two years and he liked the RFP process timelines.

Council Member Worel favored the two-year contracts and the RFP timelines, and as far as outreach, she suggested getting a current list of nonprofit directors from the Community Foundation. Darrington stated she was in contact with them and was working to update the list.

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Short Range Transit Plan (SRTP) Update:

Alex Roy, Transportation Planner, and Jason Miller and Paul Jewel, Fehr & Peers, presented this item. Miller reviewed the goals for the SRTP: improve connectivity, engage the community, ensure a top rated transit system, and incorporate tactical, relevant innovation. This would be a five-year plan to help understand where to go from here. He stated the recent separation of Transit with the County and COVID gave the team incentive to have a clean slate approach in thinking what transit would look like in the future and how it would fit into the mobility plan. Roy stated staff wanted to include the community as much as possible. A survey was online, and there would be open houses and pop-up open houses to help get feedback on transportation. He reviewed the many forms of outreach used to make the community aware of the survey.

Miller indicated he completed an existing conditions analysis and had initial findings. He thought Park City was making the right transit connections. He presented findings on ridership and stated that although there was a drop, it was better than most transit areas.

Council Member Doilney asked that the Chamber of Commerce and local businesses were made aware of the surveys so they could communicate it to their employees. Council Member Worel asked who the target group was for open houses, to which Roy stated the general public. Roy indicated the SRTP survey link was on the Transportation Planning page of the City website.

Council Member Gerber was happy to see additional transit lines coming back. Mayor Beerman stated Deer Valley requested an express line to the resorts and asked if they were happy with the proposed lines. Sarah Pearce, Deputy City Manager, stated Kim Fjeldsted, Transit Manager, could answer that in the Communications section of the meeting. Miller noted that Deer Valley was part of the stakeholder group that was included in the analysis process.

Park City School District (PCSD) Master Plan Update by Todd Hauber, PCSD Business Administrator:

Todd Hauber, School District Business Administrator, and Superintendent Jill Gildea presented this item. Hauber stated the PCSD had worked on the educational needs and the need for this bond for the past three years. He reviewed the ninth grade would be moved to the high school and there would be a build out on the west side of the building. Council Member Gerber asked if the addition could be expanded in the future. Hauber stated the design would allow an additional 400 students. Council Member Gerber stated traffic was an issue at the high school and asked if there were plans for cars exiting the high school parking lot. Hauber stated there would be traffic mitigation during construction, but the expansion had no plans for transportation.

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Council Member Doilney commented the high school seemed to be in constant construction and he hoped the School District could build with an eye for the future. He thought it was tight to build for 400 students and 350 would be incoming students. Hauber stated they wanted to keep the school small, but the analysis looked 10 years to the future.

Hauber discussed the sixth through eighth grades would be at Ecker Hill Middle School and three additions would be constructed there. There was a lot of interest in expanding the preschool so there would be additions to each of the elementary schools to accommodate the preschools. There would also be a community service, or wrap around service, and McPolin Elementary and Jeremy Ranch Elementary at Kimball Junction would have rooms built for that.

Council Member Doilney asked what would happen with Treasure Mountain Elementary School. Hauber stated that conversation would take place after the current construction was completed. Council Member Worel asked if the projects at the different schools would happen simultaneously. Hauber stated the high school was the priority and they wanted that to be completed by fall 2024. Ecker Hill would begin soon after to be completed 2024. The elementary schools would be in construction with end times of 2023 and 2024.

Council Member Doilney asked how safe it was to use Treasure Mountain Elementary when it was deemed lacking in safety features. Hauber stated he was aware of the major renovations needed and they were addressing needs minimally since the purpose of the building would be changing.

Mayor Beerman stated he participated in various stakeholder groups and the public liked the direction of this proposal. He indicated schools were important to the community.

REGULAR MEETING

I) ROLL CALL

Attendee Name	Status
Mayor Andy Beerman	Present
Council Member Max Doilney	
Council Member Becca Gerber	
Council Member Tim Henney	
Council Member Steve Joyce	
Council Member Nann Worel	
Matt Dias, City Manager	

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Margaret Plane, City Attorney Michelle Kellogg, City Recorder	
None	Excused

II) COMMUNICATIONS AND DISCLOSURES FROM COUNCIL AND STAFF

Council Questions and Comments:
Council Member Gerber thanked staff and Mayor Beerman for hosting the Colorado Association of Ski Towns (CAST) event so all could share challenges ski towns were facing. She attended the Historic Park City Alliance (HPCA) meeting where they were presented with a Sundance plan and she noted there was good communication. Council Member Henney echoed the thoughts on CAST.

Council Member Joyce stated the Sewer Board had its annual budget meeting. They would extend the East Canyon Creek Facility, in sync with growth on that side of the area.

Council Member Worel stated too few students took the SHARP survey so data was insufficient. She noted the behavioral health and mental health assessment was complete and a report would be forthcoming.

Council Member Doilney attended Ski Utah Board meeting and they were pushing out the ads with a focus on conservation and sustainable tourism. He attended his first Ski Utah Board meeting. One issue was compensation for people working in government. He mentioned thought should be given to increasing the salary for the Planning Commission. Dias stated the next meeting would address boards and commissions.

Mayor Beerman related he was happy to meet in person again and have the public in attendance. He attended Mountain Towns 2030 and indicated it was great. He indicated next year it would be held at Breckenridge, Colorado. He noted Mountain Towns 2030 discussed climate change and what could be done to mitigate it.

Mayor Beerman and the Council determined to canvass the municipal election November 16th at 4:00 p.m. Mayor Beerman stated last Tuesday was the groundbreaking for the solar farm in Tooele that would power the electrical needs for multiple entities including Park City Municipal and it should be completed in 2022.

Staff Communication Reports:
Council Member Henney reviewed the five reports submitted for informational purposes.
1. Park City Recreation and the Journal of Olympic Studies:

2. Water Revenue Bond Issuance:

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3. Transit Update:
Council Member Gerber noted the reinstatement of the Blue Line and the addition of the new Teal Line and asked if riders on the Green or Blue Lines were able to connect with the Teal. Kim Fjeldsted stated there was some overlap with those three routes, but Teal would go straight to Deer Valley. Council Member Gerber asked if routes would go through neighborhoods. Fjeldsted stated it would be status quo for now, but they were looking at areas where Transit could expand.

4. 2021 Parking Data Summary:

5. Kimball Arts Festival and Park Silly Sunday Market Debrief Update:

III) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Mayor Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda.

Greg Leitzke, President of the Park City Pickleball Club, stated pickleball was one of the fastest growing sports in the U.S. It was a very social sport as well. At a previous meeting, public input was given to request more pickleball time on the tennis courts. He stated there was no space for pickleball players. He met with Ken Fisher to see if pickleball players could be given more time at the MARC. He asked Council if the players could get help in building courts. He distributed a flier promoting his cause.

Mayor Beerman stated it was good their group worked with Fisher and he was open to discussions on future opportunities. Council Member Gerber stated she was in the group that looked at the recreation plan in 2016-17 and pickleball wasn't on the radar. She asked if that group would be brought back. Ken Fisher, Recreation Manager, stated a community needs assessment was needed. He thought a survey was the first step to get a sense of the community priorities. Council Member Joyce stated two years ago, there was a conversation on having a space by Quinn's Junction, since there was parking and bathrooms nearby.

Bob Theobald distributed a handout and stated there was an unpermitted pickleball court behind his property and Frode Jensen's property in Park Meadows. He spoke with the developer and Council members from the time of the development. There was a Stop Work order on July 6th. Behind the property was the Willow Ranch Subdivision, which had setbacks. The Planning staff ignored the plat to grant a permit for an outdoor sauna and that was concerning. He showed a plat map of the adjoining property and read the plat notes. He read from the distributed materials. He noted an approval from the HOA was never given. Theobald stated the Planning Department was required to

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provide notification of compliance to the Building Department and it wasn't happening, and he thought there was a disconnect between departments. He expressed frustration and requested that this issue be resolved.

Matt Dias stated a meeting had been set up with Theobald and the Planning Director, and he invited some Council members to attend as well. Council Members Joyce and Worel volunteered to be part of the conversation. Council Member Joyce indicated Council didn't get involved until an issue rose to the level that Council needed to get involved. The other parties were not represented tonight so this wasn't the time for Council to be involved.

Ryan Hiel attended the SR 224 Roadway Improvements discussion and he thanked staff for their efforts in enforcing noncompliant trucks. He stated he lived on Marsac Avenue, and the homes were in constant danger from all vehicles on the road. Many cars sped, there was a blind curve, and a crosswalk with low visibility, so he feared for his safety. He noted neighbors who had their homes damaged from vehicles leaving the road. He hoped authorities would provide speed mitigation and signage warning about the blind curve. A sidewalk was also needed on the east side.

Jeremy Rubell stated he was excited about the bus system enhancements, but he didn't think it was clear about the Orange Line using Marsac instead of Royal Street. He knew many people who used the line to get to Snow Park weren't here year-round and thought they should be considered.

Rick Barros stated he learned it wasn't the City's intention to provide busing up Royal Street for ski season. He indicated there were hundreds of homes in Deer Valley and residents there used buses to go to Main Street and Silver Lake. He hoped the City would consider an on-demand service instead of cutting out all of Deer Valley since the alternative was to drive everywhere.

Gottfried Tittiger concurred with Barros' comment and added the bus was a great way to get around during Sundance. The only way to get to Transit was to walk 1.5 miles to Snow Park.

IV) CONSIDERATION OF MINUTES

Consideration to Approve the City Council Meeting Minutes from September 23, 2021 and October 7 and 18, 2021:

Council Member Gerber moved to approve the City Council meeting minutes from September 23, 2021 and October 7 and 18, 2021. Council Member Doilney seconded the motion.

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RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

V) CONSENT AGENDA

1. Request to Adopt Resolution 23-2021, a Resolution Declaring November 1, 2021 as "Extra Mile Day" in Park City, Utah:

Council Member Worel moved to approve the Consent Agenda. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VI) OLD BUSINESS

1. Consideration for Hosting the Triple Crown Sports Event in Park City:
Jenny Diersen, Special Events Manager, presented this item. Matt Pilcher and Katrina Magaro, Triple Crown, and Bob Kohler, Chamber of Commerce, were in attendance. Diersen listed three options for Council consideration: discontinue the Triple Crown event, discontinue the City services agreement (CSA) for Triple Crown, or negotiate a multiyear CSA with Triple Crown. She reviewed the history of Triple Crown coming to the City. Staff completed outreach with restaurants, schools, businesses and the community and two emails were received. Pilcher stated his father started the relationship between Triple Crown and Park City. He loved having the tournament at Park City and he hoped the event could continue coming to the City.

Council Member Gerber asked if Triple Crown would go to a neighboring city or would it go to a different part of the country if the contract with Park City was not renewed. Pilcher asked if it would help if they played on neighboring fields. Council Member Gerber stated it wouldn't help because there would still be traffic from the event. She indicated there were many sporting events, so she wasn't concerned that diversity would be lost if one event stopped coming to town. Council Member Doilney stated it wasn't just a diversity issue with Triple Crown. He noted the many benefits of Triple Crown and he disagreed that the home events were the same. He also didn't think the traffic issue was the sole responsibility of Triple Crown. Council Member Gerber indicated more events were coming, but the City didn't have to keep all the events. Each event brought something to town, but a decision to cut events had to start somewhere. Council Member Doilney didn't want to keep every event, but this was the one event that came midweek and businesses wanted them to stay.

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Council Member Joyce explained the process Council went through a few years ago to cut back on events. Businesses were thriving and he was concerned for the residents. Council Member Henney asked to hear from the public.

Mayor Beerman opened the meeting for public input. No comments were given. The following eComments were received:

Kelley Kowalski, All Seasons Resort Lodging eComment: "I fully support TCS and voiced my support via the PCALA survey."

Rhonda Sideris, Park City Lodging eComment: "Hello and thank you for allowing me to once again express my support for the Triple Crown event. In the past, I have supported the event from a business perspective. Now, I want to also share the great times my kids had going to the games and watching these talented young athletes. I felt comfortable allowing my kids to attend in my absence. It gave them both motivation to practice and play harder at the sports they were both involved in as they could see that college scouts were also in attendance. This is one of the few events that a parent can check all the boxes; free, safe, healthy fun and no alcohol permitted. Please consider renewing the contract for Triple Crown. We need the diversity in our town that is becoming more and more like a town for the very elite."

Shelley Gillwald eComment: "I am aware you have heard from me numerous times, on behalf of the Park City Soccer Club and our Extreme Cup Soccer Tournament. In lieu of repeating myself this evening during the City Council's discussion about Triple Crown Sports and their desire for a new City Services Agreement, I will submit this brief statement so PCSC is on the record in response to Council's request for community input. Park City Soccer Club (PCSC) believes in the importance of youth-based events, the experiences they provide, and the benefits they bring to the community (all of which Council has heard before.) For this reason, our organization does not object to the Triple Crown Tournaments returning to Park City each summer.

Our concerns on the subject, however, are two-fold: 1. We are opposed to the concept of overlapping Extreme Cup and Triple Crown dates, and the need to share field space. The negative economic impact is a burden on PCSC and our social equity based scholarship program, while the logistics are difficult for all parties including City staff. 2. We remain surprised, and honestly frustrated, by the level of in-kind support afforded to TCS through Fee Waivers, We are aware the discussion at hand is about TCS, not Park City Soccer Club, however it is difficult to understand how a for-profit, out-of-state business can be granted tens of thousands of dollars in subsidies while a local non, profit -- dedicated to supporting Park City's own underserved population through event proceeds -- continues to receive less than $2,000 in fee waivers / event subsidies each year. (Our 2021 City Fee Waivers totaled $1,725.) We have spoken at length with Jenny Diersen, and believe staff has done a good job of presenting workable options for

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moving forward. It is our hope that Council's consideration will focus on elements of Options 2 or 3, as opposed to TCS's proposal."

Mayor Beerman closed the public input portion of the meeting.

Council Member Henney stated the community was asked to weigh in and nobody was here. Mayor Beerman stated it was disappointing nobody spoke tonight, but Council had heard from residents that events needed to be cut back. Council Member Gerber indicated there would be public feedback for events that the community held dear, so the lack of feedback was a sign that this event wasn't important to the residents.

Council Member Worel stated she was not interested in waiving fees, but the event should go through the special event process. Council Members Henney and Joyce favored discontinuing the event. Council Member Joyce felt more events should be cut as well. Council Member Doilney agreed with Council Member Worel that they should go through the special event process. Council Member Gerber favored discontinuing the tournament. Mayor Beerman thanked Triple Crown for a good partnership over many years.

2. Consideration to Approve an Extension and Increase the Amount of the Professional Services Agreement for Transportation and Security Services with Kane Security in an Amount Not to Exceed $331,000:

Jenny Diersen, Special Events Manager, presented this item. She reviewed that the City had been working with Kane Security for a few years and noted this contract was specifically for peak time hours and during major special events. Mayor Beerman reviewed staff had tried to mitigate traffic on side streets, especially during Sundance, and it was effective. Council Member Doilney noted Sundance was a costly event and the City pumped money into it with this contract. He found it ironic since Council just cut another event. Council Member Joyce was hopeful Sundance would evolve and be less impactful to the City.

Mayor Beerman opened the meeting for public input. No comments were given. Mayor Beerman closed the public input portion of the meeting.

Council Member Doilney moved to approve an extension and increase the amount of the professional services agreement for transportation and security services with Kane Security in an amount not to exceed $331,000. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

APPROVED 12-9-2021

VII) NEW BUSINESS

1. Consideration to Approve Ordinance No. 2021-40, An Ordinance Approving the 316 Ontario Subdivision, Located at 316 Ontario Avenue, Summit County, Park City, Utah:

Lillian Lederer, Planner, presented this item and stated this was a Landmark Historic Site and the plat amendment would remove two lot lines to create one lot.

Council Member Henney asked if there was an order to the conditions of approval, and was concerned with Condition of Approval Seven, to which it was determined they could be satisfied in any order.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Worel moved to approve Ordinance No. 2021-40, an ordinance approving the 316 Ontario Subdivision, located at 316 Ontario Avenue, Summit County, Park City, Utah. Council Member Gerber seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

2. Consideration to Approve Ordinance No. 2021-41, an Ordinance Amending Land Management Code § 15-11-10 Park City Historic Sites Inventory to Update the Rossie Hill Drive Landmark Historic Site Addresses and the Status of 1302 Norfolk Avenue:

Rebecca Ward, Assistant Planning Director, presented this item and stated the proposed code amendments would update the Rossie Hill Landmark Historic structures and update the current status of 1302 Norfolk. She reviewed the addresses for three structures on Rossie Hill received new addresses and she wanted to ensure that both addresses were referenced in the code.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Joyce moved to approve Ordinance No. 2021-41, an ordinance amending Land Management Code § 15-11-10 Park City Historic Sites Inventory to update the Rossie Hill Drive Landmark Historic Site addresses and the status of 1302 Norfolk Avenue. Council Member Worel seconded the motion.

APPROVED 12-9-2021

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

3. Consideration to Approve Ordinance 2021-42, an Ordinance Approving The Northstar Subdivision - Lot 1 Amended plat, Located at 1061 and 1063 Lowell Avenue, Park City, Utah:

Makena Hawley, Planner, presented this item and indicated the proposed plat would create a lot line down the middle of the duplex to create two separate lots.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Doilney moved to approve Ordinance 2021-42, an ordinance approving The Northstar Subdivision - Lot 1 Amended plat, located at 1061 and 1063 Lowell Avenue, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

4. Consideration to Approve Ordinance No. 2021-43, an Ordinance Approving a Zoning Map Amendment for One (1) Tract of Land Zoned Estate (E) to Public Use Transition (PUT) Including All of PCA-1200-4-X Located at 7805 Royal Street, Park City, Utah:

Spencer Cawley, Planner, presented this item and indicated the zoning map would be amended. Council Member Henney disclosed he was a member of the Fire District board and asked if that was a conflict, to which it was indicated there was no conflict. Cawley explained the fire station property was currently zoned Estate and had to comply with those setbacks. They requested the zone be amended and rezoned Public Use Transition (PUT) so the station could be expanded.

Council Member Joyce stated the building plans fit into the new zone height requirements and asked if it would have fit into the current height limits, to which Cawley affirmed. Council Member Joyce asked if the noticing explained the new building would be closer to the neighbors. Cawley stated the PUT Zone had to have the same setbacks as the surrounding properties. The 2002 variance allowed the station to encroach into the rear setback. Council Member Joyce confirmed the Fire District didn't need a variance to the residential zone because they would now be in the PUT Zone. John Shirley clarified the current zone was three feet from the property line and the station would maintain the same setback with the new building.

APPROVED 11-3-2021

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney noted firefighters needed a bigger vehicle with a ladder because of the tall buildings in the area.

Council Member Doilney moved to approve Ordinance No. 2021-43, an ordinance approving a zoning map amendment for one (1) tract of land zoned Estate (E) to Public Use Transition (PUT) including all of PCA-1200-4-X located at 7805 Royal Street, Park City, Utah. Council Member Henney seconded the motion.

RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

5. Consideration to Approve Ordinance 2021-44, an Ordinance Governing the Use of Electronic Meetings by City Council, Amending Sections 2-3-2 and 15-12-14 of the Municipal Code of Park City:

Margaret Plane, City Attorney, presented this item and explained emergency declarations were issued to hold electronic meetings during the pandemic. This code amendment would eliminate the need for Council and all City public bodies to meet without the requirement of having an anchor location. She noted the Open and Public Meetings Act was amended by the State Legislature as well. This amendment stated Council would not have to be present at meetings, but staff would have to be at the anchor location.

Council Member Henney indicated he heard from residents that they wanted to attend Council meeting in person. Council Member Gerber asked for clarification on when an electronic meeting could be held. Plane stated an electronic meeting could be scheduled, but it had to be noticed and staff would have to be at the anchor location, unless there was a health/safety risk. Council Member Worel asked how other boards would authorize electronic meetings. Plane indicated boards could put that provision in their bylaws.

Mayor Beerman opened the public hearing. No comments were given. Mayor Beerman closed the public hearing.

Council Member Henney moved to approve Ordinance 2021-44, an ordinance governing the use of electronic meetings by City Council, amending Sections 2-3-2 and 15-12-14 of the Municipal Code of Park City. Council Member Gerber seconded the motion.

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RESULT: APPROVED
AYES: Council Members Doilney, Gerber, Henney, Joyce, and Worel

VIII) ADJOURNMENT

IX) PARK CITY WATER SERVICE DISTRICT MEETING

II) ROLL CALL

Attendee Name	Status
Chair Andy Beerman Board Member Max Doilney Board Member Becca Gerber Board Member Tim Henney Board Member Steve Joyce Board Member Nann Worel Matt Dias, Executive Director Margaret Plane, City Attorney Michelle Kellogg, Secretary	Present
None	Excused

II) PUBLIC INPUT (ANY MATTER OF CITY BUSINESS NOT SCHEDULED ON THE AGENDA)

Chair Beerman opened the meeting for anyone who wished to comment or submit comments to the Council on items not included on the agenda. No comments were given. Chair Beerman closed the public input portion of the meeting.

III) CONSENT

1. Request to Authorize the City Manager to Amend the Terms of 1) the October 8, 1991, Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation to October 31, 2022; and 2) the March 2, 2016, Amendment to the 1991 Agreement:

Board Member Gerber moved to authorize the City Manager to amend the terms of 1) the October 8, 1991, Water Supply Agreement between Salt Lake City Corporation and Park City Municipal Corporation to October 31, 2022; and 2) the March 2, 2016, amendment to the 1991 Agreement. Board Member Henney seconded the motion.

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RESULT: APPROVED
AYES: Board Members Doilney, Gerber, Henney, Joyce, and Worel

IV) ADJOURNMENT

With no further business, the meeting was adjourned.

_____
Michelle Kellogg, City Recorder

APPROVED 12-9-2021

SR 224 (Mine Road)

Improvements discussion



PARK CITY 1884

Police Department

- Brake Check Area Update
  - No repeat offenders
  - Less than 5% of violators are dump trucks
  - Is our presence helping?
- Utah Highway Patrol (UHP) truck inspections update
  - Statistics
  - Where are trucks that are inspected coming from…
- Police Authority
  - Why not just stop every truck?
- Officer Resources
  - UHP and PCPD

Engineering Dept.

- UDOT Immediate Updates
  - Increased signage (engine brake, speed limit, lighting, etc.)
- Statistics on Mine Road
  - Number of accidents each year
  - Percentage of accidents
- Next Steps:
  - PCMC Requests
    - Increase capacity & visibility of brake check area
  - UDOT project
    - 2023 Pavement rehabilitation project

Building Dept.

- Flagstaff MPD language
  - "…the primary access to the Annexation Area will be via Marsac Avenue and the Mine Road…"
- Soil Hauling in Flagstaff MPD area
  - All excavated materials are staying on the hill!
- CMP Updates
  - No tolerance for truck related violations
  - Stop work order enforced
- Enforcement
  - Educating during preconstruction meeting
  - No warnings

Next Steps

- Continue close monitoring and enforcement
- More UHP inspections/Joint ops
- UDOT signage follow up
- Other

- Questions/Discussion

FY22 Special Service Contracts: Diversity, Equity, and Inclusion



PARK CITY 1884

BACKGROUND

- Special Service Contract : Valued and unique services provided to our community
- In FY20, Council approved a revamp of this program, creating two categories:
    1) Regular Service Contracts (4-year contract)
    2) Social Equity Service Contracts (2-year contract)
- The RFP for social equity services was delayed to open later in 2021
- SSC Subcommittee changed the name of the social equity category to Diversity, Equity, and Inclusion (DEI) to expand the scope

SSC DEI GOALS

Work to ensure more alignment with resource allocation and Council's current goals/priorities

Be more dynamic, proactive, deliberate, flexible

Define services that Council feels are essential to fund in the foreseeable future

Alignment with Social Equity strategic plan and resource allocation

SCOPE OF WORK

- Services provided will cultivate and engage **diverse perspectives, differing ideas,** and **individuals from different backgrounds** to help define policy and practices that help shape culture.
- Funding will be prioritized for **new or expanded** projects and initiatives.
- The intent of this funding is not to be used for ongoing non-profit services, but instead for **enhanced services that focus on diversity, equity, and inclusion.**
- Budget: Council budgeted **$250k** for DEI contracts for FY22

PRIORITIES

- Services/Programs with a stated focus on Diversity, Equity, and Inclusion
  - Diversity – Encourages participation from diverse voices in our community
  - Equity – Works to promote equitable outcomes and measures impact in the community
  - Inclusion – Engages and empowers diverse experiences to foster an inclusive community
- Innovative and/or New Programing – Provides innovative solutions regarding issues the City faces
- Communication – Enhances communication to all members of our community
- Issue Awareness – Identifies and addresses our diverse community's concerns and interests
- Affordability – Helps to ease residents' cost of living

COMMUNICATIONS

- The RFP will be posted on the City's website
- Work with Council Liaisons to spread the word
- Connect with community partners to identify additional eligible nonprofits
- Email announcements and reminders will be sent to eligible applicants
- An information session will be held virtually and a recording will be provided to applicants

RFP TIMELINE

October 29th	• Issue RFP
November 19th	• Submission Deadline
Week of Nov. 29th	• SSC subcommittee reviews, scores, and makes funding recommendations
December	• SCC subcommittee makes recommendation to Council

CURRENT RFP

(4) In addition to the above requested information, applications must address the following components:

1. Specific detail of how the requested funds will be used (attach summary - *one page maximum*);

2. Financial information for your organization including annual budget and other sources of potential funding. Please also include 2 years of financial statements such as Balance Sheet, Income Statement, Statement of Financial Position, Activity Statement, etc. or include Independent Auditors' Reports (attach relevant documents);

3. Quantitative and/or qualitative goals (with specific targets) that can be used to measure the degree to which the funds were used for their intended purpose (attach summary - *half page maximum*); and

4. Specifically address how your proposal meets the service needs described above as well as the criteria described in the City's Public Service Contract Policy

CURRENT RFP

Criterion 1: Accountability and Sustainability of Organization - The organization must have the following:

- Quantifiable goals and objectives.
- Non-discrimination in providing programs or services.
- Cooperation with existing related programs and community service.
- Compliance with the City contract.
- Federally recognized not-for-profit status.

Criterion 2: Program Need and Specific City Benefit - The organization must have the following:

- A clear demonstration of public benefit and provision of direct services to City residents focused on one of the services described above.
- A demonstrated need for the program or activity. Funds may not be used for one-time events, scholarship-type activities or the purchase of equipment.

CURRENT RFP

Criterion 3: Fiscal Stability and Other Financial Support - The organization must have the following:

- A clear description of how public funds will be used and accounted for.
- Other funding sources that can be used to leverage resources.
- A sound financial plan that demonstrates managerial and fiscal competence.
- A history of performing in a financially competent manner.

Criterion 4: Fair Market Value of the Services –

The fair market value of services included in the public service contract should equal or exceed the total amount of compensation from the City unless outweighed by demonstrated intangible benefits.

ITEMS TO CONSIDER

- Agree with diversity, equity, and inclusion emphasis?
- Comfortable with timeline?
- Length of contract: 1 or 2 years?
  - Staff recommends two (FY22 & FY23)
- Are there additional ways we can spread the word about this program?

PARK CITY SHORT RANGE TRANSIT PLAN



Introduction for City Council 10/28/21

FEHR PEERS

748

PROJECT OVERVIEW

PROJECT GOALS



Improve Park City connectivity



Engage the entire community



Ensure “best in class” transit system and delivery



Incorporate tactical, relevant innovation

What is a Short Range Transit Plan?

- Detailed analysis of current transit performance and review of future community conditions
  - Where is Park City Transit today and what will the community conditions for transit be in the future?
- 5-year time horizon for immediate route and service improvements
  - But also sets stage for bigger, longer-term initiatives beyond 5 years
- Detailed operational and capital financial plans
  - Estimates of required revenue and associated expenses
- Organizational implications
  - Related policies, procedures, staffing needs, community partnerships, etc.
- Implementation Plan
  - Roadmap for each year of the plan with specific strategies
- Phasing and prioritization
  - Interrelation of strategies and incremental approach

PROJECT TEAM

LEGEND
FP: FEHR & PEERS
LSC:
SE: SE GROUP



Project Management Team (PMT) & Advisory Committee (AC)

Single point of contact

Jason Miller FP
Project Manager

Paul Jewel FP
Principal-in-charge

Existing Conditions	Travel Demand, Future Conditions*	Preliminary System Design*	Stakeholder & Public Outreach	Draft & Final SRTP	Aerial vs. Busway Analysis
Selena McKinney LSC Justine Marmesh LSC A.T.Stoddard LSC	Richard Brockmyer FP Katrina Schneider FP Mary Sizemore FP	Jason Miller FP Gordon Shaw LSC Paul Jewel FP	K. Skollingsberg FP Jason Miller FP	Jason Miller FP Paul Jewel FP K. Skollingsberg FP	Gordon Shaw LSC Chris Cushing SE Natalia Brown FP

About me

- 12 years as Executive Director of Mountain Rides Transportation Authority in Sun Valley, ID
- Depth of consulting expertise leading similar mountain resort transit plans for:
  - Telluride, CO
  - Summit County, CO
  - Jackson, WY
  - Moab, UT
  - Sandpoint, ID
  - Red Lodge, MT
  - Blaine County, ID
  - Previous project in Park City in 2019



PROJECT TASKS

- Task 1: Project Management, Kickoff, Vision
- Task 2: Public Involvement
- Task 3: Existing Conditions
- Task 4: Travel Demand, Future Conditions, Multimodal Assessment
- Task 5: Preliminary System Design and Plan
- Task 6: Draft and Final SRTP
- Task 7: Aerial vs. Busway Analysis

KEY ISSUES

- Traffic congestion
  - How to balance access, experience, quality of life
  - How can PCT move more people faster?
- Separation of PC Transit and High Valley Transit
  - Ability to focus on critical (and changing) Park City connectivity needs
- “Clean slate” thinking
  - Creativity to rethink service, incorporate innovation
  - Adjust to new nodes such as Arts and Culture District
- Integrated mobility
  - How can getting around without a car be easily enabled?
- Address capacity constraints and roadway ops
  - Transit prioritization and speed and reliability concepts

PUBLIC OUTREACH OVERVIEW

Public outreach activities

- Stakeholder interviews
  - Complete
- Community survey
  - Open now until November 13th
  - Available in English and Spanish
- Open house
  - Estimated for mid-December
  - Spanish translator planned
  - Possibly in-person and virtual
- Pop-up open houses
  - Mid-December through mid-January
- Advisory Committee
  - Involvement throughout



OPEN HOUSES & POP-UP EVENTS



MULTILINGUAL



SURVEYS, LIVESTREAMING, & OTHER TOOLS

Community Survey

- Fall Open House,
- In buses
- On transit aps
- Promoted on social media
- City newsletter
- Postcards
- Local news publication
- PCTV
- Senior Center
- In-person community events.

INITIAL FINDINGS

Park City Transit Today

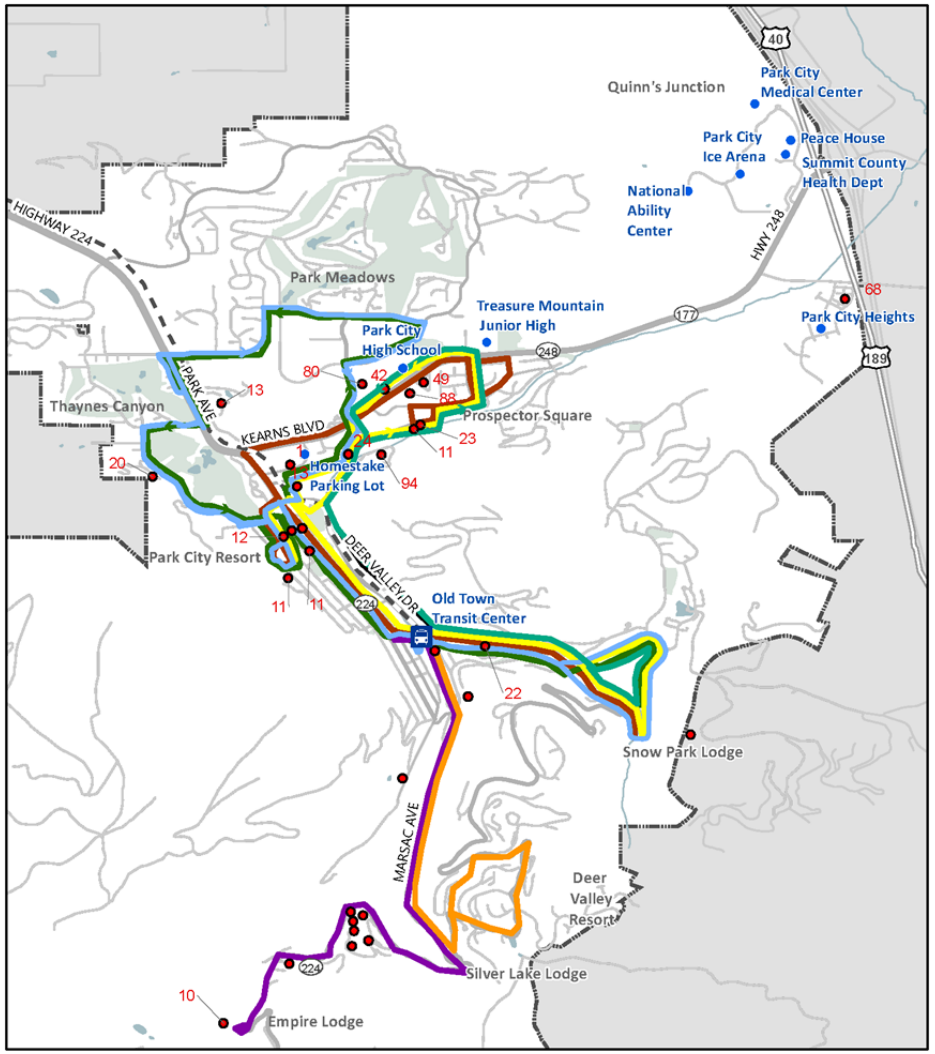


Figure 10
Park City Winter Routes
Based on Proposed Winter 2021-22 Service

- 1 Red: Prospector Square
- 2 Green: Park Mdws/Thaynes Cnyn - Deer Valley Resort
- 3 Blue: Winter 2019-2020
- 4 Orange: Main St - Silver Lake Village
- 5 Yellow: Prospector Square - Deer Valley Resort
- 9 Purple: Main St - Montage Deer Valley
- 10 White: Kimball Jct- Main St Express
- 50 Teal:
- 17: Main Street Trolley
- On Demand Stops
- Affordable Housing
- 22 # of Units (listed if 10 or more)
- Park City Boundary

Note: Orange and Purple Routes are not operated in fall or spring.

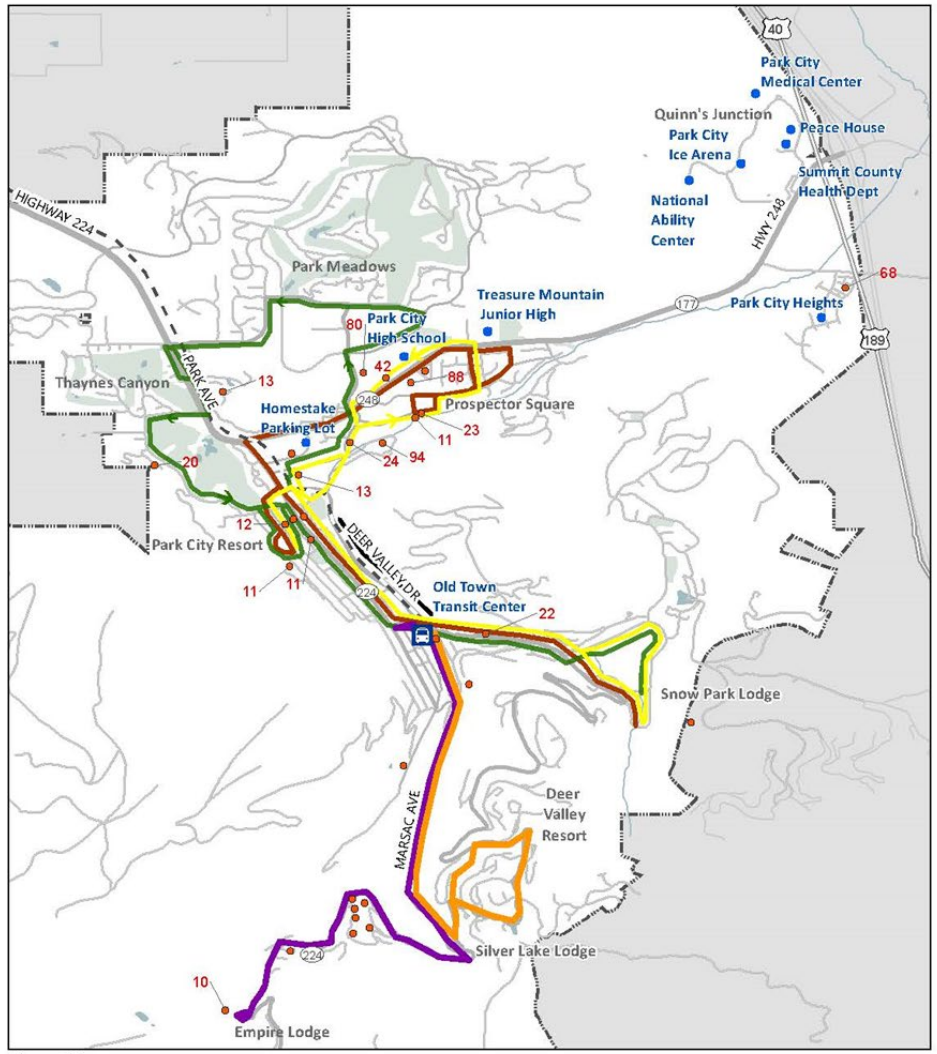


Figure 11
Park City Summer Routes
Based on Proposed Summer 2021-22 Service

- 1 Red: Prospector Square
- 2 Green: Park Mdws/Thanes Cnyn - Deer Valley Resort
- 4 Orange: Main St - Silver Lake Village
- 5 Yellow: Prospector Square - Deer Valley Resort
- 9 Purple: Main St - Montage Deer Valley
- 10 White: Kimball Jct- Main St Express
- 17: Main Street Trolley
- Park City Boundary
- On Demand Stops
- Affordable Housing
- 22 # of Units (listed if 10 or more)

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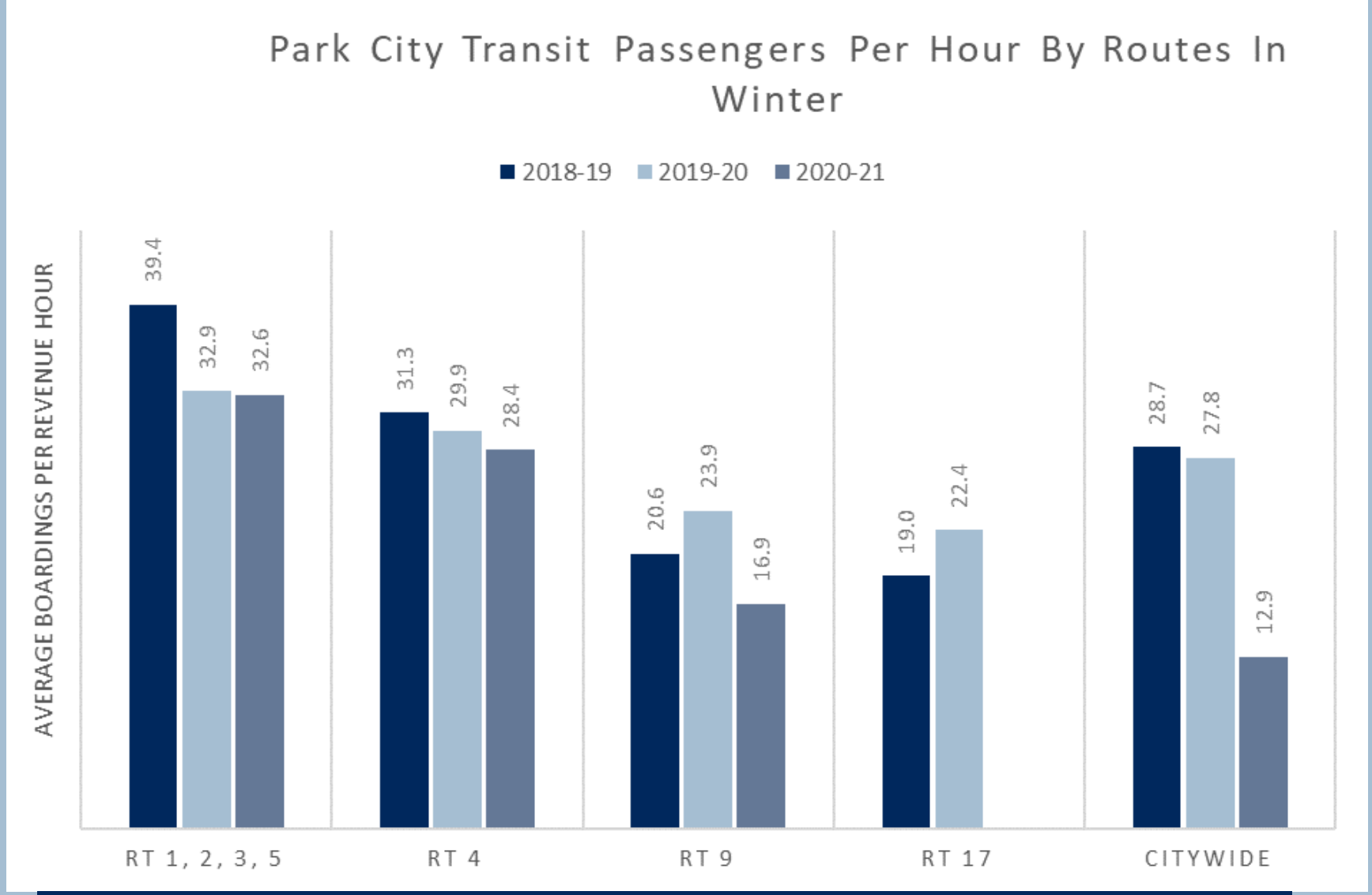
Peer Comparison

METRIC	PARK CITY TRANSIT	SUMMIT STAGE	RFTA	ECO TRANSIT	BRECK FREE RIDE	ESTA	START	*Average*
Annual Ridership	2,677,927	1,747,746	5,212,525	1,117,311	1,308,780	1,123,564	1,098,706	2,040,937
Operating Expenses	$12,602,292	$10,630,010	$34,825,962	$10,067,616	$4,721,751	$4,413,734	$4,660,951	$11,703,188
Service Hours	138,529	81,428	276,514	83,246	53,545	58,337	63,255	107,836
Service Miles	2,241,211	1,476,471	4,946,740	1,806,527	496,347	944,365	869,784	1,825,921
Passenger trips per Hour	19.3	21.5	18.9	13.4	24.4	19.3	17.4	18.9
Passenger trips per Mile	1.2	1.2	1.1	0.6	2.6	1.2	1.3	1.1
Cost per Hour	$90.97	$130.54	$125.95	$120.94	$88.18	$75.66	$73.69	$108.53
Cost per Mile	$5.62	$7.20	$7.04	$5.57	$9.51	$4.67	$5.36	$6.41
Cost per Passenger Trip	$4.71	$6.08	$6.68	$9.01	$3.61	$3.93	$4.24	$5.73

SERVING	PARK CITY / SUMMIT	SUMMIT STAGE, CO	ASPEN, CO	EAGLE COUNTY, CO	TOWN OF BRECKENRIDGE	MAMMOTH LAKES CA	JACKSON WY	*Average*
Year-Round Population	42,829	31,011	56,946	55,127	4,938	17,977	33,510	34,620
Skier Days	1,837,730	Not available	1,550,000	1,634,250	1,600,750	1,128,500	715,100	1,411,055
Overnight Visitors	4,688,693	Not available	Not available	Not available	Not available	965,000	1,802,000	2,485,231

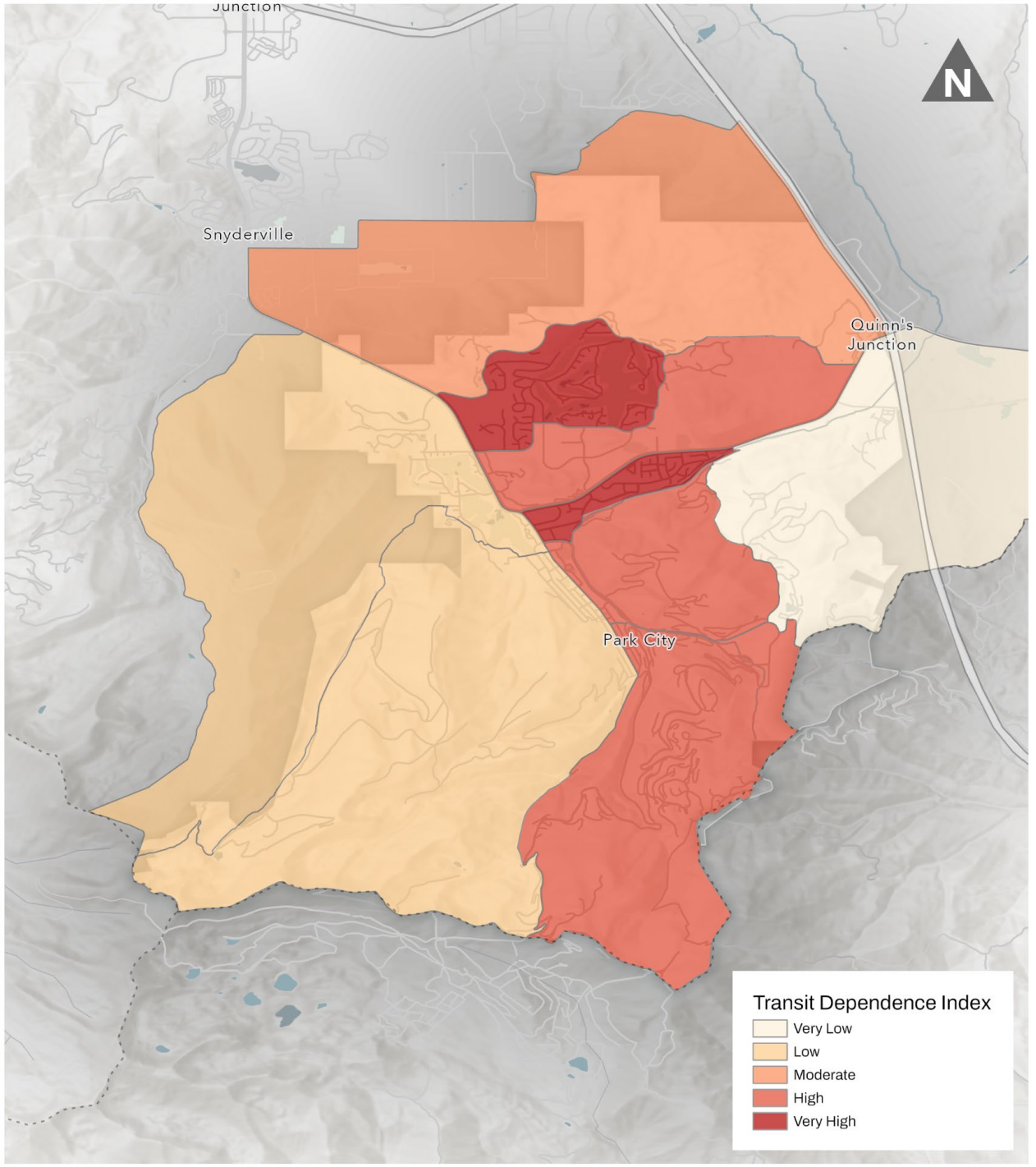
Source: 2019 National Transit Database, Park City Chamber and Tourism Bureau, Jackson Chamber and Tourism. Skier Days are estimated from best available data.

Performance

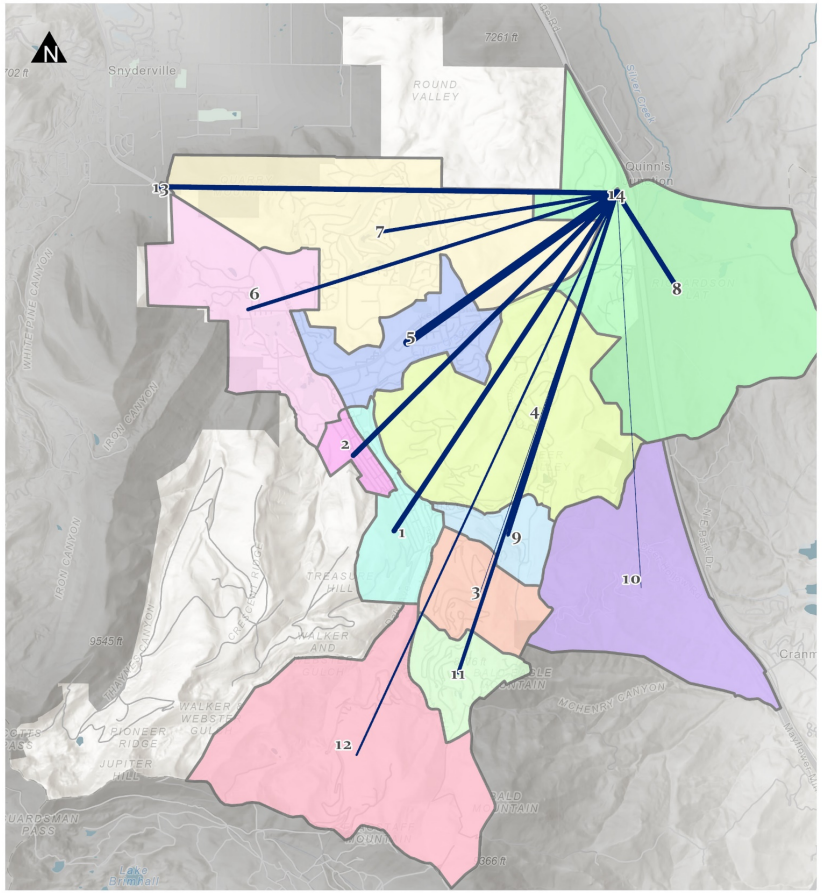


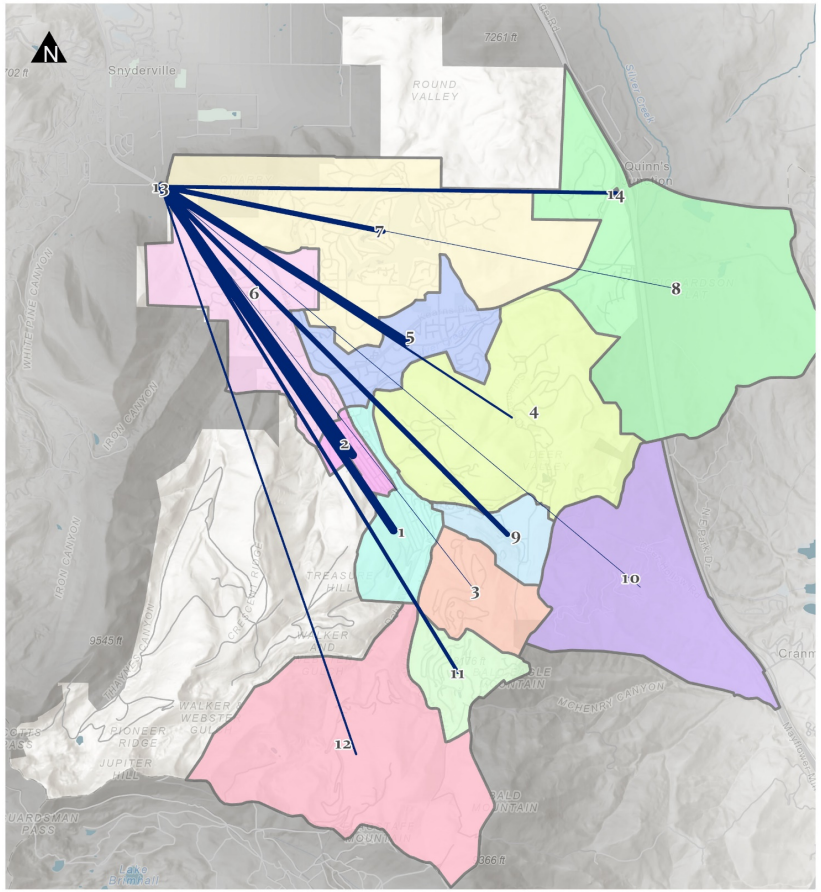
Fiscal Year	Ridership	Revenue Hours	Passengers Per Hour
FY 2018-19	1,352,890	49,543	27.3
FY 2019-20	1,153,617	46,177	25.0
FY 2020-21	611,430	28,080	21.8

Transit Dependency

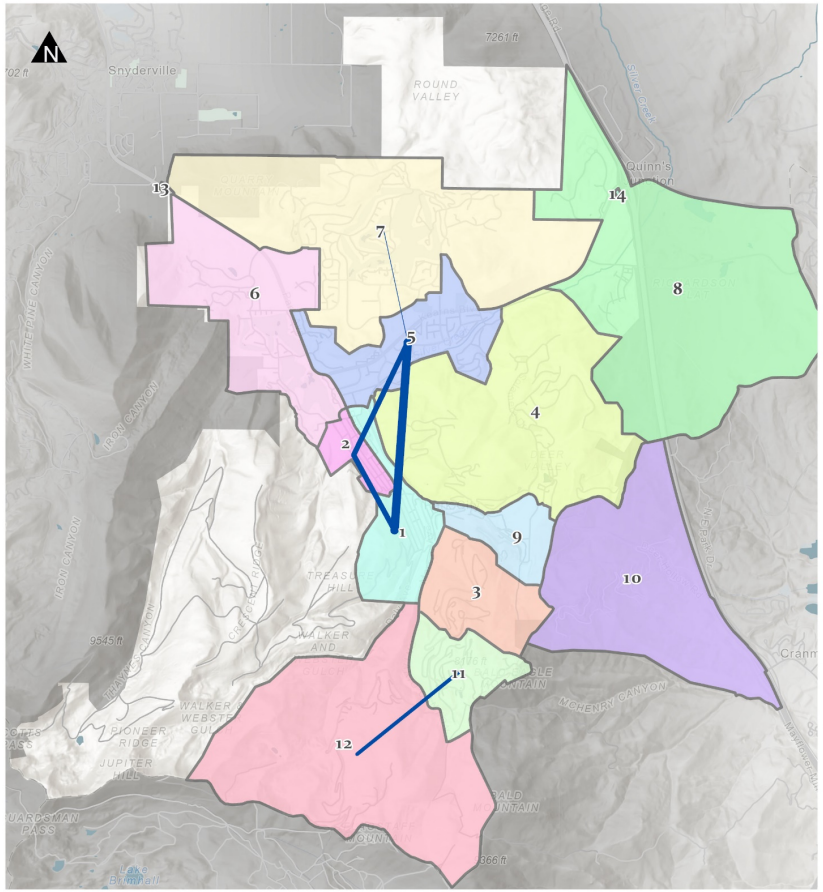


Regional Travel Patterns





Local Travel Patterns

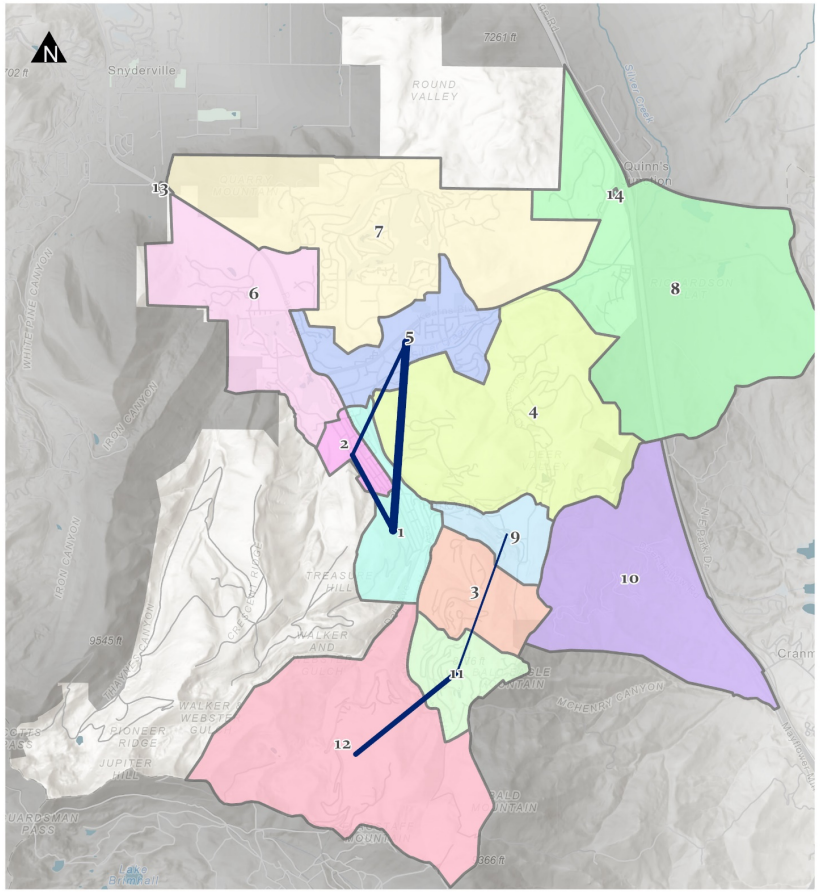


Winter Weekday OD StL Volume

- 1115 - 1179
- 1180 - 1373
- 1374 - 1516
- 1517 - 1611
- 1612 - 2412

Zone #

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14



Winter Weekend OD StL Volume

- 1008
- 1009 - 1397
- 1398 - 1839
- 1840 - 2036
- 2037 - 2907

Zone #

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14

Average Daily Boardings

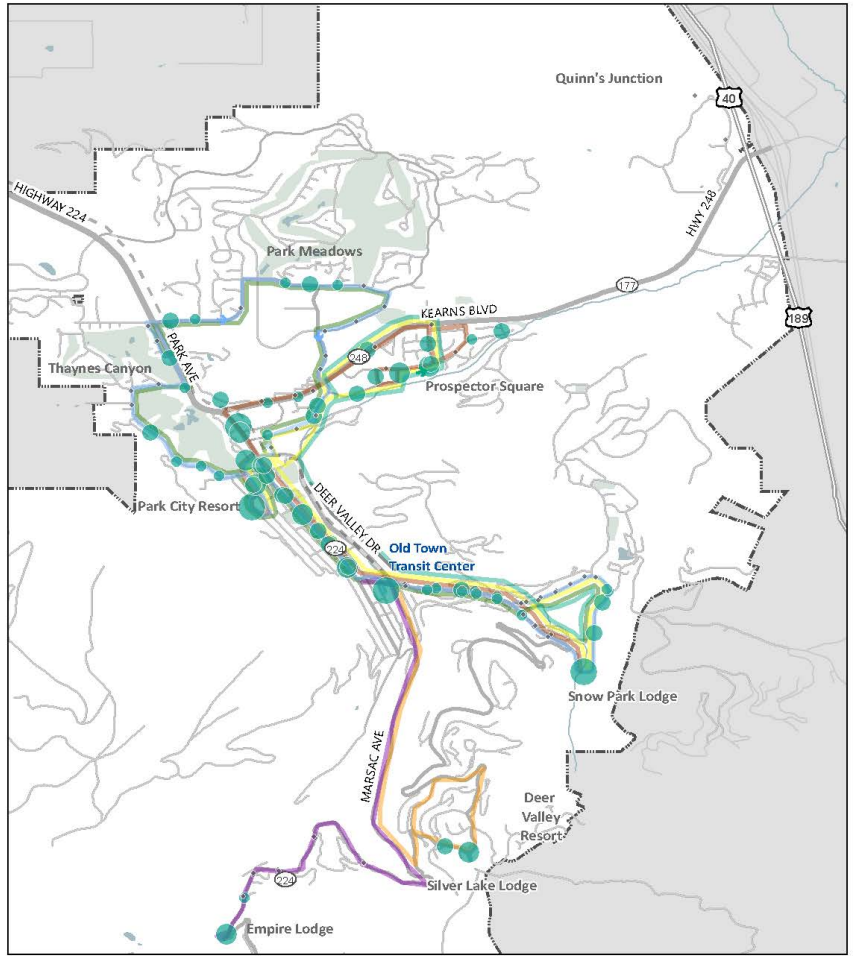


Figure 14
Park City Transit Average Daily Boardings in Winter

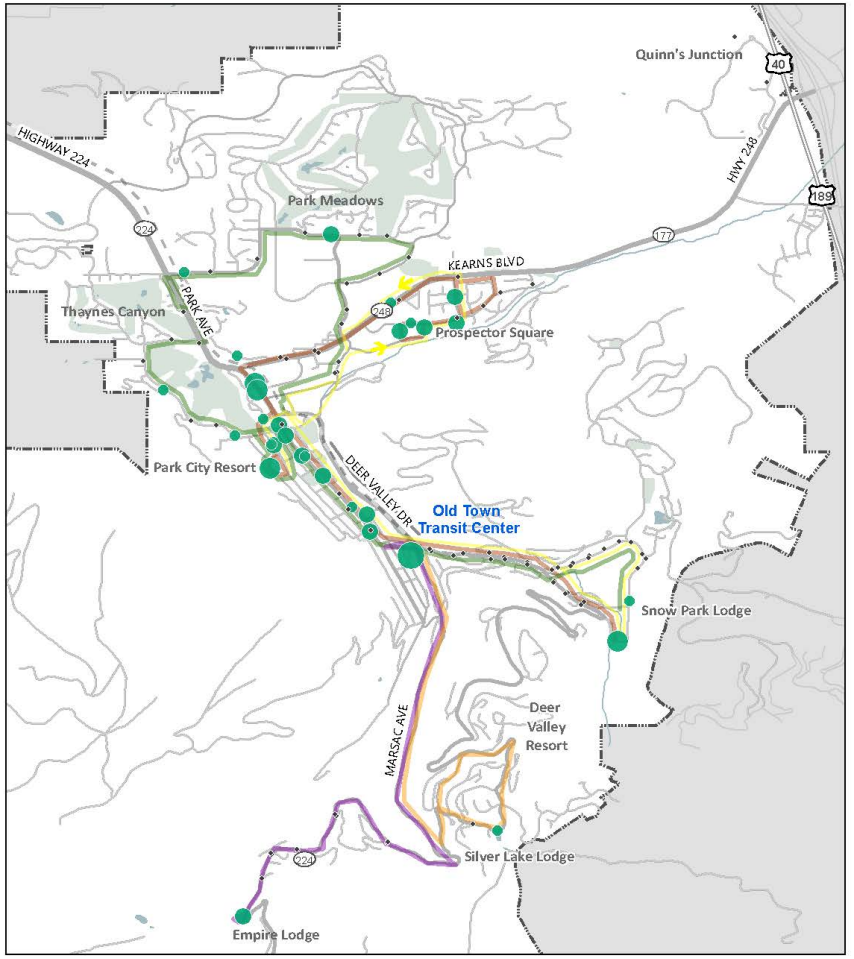


Figure 15
Park City Transit Average Daily Boardings in Summer

Next Steps

Upcoming Months

Through end of October

- Online survey open
- Site visit, PMT and AC
- Completion of Tech Memo #1 (combined with #2) – Existing & Future Conditions, Travel Demand, Multimodal Assessment

November

- Establish evaluation criteria
- Initial service options development and analysis

December

- Service options workshop
- Pop-up events
- Community open house

January

- Develop preferred system vision



Questions?

316 ONTARIO AVENUE

Plat Amendment

City Council

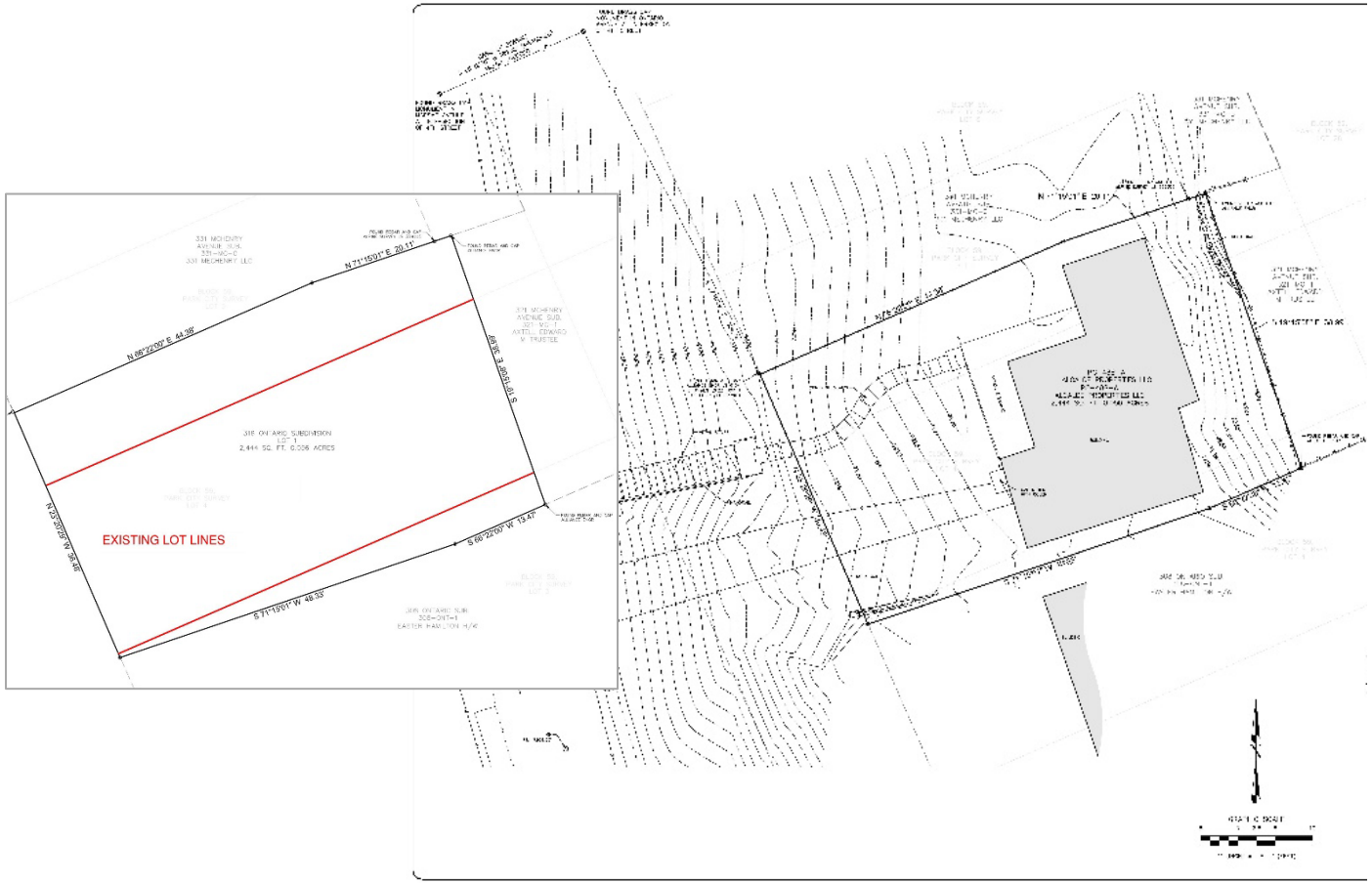
Ordinance 2021-40 | October 28, 2021

BACKGROUND

- Located in the Historic Residential-Low (HRL) Zoning district
- Designated a Landmark Historic Site
- Applicant proposes removing two remnant Lot lines to create one Lot for a Single-Family Dwelling
- Plat Amendment is in addition to a Board Of Adjustment (BOA) approved variance to the front setback for a detached garage, and a pending Historic District Design Review (HDDR) and Steep Slope Conditional Use Permit (CUP) for the detached garage



316 ONTARIO AVENUE



316 ONTARIO AVENUE

Good Cause

- The City Council must find good cause for the proposed Plat Amendment.

316 ONTARIO AVENUE

GOOD CAUSE

- The proposed Plat Amendment allows for on-site parking along a narrow and steep Right-of-Way, resolves existing issues with a Landmark Historic Structure built over Lot lines, and is in character with the neighborhood.

316 ONTARIO AVENUE

CONDITONS OF APPROVAL

- The Applicant is required to request a variance approval from the Board of Adjustment from the minimum lot size requirements prior to recording the Plat
- The Applicant must enter into an Encroachment agreement with the City for driveway access over unbuilt Right-of-Way
- The Applicant must complete the HDDR and Steep Slope CUP (Staff level approval) prior to recording the Plat

316 ONTARIO AVENUE

RECOMMENDATION

Staff recommends Council hold a Public Hearing and consider approving Ordinance 2021-40.

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE AMENDMENTS



HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

The proposed amendments

Update the Historic Sites Inventory, which the City Council codified in 2017

Reflect new addresses for the Rossie Hill Landmark Historic Structures

and

Update the current status of 1302 Norfolk Avenue

No substantive changes are proposed



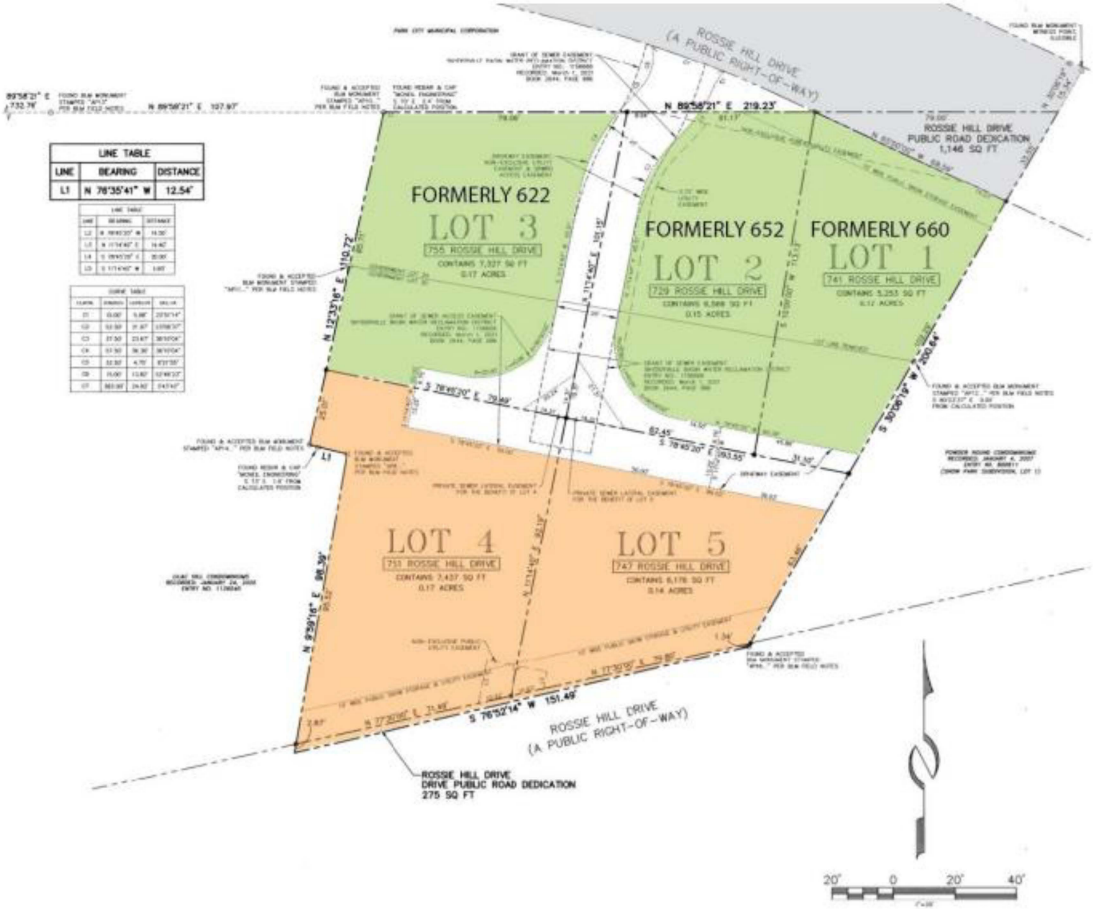
Formerly 622, now
755 Rossie Hill Drive
(Exhibit C)



Formerly 652, now
729 Rossie Hill Drive
(Exhibit D)



Formerly 660, now
741 Rossie Hill Drive
(Exhibit E)



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 78°35'41" W	12.54'

LILAC HILL EAST SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

Section 15-11-10(D)(1):

. . . .

fc. 755 Rossie Hill Drive, formerly 622 Rossie Hill Drive

fd. 729 Rossie Hill Drive, formerly 652 Rossie Hill Drive

fe. 741 Rossie Hill Drive, formerly 660 Rossie Hill Drive

. . . .

782

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

In 2016, the Planning Department nominated 1302 Norfolk Avenue to the Historic Sites Inventory

On January 24, 2017, the property owner applied to demolish the structure

Staff denied the demolition permit, pending Historic Preservation Board action on the determination of historic significance

The property owner requested review by the Utah Property Rights Ombudsman to determine whether the structure could be demolished

The advisory opinion found the demolition permit application was entitled to approval

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

On June 7, 2017, the Historic Preservation Board designated 1302 Norfolk Avenue a Significant Historic Site on the Historic Sites Inventory

On June 17, 2017, the property owner appealed the designation

To prevent demolition of the structure,
the City purchased the property and is the current owner

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

The June 7, 2017 Historic Preservation Board designation remains valid

The proposed Land Management Code amendments update the Historic Sites Inventory to reflect 1302 Norfolk Avenue is no longer under appeal

Section 15-11-10(D)(2):

. . . .

cr. 1302 Norfolk Avenue~~*~~ [removal of asterisk]

. . . .

~~*~~*These properties are currently under appeal for Determination of Significance.*

HISTORIC SITES INVENTORY UPDATE

LAND MANAGEMENT CODE SECTION 15-11-10

Staff recommends the Planning Commission conduct a public hearing and consider approving Ordinance No. 2021-41

1061 & 1063 Lowell Avenue

Northstar Subdivision – Lot 1 Amended Plat Amendment

City Council| PL-21-04872
October 28, 2021



LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

–1061 & 1063 Lowell Avenue–

PLAT AMENDMENT

- Single Family Dwelling is an Allowed Use in the HR-1
- A Duplex Dwelling is a Conditional Use in the HR-1 for lots greater than 3,750 sq. ft.
  - The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet.

- Lots will meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.
  - Redevelopment will require HDDR approval and possibly Steep Slope Conditional Use permits

–1061 & 1063 Lowell Avenue–

PLAT AMENDMENT

- On September 22, 2021 The Planning Commission unanimously forwarded a positive recommendation to the City Council for approval

–1061 & 1063 Lowell Avenue–

Good Cause

1. New development would encourage construction of Historically compatible structures.
2. Resolve the existing non-conforming use/structure and non-conforming deed line.
3. Character and compatibility of the lots would keep with preserving the character of the neighborhood.

Recommended Conditions of Approval

1. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

2. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.

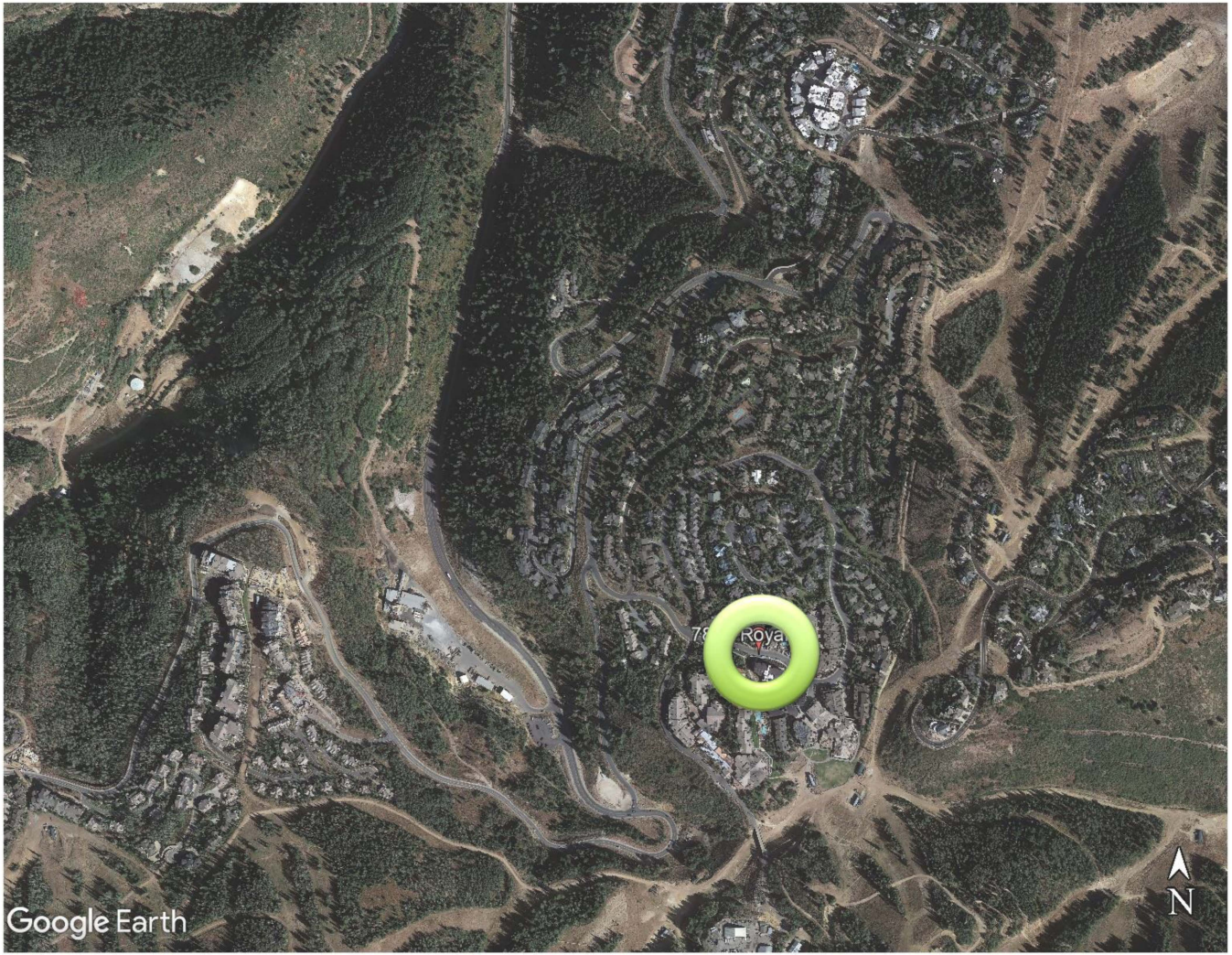
3. The Building Footprint for each Lot is 2,818 square feet.

FIRE DISTRICT STATION #34

ZONING MAP AMENDMENT



PARK CITY 1884


Google Earth
N



SUMMARY

- Parcel PCA-1200-4-X – Owned by Park City Fire District
- 0.17 Acres
- Estate (green); Residential Development (yellow)
- Use, size, setbacks inconsistent with Estate Zoning District
- Rezone to Public Use Transition to accommodate planned expansion

BACKGROUND

- Deer Valley Master Plan zoned in the 1980's.
- Current structure to be fully demoed starting in 2022.
- Station #34 requires additional space to accommodate six (6) personnel and a larger fire apparatus.
- Expansion of essential municipal public facilities and structures in the E Zone is a Conditional Use.
- May 21, 2002: BOA approved Variance allowing the PCFD to expand and encroach into Setbacks.
- May 22, 2002: Planning Commission approved CUP allowing expansion of essential municipal and public facilities.
- Re-zone to PUT will allow expansion to be Permitted Use.

ANALYSIS

7805 ROYAL STREET

1. Complies with PUT Zoning District requirements
   - Density, height, and setbacks

2. Complies with General Plan
   - Small Town

     Goal 1: Park City will protect undeveloped lands; discourage sprawl, and direct growth inward to strengthen existing neighborhoods

ANALYSIS

7805 ROYAL STREET

2. Complies with General Plan (cont.)
   - Natural Setting

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

ANALYSIS

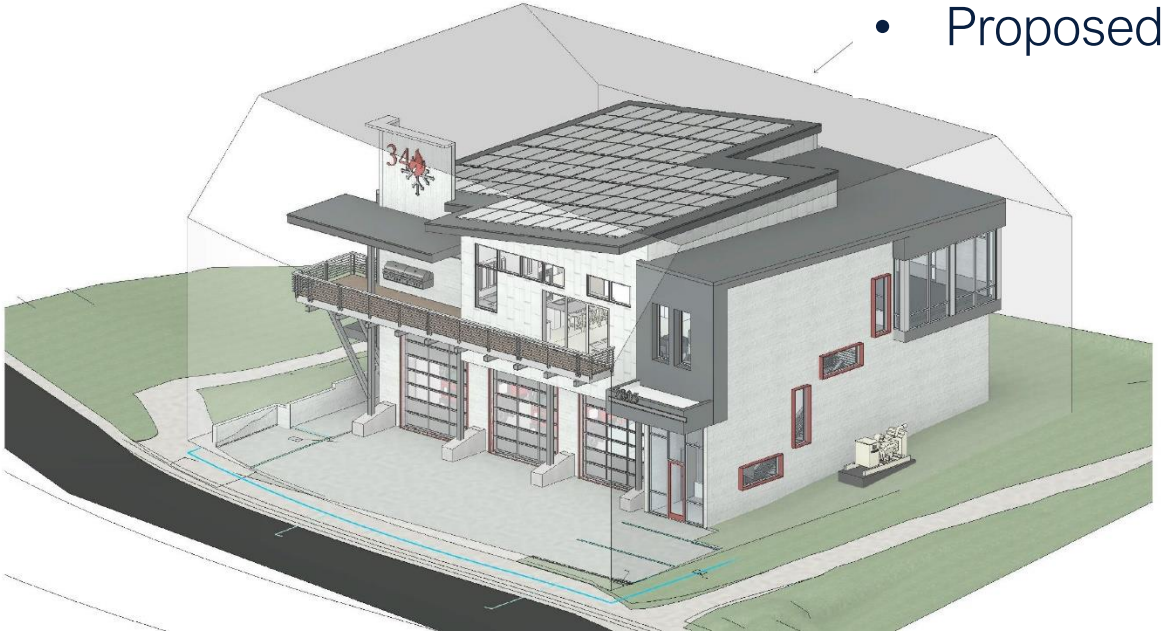
7805 ROYAL STREET

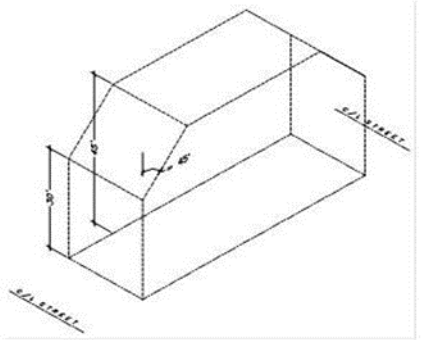
3. The proposed zone change complies with the Sensitive Land Overlay, LMC Chapter 15-2.21.
   - Prohibit Development on Ridge Line Areas, Steep Slopes, and wetlands
4. The Development Review Committee reviewed the proposed rezone from E to PUT Zoning District and did not identify any issues.

HEIGHT CONSIDERATIONS

12th Amended Deer Valley MPD height limitation 64’

- Golden Hirsch – 64’
- Chateau at Silver Lakes Condo – 45’
- Black Bear Condo – 35’
- Proposed Fire Station #34 -30’





PLANNING COMMISSION

On October 13, 20201, the Planning Commission unanimously forwarded a positive recommendation for the City Council's consideration.

RECOMMENDATION

Staff recommends the City Council (1) review the proposal to rezone Parcel PCA-1200-4-X from Estate to Public Use Transition, (2) conduct a public hearing, and (3) consider approving Ordinance No. 2021-43, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance.

Park City Pickleball



Information:

- **Pickleball fastest growing sport in US**
- **PC players grew from 100 in 2016 to over 1,000 in 2021**
- **More than 100 pickleball courts built in Utah past 3 years**
- **Morgan (4), Oakley (8), Heber City (15) new courts past 3 years**
- **Municipal Recreation departments are taking lead to fulfill demand**

GOALS

Short Term (Better Indoor Play Options)

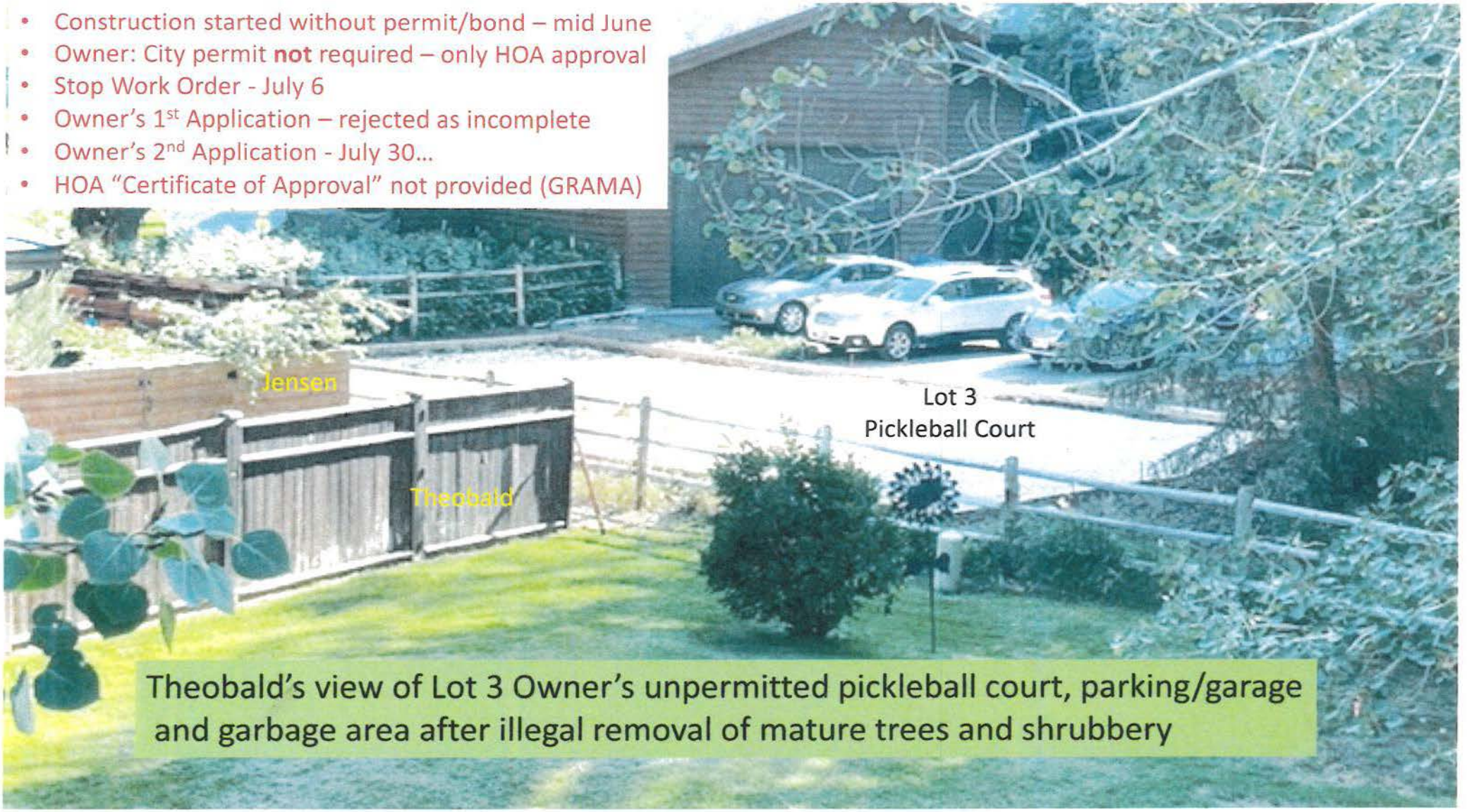
- **More equitable court consideration at MARC**
- **Improved net quality**
- **Pickleball representative on RAC Board**

Long Term (Dedicated Pickleball Courts)

- **16 - 24 court outdoor pickleball complex (4 – 6 tennis courts)**
- **8 - 16 court indoor complex (2 -4 tennis courts)**
- **Public & Private funding / Partner with City Recreation**

Greg Leitzke / President PCPC / parkcitypickleballclub@gmail.com

- Construction started without permit/bond – mid June
- Owner: City permit **not** required – only HOA approval
- Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30…
- HOA "Certificate of Approval" not provided (GRAMA)



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney. 1992 LMC 15.4.1 (b)

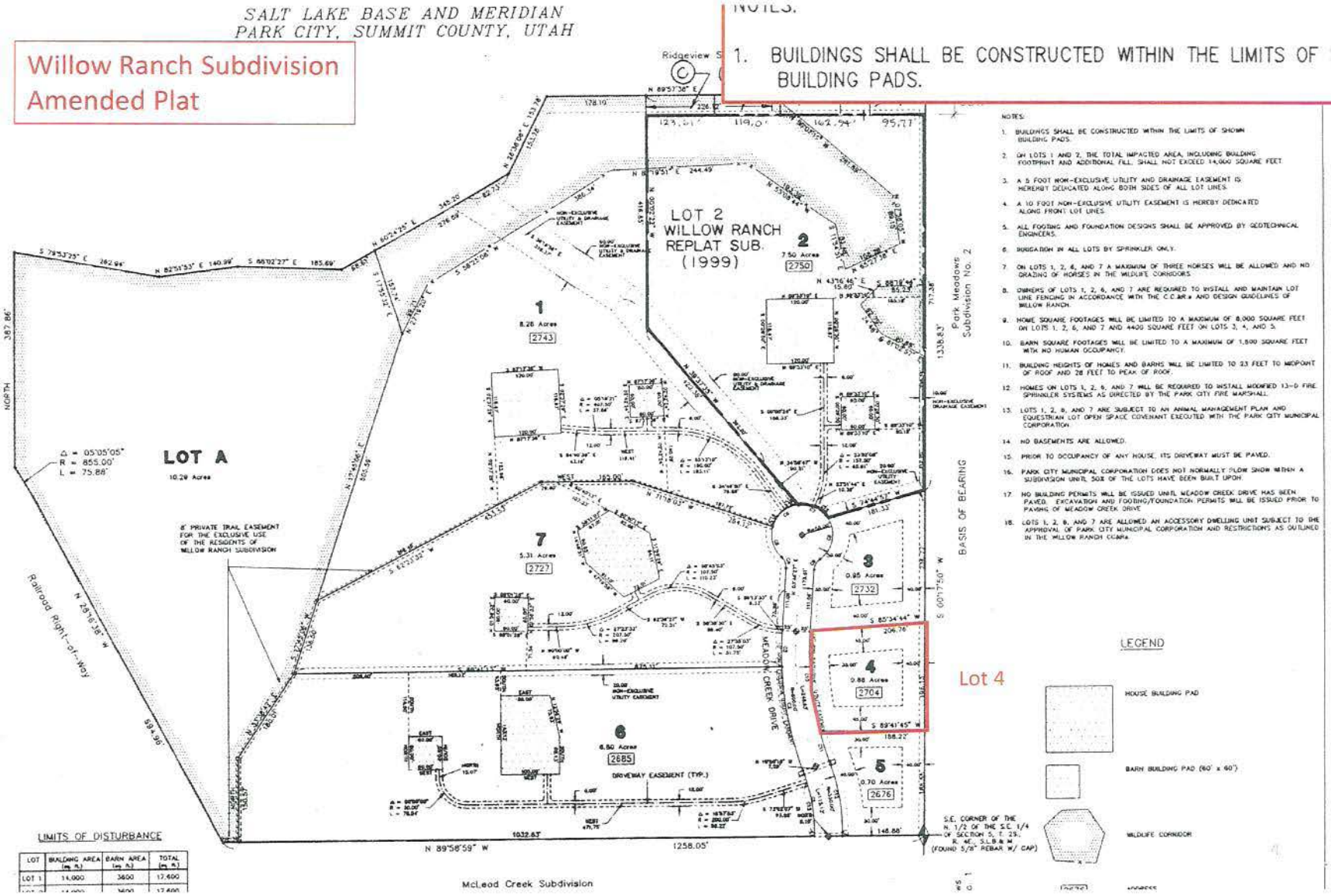
In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Willow Ranch Subdivision
Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.



NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.
3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.
6. IRRIGATION IN ALL LOTS BY SPRINKLER ONLY.
7. ON LOTS 1, 2, 6, AND 7 A MAXIMUM OF THREE HORSES WILL BE ALLOWED AND NO GRAZING OF HORSES IN THE WILDLIFE CORRIDORS.
8. OWNERS OF LOTS 1, 2, 6, AND 7 ARE REQUIRED TO INSTALL AND MAINTAIN LOT LINE FENCING IN ACCORDANCE WITH THE C.C.&R.s AND DESIGN GUIDELINES OF WILLOW RANCH.
9. HOME SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 8,000 SQUARE FEET ON LOTS 1, 2, 6, AND 7 AND 4400 SQUARE FEET ON LOTS 3, 4, AND 5.
10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT OF ROOF AND 28 FEET TO PEAK OF ROOF.
12. HOMES ON LOTS 1, 2, 6, AND 7 WILL BE REQUIRED TO INSTALL MODIFIED 13-D FIRE SPRINKLER SYSTEMS AS DIRECTED BY THE PARK CITY FIRE MARSHALL.
13. LOTS 1, 2, 6, AND 7 ARE SUBJECT TO AN ANIMAL MANAGEMENT PLAN AND EQUESTRIAN LOT OPEN SPACE COVENANT EXECUTED WITH THE PARK CITY MUNICIPAL CORPORATION.
14. NO BASEMENTS ARE ALLOWED.
15. PRIOR TO OCCUPANCY OF ANY HOUSE, ITS DRIVEWAY MUST BE PAVED.
16. PARK CITY MUNICIPAL CORPORATION DOES NOT NORMALLY PLOW SNOW WITHIN A SUBDIVISION UNTIL 50% OF THE LOTS HAVE BEEN BUILT UPON.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL MEADOW CREEK DRIVE HAS BEEN PAVED. EXCAVATION AND FOOTING/FOUNDATION PERMITS WILL BE ISSUED PRIOR TO PAVING OF MEADOW CREEK DRIVE.
18. LOTS 1, 2, 6, AND 7 ARE ALLOWED AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF PARK CITY MUNICIPAL CORPORATION AND RESTRICTIONS AS OUTLINED IN THE WILLOW RANCH CCRs.

LEGEND

HOUSE BUILDING PAD

BARN BUILDING PAD (60' x 60')

WILDLIFE CORRIDOR

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600

NOTARY PUBLIC
BIKI BRINGHURST
7272 Avon Lane Drive
Salt Lake City, Utah 84121
My Commission Expires
June 1, 1998
STATE OF UTAH

SURVEYOR AND THAT I HOLD
F UTAH. I FURTHER CERTIFY THAT
CRIBED HEREON

Willow Ranch Plat/CC&Rs

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.
3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HERERBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.
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10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT

Willow Ranch Plat

NOTES:

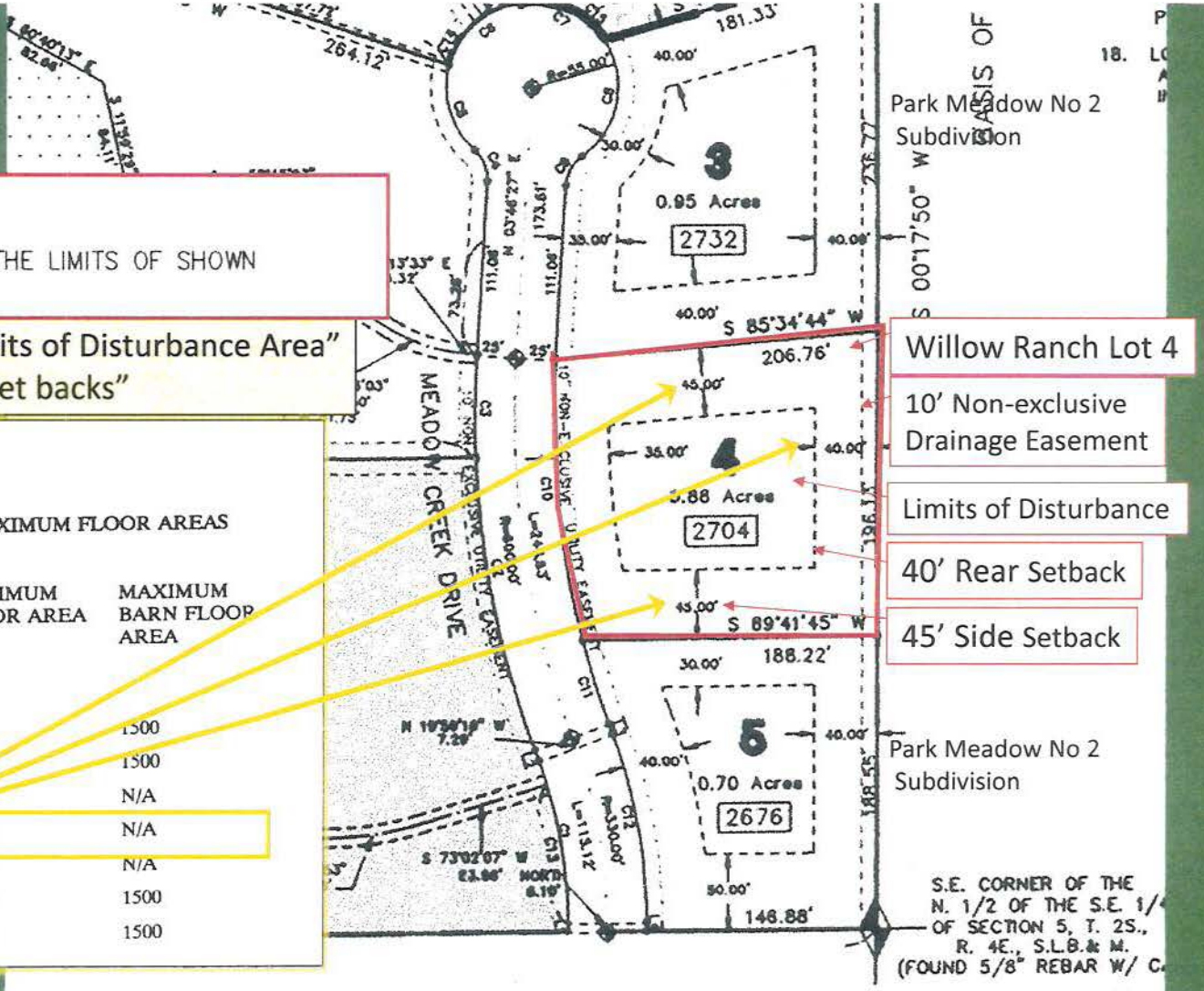
1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500



Willow Ranch Lot 4

10' Non-exclusive Drainage Easement

Limits of Disturbance

40' Rear Setback

45' Side Setback

Willow Ranch Plat/CC&Rs

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

6.3. Number of Dwellings and Structures. Only one Dwelling may be constructed on any Lot. No other habitable structure, shed, storage building or outbuilding is permitted, except for Barns and Accessory Dwelling Units on the Equestrian Lots. Garages must be attached to the Dwelling. An Equestrian Lot Owner may construct an Accessory Dwelling Unit, subject to further review and approval by the City. The Accessory Dwelling Units may not be detached from the Dwelling Unit and must share the main entrance to the Dwelling Unit. Additionally, Accessory Dwelling Units (a) may not exceed 800 square feet; (b) must share utilities (no separate meter); (c) must have at least one dedicated parking space; and (d) may not be rented on a nightly basis.

BOOK 711 PAGE 526

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Permitting Process - Lot 4 Sauna

HW

Heather Wasden

To: Crystal Kaufman

Green Category

Was Ms. Kaufman copied with the Plat and the content of the email and did she forward to anyone?

PDF REC_-_Plats_-_Subdivision_Condominium_-_WILLOW_RANCH_SUB_Entry_#_374694_3-26-199...

From: Heather Wasden <heather.wasden@parkcity.org>
Sent: Monday, August 17, 2020 4:25 PM
To: tpotasky@bdogbuilders.com
Subject: 2704 Meadow Creek Dr: accessory building

Todd,

As per our conversation I hit my first hurdle please see the attached plat and read through the details on it. There are restrictions on Limits of Disturbance and home square footages.

It is in the Estate Zone and you may read through the zone restrictions for Accessory structures as well.

Let me know if you other questions, there are more regulations that it would need to comply with like Wildland Urban Interface Code and Landscaping vegetation replacement, etc.

Willow Ranch Subdivision Plat Restrictions supersede provisions of Estate Zone Accessory structures.

Heather Wasden

Additional Comments

GREEN DAVID H/W (JT)

TEMP21-047

Permit #: TEMP21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Building Plan Review	
Item	Comments
Plans	**01/21/21** - Cooper Wade - **Rejected** - After initial review the following needs noted on - See additional Notes
After initial review the following needs noted on the plans: 1) WUI path to compliance 2) Electrical Floor Heating to be used.	
Plans	**06/03/21** - Cooper Wade - **Rejected** - Provide plans that correlate with the correct plan - See additional Notes
Provide plans that correlate with the correct plan. Include structural drawings	
HOA Subdivision Notification	**01/20/21** - Crystal Kaufman - **Approved** - Please provide a signed HOA letter prior to issuan - See additional Notes
Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns. Thank you.	
REScheck	**01/21/21** - Cooper Wade - **Rejected** - REScheck must be signed by the Design Professional - See additional Notes
REScheck must be signed by the Design Professional of Record for the project.	

Planning	
Item	Comments
Plans	**01/22/21** - Heather Wasden - **Rejected** - Please see the document I uploaded named "Planning - See additional Notes
Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"	
Plans	**04/26/21** - Heather Wasden - **Rejected** - I spoke with a representative of the owner on the - See additional Notes
I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project.	
Plans	**05/17/21** - Heather Wasden - **Rejected** - I spoke with Melanie in Engineering and she is goi - See additional Notes
I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome.	

Code Enforcement	
Item	Comments
Site Plan	**01/21/21** - Gabe Jaramillo - **Approved** - LOD inspection required. A contractor sign must be - See additional Notes
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	
Site Plan	**06/03/21** - Heather Wasden - **Updated** - See the conditions of approval on the plans
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	

PC Plan Review Report

1/20/21 Crystal Kaufman - Approved – *"Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns..."*
Explain what is approved - HOA letter **not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden -Rejected - *"Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"* **Not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden –Approved - (Recorded Plat) Explain - **Not** provided GRAMA

4/26/21, Heather Wasden – Rejected - *"I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project."*

The maximum square footage permitted by the Plat and CC&Rs is 4,400 sq. ft. Public tax records show the home has a finished "Living Area" of 4,502 sq. ft. and an additional garage area of 912 sq. ft. Subtracting a CC&R exclusion of 600 sq. ft. equals an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted.

Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
Building Permit Plan Review #:	PLAN21-047
Planning Plan Reviewer:	Heather Wasden

1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

The Applicant's claim of a combined square footage of home, garage and sauna as being below the maximum 4,400 sq. ft. conflicts with public records and must be verified and reconciled.

Public tax records show a finished "Living Area" of 4,502 sq. ft. An additional "Attached/Built-in Garage Area" of 912 sq. ft. (less 600 sq. ft. as per CC&R exclusion) is an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted

Will Lange, as a duty of the licensed listing agent, provided the 4,502 square footage data at the time the current Owner/Applicant purchased the property in 2013.

Mr. Lange is also the current President of the Willow Ranch HOA responsible for plan compliance review and Letters/Certificates of Approval.

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Willow Ranch Plat/CC&Rs

Account 0289466 Viewing Doc Building

- Primary
- Manufactured Housing

Building Information

Property Code RESIDENTIAL PRIMARY	Building Status % 0
Living Area 4502	Year Built 1993
Basement Area 0	Attached/Built-in Garage Area 912
No. Full Baths 4	No. Half Baths 1
No. Designer Bathrooms 0	

Source: Summit County Tax Assessor

Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
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1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

Attachment A

	Record request or inquiry	Records produced	Notes
a.	Copies of applications, supporting materials, amendments, decisions, minutes, notes, emails, transcripts, letters, memoranda and all other documents in the possession of the City or any agency or department or official of the City since January 1, 2018 to date [August 5, 2021] relating to an application to build a sauna at 2704 Meadow Creek Drive, including, without limitation, any correspondence, by email or otherwise to or from Stanton Jones.	1. Email correspondence between Heather Wasden and Todd Potasky 2. Email correspondence between Crystal Kaufman and Ben Akers/DOPL 3. 2704 Meadow Creek Plan Review 4. Permit copy for 2704 Meadow Creek Dr. Sauna	The City did not provide architectural plans for 2704 Meadow Creek. Mr. Jensen did view the architectural drawings in person at the Building Department offices on multiple occasions.
b.i.	See additional Notes		No additional notes exist other than as noted in b. ii.
b. ii.	See the conditions of approval on the Plans	5. Building Permit Conditions of Approval 6. Conditions of Approval comments [from Engineering] 7. WUI Compliance notes	
b. iii.	Please provide a signed HOA letter		No record exists. Willow Ranch is not a registered HOA with the City, therefore no approval or HOA notification was required pursuant to PCMC Section 15-1-12(F).
b. iv.	Please see the document I uploaded names "Planning - See additional Notes"		No additional notes exist other than as noted in b. ii.
c.	As part of the approval process, the City requested a letter of Approval from the HOA. Please explain whether a letter of Approval was obtained from the HOA and if not, why not. If so, please provide me with a copy."		See b. iii.
d.	On April 26, 2021, in your role as Planning Technician for the sauna application, you rejected the plan, writing: "I spoke with a representative of the owner on the phone		No additional records exist related to this request.

	and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project." Please provide any documentation explaining how this issue was resolved and whether the proposed sauna exceeds the maximum allowed square footage."		
e.	In an email exchange between you in your role as Planning Technician for the sauna application and Todd Potasky, the (then) builder, in August 2020 (included in the Response) you notified Mr. Potasky that there was an issue of Limits of Disturbance and restrictions on home size square footage and sent to him a copy of a recorded Plat entry # 374694 and suggested he read the details on it. Please provide any documentation explaining how this issue was resolved and whether the proposed sauna exceeds the maximum allowed square footage."		No additional records exist related to this request.
f.	The Subdivision Plat illustrates the Setbacks which define the "Limits of Disturbance Area" and "Natural Area", as further defined in the Subdivision CC&Rs. The Report, however, does not provide any information regarding how the applicant has complied with or will comply with the Setback, Limits of Disturbance Area and Natural Area restrictions under the Plat. The sauna appears to violate all of these restrictions. Please provide any documentation and explain how this issue was resolved.		No additional records exist related to this request.
g.	The Building Permit Conditions of Approval, dated June 3, 2021 states that: 'Per the		No additional records exist related to this request.

	applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision.' According to the internet website realtor.com the main house size is 4,502 sq ft. (See: https://www.realtor.com/realestateandhomes-detail/2704-Meadow-Creek-Dr_Park-City_UT_84060_M13152-40653). Please explain why the City believes the total square footage of the house and the sauna is less than 4,400 square feet and provide any related documentation.		
h.	Copies of all records, including, without limitation, all applications, supporting materials, amendments, decisions, minutes, notes, emails, transcripts, letters, memoranda and all other documents in the possession of the City or any agency or department or official of the City since January 1, 2018 to date (which have not previously been produced), including, without limitation, all records in the files of the Planning Department, relating to an application to build a sauna at 2704 Meadow Creek Drive.	8. Park City Fire District Receipt 9. RESCheck Compliance Certificate 10. Snyderville Basin Water Reclamation District Receipt 11. York Engineering Structural Calculations	After conducting further research, these records are also produced (See Attachment A).
i.	A copy of any Letter of Approval of the sauna project from the Willow Ranch HOA which has been provided to the City.		No additional records exist related to this request. See b. iii.
j.	On April 26, 2021, Heather Wasden wrote in the Plan Review Report (TEMP21-047), a copy of which has been provided to me pursuant to my August 5 GRAMA request: "I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is		No additional records exist related to this request.

	allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project." Please provide me with all documentation relating to the maximum square footage issue relating to the sauna.		
k.	The Subdivision Plat for Willow Ranch Subdivision illustrates the Setbacks which define the "Limits of Disturbance Area" and "Natural Area", as further defined in the Subdivision CC&Rs. Please provide me with any documentation regarding compliance with the Setback, Limits of Disturbance Area and Natural Area restrictions under the Plat in connection with the sauna application.		No additional records exist related to this request.
l.	Certain emails previously provided to me pursuant to this GRAMA request may have attachments, but the attachments have not been provided. Please provide all attachments to emails which are subject to this request, including, without limitation, the attachment to the email dated 5/13/21 from Crystal Kaufman to dopletech@utah.gov.	12. Department of Commerce Owner/Builder Certification 13. York Engineering Structural Report 14. RESCheck Inspection Checklist 15. Utah Energy Conservation Code Energy Efficiency Certificate 16. Snyderville Basin Water Reclamation District Admin fee receipt 17. Park City Fire District application comments	These records are produced here (see Attachment A).

Bob Theobald

From:	Bob Theobald
Sent:	Tuesday, October 19, 2021 17:13
To:	andy@parkcity.org; max.doilney@parkcity.org; Becca.Gerber@parkcity.org; tim.henney@parkcity.org; steve.joyce@parkcity.org; nann.worel@parkcity.org
Cc:	laura.suesser@parkcity.org; john.phillips@parkcity.org; sarah.hall@parkcity.org; john.kenworthy@parkcity.org; Bill.Johnson@Parkcity.org; douglas.thimm@parkcity.org; Christin.Vandime@parkcity.org; Michelle Downard; Melanie Jackson; mark@parkcity.org; matt.dias@parkcity.org; David.thacker@parkcity.org; heather.wasden@parkcity.org; Bob Richer; ruth.gezelius@parkcity.org; crystal.Kaufman@parkcity.org; Frode Jensen
Subject:	1 Willow Ranch Subdivision - Plat Violations

To Interested Parties:

This email is in regard to the Willow Ranch Subdivision and the related Plat previously approved by the Planning Commission and the City Council. I live in Park Meadows Subdivision #2 adjacent to Willow Ranch.

You are receiving this email because you are a (locatable) former Park City staff member, Planning Commissioner, or City Council Member who was responsible for the initial review and final approval of the Subdivision in 1992/3. The approval was a landmark accomplishment in that it involved the first open space conservation easement in Park City. The City and developer/Declarant also agreed to protecting as much open space as possible by imposing additional restrictions on the Plat and in the CC&Rs. City officials should be proud and this legacy deserves protection. After review of the attached material, if your recollection serves you and you are so inclined, your affirmation or clarification of facts and intent is welcome.

Or, you are receiving this email because you are now a City official responsible for applying the provisions of the Land Management Code applicable to Willow Ranch, including the Plat and Notes thereon according to the intentions of Declarant and the City authorities at the time. This matter warrants your close attention since it raises important issues about the proper construction and implementation of the Land Management Code and City-approved plats, with far-reaching implications.

In particular, I believe the current City Planning and Building Departments erred in processing two recent applications for building permits which, in my opinion, clearly require an amendment to the Willow Ranch Plat by City Council, as follows:

- Willow Ranch Lot 4 – The City improperly granted a permit for a detached sauna building outside the platted "Limits of Disturbance Area" in the "Natural Area"; and which exceeds the permitted building square footage of 4,400 sq. ft., both of which are as indicated on the Plat and Notes. The sauna is currently under construction.; and,

- Willow Ranch Lot 3 - After denying a deficient application for an unpermitted, partially-constructed pickleball court, the planning staff suggested to the applicant that he has 180 days to resubmit for a CUP. The planning staff failed to inform the applicant that any construction for any use outside the "Limits of Disturbance Area" in Willow Ranch is subject to a City Council Plat Amendment and, in the alternative, staff has failed to require the applicant to restore his property to its pre-construction state.

It also appears that in both cases the applicants (and the HOA) may have "mistakenly" represented or omitted pertinent facts in their applications and during the review process which the City relied upon in evaluating and processing the applications.

I would also note that this past spring the owners of Lot 2 in Willow Ranch sought (and were granted) a plat amendment to provide for a flexible allocation of square footage applicable to the house and barn on owners' lot. The "Findings of Fact" and the "Conditions of Approval", as determined by the Planning Commission and the City Council, amended and restated several of the Plat Notes with numerous references to compliance with the CC&Rs. This Lot owner/applicant should be commended as this is the appropriate process that the owners of Lots 3 and 4 should be required to follow. (Ordinance 2021-20)

Given the likely mistakes in direct violation of the Plat and uncertainties of the actions of the City, as well as the questionable applications submitted by the owners, it would seem to give sufficient cause for the City to immediately call-up the Lot 3 and 4 permits for review by City Council.

The documents provide further factual and legal back up and support for these assertions. Some of you may have previously seen parts of this information, but it is necessary for all to have the same and most recently updated version. It is most beneficial to read/view the material in the following order:

- Narrative - Willow Ranch Violations 10-19-21
- Lot 4 Willow Ranch Improper Sauna Permit 10-7-21
- Pickleball Plan PP Revised 9-20-21

Please click on link to access documents https://www.dropbox.com/t/bnvqeRJy2K8N5WD2

PDF formatted Power Point files suitable for printing will be sent under separate drop box.

Thank you.

Respectfully.
Bob Theobald
435-714-0301

October 19, 2021

City Council Members, Planning Commission and Staff (Former and Present):

I reside at 2810 Holiday Ranch Loop Road. My property is in Park Meadows Subdivision #2 (PKM2), adjacent to Willow Ranch Subdivision (WRS). I write regarding recent additional development and proposed development in WRS which impacts my property, as well as the properties of numerous additional neighbors in WRS and PKM2, and gives rise to several important questions regarding the proper interpretation and enforcement of the Land Management Code (LMC) and the Willow Ranch Subdivision Plat (Plat).

I apologize in advance for the length of this letter, but I believe the questions it raises are both appropriate for Council review and understanding and are important if residents are to have confidence that the development pressures Park City finds itself under today are to be managed appropriately and consistently under our land use laws for the benefit of all residents and the larger community. In this regard, I also want to be clear at the outset that the many questions and criticisms which I raise in this letter are not personally directed at any official… I know that the various departments are trying really hard to do their best at this time given all the circumstances, including the Covid impacts. My intent here is to constructively inform you of the problems I see with the goal of finding proper resolution, and in the process perhaps help improve the City planning operation.

Overview

In early July several of my neighbors and I became aware that the Owner of Lot 3 in WRS was in the process of constructing an unpermitted 1,800 square foot concrete pickleball court at a site on his property which clearly and plainly violates numerous provisions of the LMC and Plat and given its location would likely be an impossible noise nuisance if built. We subsequently became aware that the Owner of Lot 4 in WRS proposed to build a [360 square foot] Accessory Building on his lot to house an indoor sauna and for other uses. The City granted a building permit for the sauna in August, which is now under construction, and which we now believe also clearly and plainly violates numerous provisions of the LMC and Plat. Since early July, we have been providing information to the Planning and Building Departments regarding the numerous problems with these projects, including two PowerPoint presentations which are attached for your information and review.

I am very concerned that Planning Department simply doesn't understand the applicable restrictions under the LMC or the special requirements and constraints the City and the Developer placed on WRS when it was approved, which requirements and constraints are applicable to *any and all further development* in Willow Ranch.

Under these restrictions, the pickleball court proposed on Lot 3 as covered in the "Pickleball Plan…9-20-21" slide presentation simply cannot and should not be approved. It would violate numerous provisions of the LMC and Plat. Yet, as described below, the Planning Department has not so informed the Owner of Lot 3 and has not rejected his application. I am also concerned that the sauna building on Lot 4 was erroneously approved. These details are covered in the "Lot 4 Willow Ranch…10-7-21" slide presentation and also discussed below. Based on the precedent of the sauna approval, and without a course adjustment, I am concerned that Planning may well also incorrectly approve the pickleball permit in the near future.

This letter further explains my informed view of the binding restrictions applicable in WRS, which are based on the history of the approval of the subdivision and are shared by many other persons knowledgeable regarding the history of WRS. I will then describe the specific problems I have identified with both applications. Ultimately, I believe both applications require approval of a plat amendment or variance process for valid approval which the Planning Department has not required and which, in any event, it has no authority to grant. This function is solely within the exclusive purview of the City Council.

Willow Ranch Subdivision

The WRS is a unique development in Park City and environs. At the time it came up for annexation and approval in 1992, the Developer, the Planning Commission and City Council all agreed that these sensitive, beautiful lands replete with wildlife and open space needed protections substantially greater than the Estate District protections under the LMC.

The annexation and approval of Willow Ranch was quite a contentious issue at the time it was proposed. The Developer resides in the Park City area and can confirm the events of the time. The original, approximately seventy acre parcel was wholly undeveloped, extremely wet (characterized as swampy on an early map and designated as wetlands subject to Army Corps of Engineers jurisdiction), encompassed a historic railroad grade and straddled SR 224, and, importantly, was

situated adjacent to several existing subdivisions – Ridgeview, McCloud Creek, and the Park Meadows subdivisions -- all with common property boundaries. It also lay outside the city limits of Park City. It was abundantly clear then (and now) that any development would impact each of these neighbors. At the time, there was a fair amount of opposition from many quarters to any kind of traditional single family residential development whatsoever on the site.

The City and the Developer recognized that there were critical issues to be resolved before the subdivision could be approved. Some of the land would have to be withdrawn from potential development and thus a conservation easement was agreed to. WRS was apparently the first subdivision in Park City to impose/accept a conservation easement on the property. As a result, the City took over stewardship of a significant portion of Willow Ranch. In further negotiations, the City conditioned residential development approval upon maintaining as much of the property as possible as open space in its "Natural" condition. The City and the Developer also recognized that additional protections were required to be memorialized with binding effect in some fashion beyond the Estate zoning provisions.

In lieu of a development agreement or the creation of a new "Super-Estate District", these much-needed restrictions were incorporated into and noted on the Plat and further defined in the WRS CC&Rs (CC&Rs). They include substantially increased setback restrictions and maximum square footage limitations which supersede and moot the Estate District restrictions and exceptions which would otherwise permit additional Improvements and a variety of types of land uses. The threat of this occurring is precisely what City and Developer wanted to eliminate. Further development was strictly prohibited in certain designated protected "Natural Areas" as defined by specific setbacks. The limitations noted in the Plat incorporate the restrictions in the contemporaneously negotiated CC&Rs and are difficult to be understood without reference to them. The Plat and the CC&Rs, read together, make it crystal clear that further development beyond the Plat restrictions requires a Plat amendment, with active Council participation and approval.

Based on my review of the 1992/3 negotiation documents and minutes of public hearings, the CC&Rs serve, in my judgment, as part of a quasi-development agreement between the City, Developer/Declarant and current Lot owners. The Developer/Declarant and the City essentially incorporated the CC&Rs into the Plat. This is because the CC&Rs define certain elements of the Plat, which the City and other agencies (wildlife, water and Army Corps) had significant input into. *Yes, the City had direct input to the CC&Rs.* They provide definitions and under

Article 3.3 **specifically require, accept and obligate** the City (acting through the Council) to participate on certain critical matters and constraints as noted on the Plat. The original Plat Notes, subsequent amendments and Conditions of Approval of amendments refer in several instances to the CC&Rs for definition and required compliance. Accordingly, the combined CC&Rs and Plat are more than just a private agreement among homeowners.

Without knowledge of this Park City history and/or participation in previous Willow Ranch Plat amendments, it is difficult to appreciate the Plat restriction setbacks and limits of disturbance without looking at the inter-related provisions of the CC&Rs and Plat.

All of the foregoing becomes very relevant when analyzing the process City Planning and Building appears to have followed and be following for both the improper building permit granted on August 9th for the indoor sauna building on Lot 4 and the proposed pickleball court on Lot 3. The specifics of the sauna permit are addressed first.

The Sauna Permit

In a follow up meeting, on October 8th, I met with the Planning Director, as well as the Building Director and Resident Advocate at City Hall to discuss these Willow Ranch issues. Both City Manager and City Attorney were noticed but did not attend or respond. While the meeting was congenial, my overall sense of the meeting is that the new Planning Director (and staff) misreads the implications of the Willow Ranch subdivision approval process and the Plat and thus the City erred in granting the sauna permit and, if not corrected, will err again in respect of the pickleball application.

Among the matters we discussed and the questions giving rise to my concerns about the sauna process are:

1. Staff erroneously applied the LMC Estate District setback exceptions (15-2.10-3 E 6 and F 9) to the sauna approval process. I believe this was incorrect for reasons stated above and because the Planning Department has no authority to disregard the legally binding setbacks adopted by the Plat. This misguided notion usurps the responsibility and authority of City Council.

2. In my view, the setback exceptions for an Accessory Building are simply not available on Lot 4 or anywhere in WRS, because the stricter setback restrictions on the Plat supersede the Estate District requirements and exceptions. If the owner wanted an exception, he should have sought (and the City should have told him to seek) a Plat Amendment for any modifications to the Plat or Notes, including Note #1 Setbacks (Limits of Disturbance Area). Simple research of City/County records indicates that plat amendments have always been required for changes in Willow Ranch. See Ordinances: 95-44, 97-40, 99-25 and 2021-20.

3. Of particular relevance, the owner of Lot 2 in the WRS recently sought a Plat Amendment (Ordinance 2021-20) even though the changes sought involved relatively few, if any, real impacts, only requiring simple Note changes to the Plat to achieve a flexible allocation between home and barn square footage---with no increase to total square footage and without expanding beyond the Limits of Disturbance Area and encroaching into the "Natural Area." Yet, this issue was scrutinized by Planning Commission with a Plat Amendment ultimately presented to and granted by Council. The Staff Reports and audio recordings of the proceedings are telling as to the concerns and level of detail of discussions for this "simple" matter. The Conditions of Approval for this application reference and require compliance with the CC&Rs. Why the sauna application, with significant potential impacts and modifications required on the Plat, was not forwarded and subjected to the same scrutiny by Planning Commission and Council, is befuddling to me.

4. The Plat Note # 9 sets forth Maximum Building square footage. Neither the Planning Director nor Building Director has been able to explain to me why staff accepted the sauna Applicant's apparently untrue claim that his building square footage is less than the maximum allowed 4,400 sq. ft. Public records show that the existing residence already exceeds the maximum square footage by at least 102 square feet (not including excess garage square footage) and the sauna plan pushes the excess to approximately 775 sq. ft., in violation of the Plat. The public information relating to existing square footage was and is readily available to City staffers. I assume the original building plans were approved by the City and, as I understand it, actually provided by the City to the County for tax purposes. The Director could not clearly explain to me how the sauna application, which substantially exceeds the maximum square footage limits could have been approved. There are three serious issues to be questioned

here: 1) the applicant's apparent misleading claim to City authorities; 2) the HOA's absence of oversight and disclosure to the City; and 3) the planning technician's acceptance of the applicant's claim without diligent verification. This is notwithstanding the fact that the issue and debate regarding the size of the buildings becomes moot when it is recognized that without plat amendment, only one building/structure of any type is allowed on Lots 3, 4, and 5....**the home.** No such amendment has been sought or given.

5. I have recently spoken to the WRS Developer/Declarant, as well as to several former planning commissioners and two Council members in 1992/3, who all say that the purpose of the CC&Rs and Plat restrictions when imposed was in effect to supersede Estate District exception provisions. There are additional 1993 Council and Planning Commission members that reside in the Park City area who I believe will also support this perspective. The Building Director disagrees, claiming that the restrictions imposed by the CC&Rs and incorporated into the Plat in 1993 are not binding on the City because they are private matters. This disagreement needs to be resolved. In addition to the reasoning described above, my position is the Plat was approved by Ordinance and the City Council is obligated to review any proposed modifications.

6. The Building Director has told me that one reason the CC&Rs are not relevant to consideration is because they were not registered with the City or locatable in City offices. I respectfully suggest that he is wrong. The documentation regarding the negotiations of approval of WRS and minutes of public hearings held by Planning Commission and Council is readily available. The CC&Rs were dutifully recorded as suggested/required by the 1993 LMC 15.4.1 (b) – Self-Imposed Restrictions. The 2021 version of the provision is LMC 15-7.3-1. It would seem that the Director(s) should recognize the need to, and would know how to, research and obtain these documents on-line from the County Recorder's Office, if at all interested.

7. Based on my analysis of the GRAMA responses (although to date incomplete), it appears that the Building Director executed the sauna Permit based upon a "Planning Technician's" (incomplete) review and recommendation with little or no oversight. I cannot locate on the Permit or Plan Review Report any acknowledgement or sign-off from a senior planner, the Planning Director, or the Assistant Director.

The Pickleball Application

While I am concerned that Planning may have wrongly decided the sauna permit for the reasons mentioned, I am even more concerned that Planning may apply elements of the same *illogical,* inconsistent and illegal permitting process to its future evaluation of the pickleball court and other Willow Ranch issues.

Quite simply, the pickleball court application on Lot 3 simply cannot and should not be approved.

As discussed extensively in the slide presentation, if the pickleball application is approved, it will violate the setbacks required under the Code and the Plat. If the court is built it will inevitably be a noise nuisance which simply cannot be abated. A recognized acoustic expert has told us that courts in such close proximity to neighbors would require a literal enclosure, a *building*, to abate the noise to acceptable levels. The court, if permitted to proceed, would both severely impact the quiet enjoyment of our homes and also devalue homes collectively in the $millions.

In mid-August Planning did deny the Owner of Lot 3 a permit to build a pickleball court as an Allowed Use and told the Owner that if he wishes to proceed he will have to apply for a CUP. I agree that a pickleball court cannot be approved as an Allowed Use. However, I am concerned that Planning apparently did not advise him that a permit to build a pickleball court inside the Plat imposed setbacks ("Natural Area") on Lot 3 (as Owner intends) *would absolutely require a variance or plat amendment*. It would seem that an applicant would want to know the complete process and what was required before spending the funds necessary for just a CUP approval. The City apparently did not tell him. The planning and building departments are doing a dis-service to the applicant by not providing full disclosure of the required process. I believe a plat amendment or variance process is unavoidable. In saying this, however, in no way do I believe a plat amendment or variance should ultimately be granted. There is no basis here, no *hardship* whatsoever, which could possibly justify a plat amendment or variance. I am happy to discuss with any interested person the numerous reasons why no conceivable hardship exists or can be found, and why a plat amendment or variance is, in this situation, practically impossible.

While we wait to find out whether the Owner will file an application for a CUP, we, the severely impacted neighbors, must also live through the unsightly and

incomplete work which the Owner, (who undoubtedly should have known better by common sense and who was provided constructive notice of the LMC requirements) began last June *without a permit* for, according to the Building Director, up to 180 days -- in order to give the Owner the opportunity to "**perhaps**" file an acceptable application to determine if he can proceed with the court. The Building Director insists to me that the 180-day grace period extended to the Owner/applicant is required by law and absolute. I can find no such requirement and wonder if the director is not erroneously confusing this requirement with the requirement that an applicant be given 180 days to commence construction **AFTER** a permit is issued. In any event the director has yet to provide me with any document or code reference substantiating his claim.

Meanwhile, it is me and my neighbors who are being damaged now. What if I were considering or were forced to sell my home in the near term? According to real estate agents (of which I am one), I would be relegated to accept perhaps 20% or more in reduced selling price solely because of the violations, indecision of the Owner, and buyer uncertainty of the possibilities. What if I needed an appraisal for refinancing? This is not fair. I believe the Owner should be informed of the complete process (CUP and Plat Amendment), be required to immediately (10 days) apply for such, or promptly restore his property and…he should be penalized as the law provides for commencing construction without a permit.

There is one additional concern that relates to these and any future development proposals submitted by Willow Ranch owners. The Owner/Applicant of both the Lot 4 sauna and the Lot 3 pickleball proposals, as well as all other homeowners, knew, or at least had constructive notice of, the effect of the restrictions illustrated on the Plat and more fully detailed in their own CC&Rs. Owners, presumably, have reviewed and voted on, and have experienced the process of, previous Plat Amendments submissions. Aren't HOA presidents obligated to know the process and procedures applicable to additional development and diligently and accurately assist the members with proposals? What were his suggestions and/or directives?

According to the Willow Ranch HOA president, the owners voted unanimously to approve both the sauna and the pickleball court, implying that they believed the project was in full compliance with CC&RS and Plat. Yet, the plans presented to City staff for both permits omitted the operative setbacks as well as conflicting and unverified square footage claims. No evidence of any HOA analysis, site visit, vote or approval was provided to the City staff or has been provided to us through a GRAMA request. The HOA's participation or absence thereof and the submissions made by the applicants is very concerning to me and very suspicious at best.

Apparently, everyone in the WRS, in unanimous consent, simply ignored the binding Plat restrictions and supposedly approved the projects. Any future submissions from members of this HOA should be thoroughly vetted with all pertinent facts substantiated with audits and surveys

City Council Review

We have been waiting for the Planning Director to notify us of a meeting she intended to arrange with her and the legal department. However, I believe that these and other issues relating to recent development activity in WRS clearly justify an immediate call-up and further review by Council. These issues are under the direct purview of the Council, not planning staff or department heads who, by approving the sauna, are also ignoring the purpose and requirements of the Plat restrictions approved by the City Council in 1993. The current Council may not have a choice whether to call-up and participate. Abdicating or allowing any improper decisions to stand regarding modifications to the Code or Plat restrictions may be contrary to law. I assume Council has or will consult with its legal department.

Conclusion

The Planning and Building Department personnel may be outstanding on other matters and issues. But, in this case, I believe they have fallen short. I assure you that I understand that the shoes of the previous Planning Director and people that were in his department are difficult to fill, if not impossible. I do acknowledge and appreciate that the Planning Department is operating understaffed and current staff may be newer to town and more recently employed. Staff may not be aware of the historical facts of 30 years ago. (Although a proper Willow Ranch amendment process did take place last April.) Any criticisms in this matter are not meant to be personal…any face behind the job and responsibility would be questioned and addressed in the same manner. And, I know that the City Council and all of the various departments are trying really hard to do their best given all the circumstances, including the Covid impacts.

My efforts are not intended to criticize but, hopefully, to constructively inform the City and help improve the City planning operation. Citizens should not be subjected to spending significant time and very significant dollars arguing with City staff that, in my, and many others' informed opinion, have not properly administered the permitting process allowing for the proper Planning Commission and Council review and enforcement of the Code and Willow Ranch Plat.

These issues are time-sensitive for numerous reasons and we have been attempting to discuss the matter with the City for months, with little response until very recently. I hope this effort can result in reaching some important decisions in these important matters very soon.

If you believe I am incorrect on any point, please notify me. Otherwise, as a previous or current participant in Willow Ranch issues your input would be important and welcome. We are available to discuss these issues with anyone, including City Council at the next meeting on October 28th.

It is important that not only applicants but neighbors, too, as well as the community at large can rely upon a logical, coherent, consistent, diligent and fair approval process which takes into account all of the relevant facts and legal restrictions.

We await a response from the City.

Respectfully

Bob Theobald
435-714-0301

Willow Ranch Subdivision

Plat Violations

Park City Council

October 28, 2021

Improperly Permitted Sauna Building

Willow Ranch Subdivision - Lot 4

Estate District/Sensitive Lands Overlay

Issues – Objections

Prepared by Bob Theobald/Frode Jensen

October 7, 2021

Several live links are provided to the PC Land Management Code

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney. 1992 LMC 15.4.1 (b)

In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

Park City Land Management Code

To (Developer/Declarant) Oct 5, 2021, at 1:02 PM
"Attached are two presentations that I/we intend to show and discuss with the City. I would appreciate your review and comments if there is something out of line with your intentions as developer. Thanks Theo"

Reply - Wed 10/6/2021 8:34
"Pretty strong arguments - well documented.
Impressive work Theo.
It's hard for me to understand how any owner, or the HOA for that matter, could so blatantly move forward with plans obviously not in compliance with the conditions they purchased." (Developer/Declarant)

To (Developer/Declarant) Oct 6, 2021, at 9:30 AM
Thanks for your time in reviewing the issues. I take away that I can represent to the City that you concur with my observations and conclusions of the situation.
Hopefully, this will not get too ugly with the City if/when they realize the intent of the Plat restrictions supersedes Estate Zone provisions… Thanks again Theo

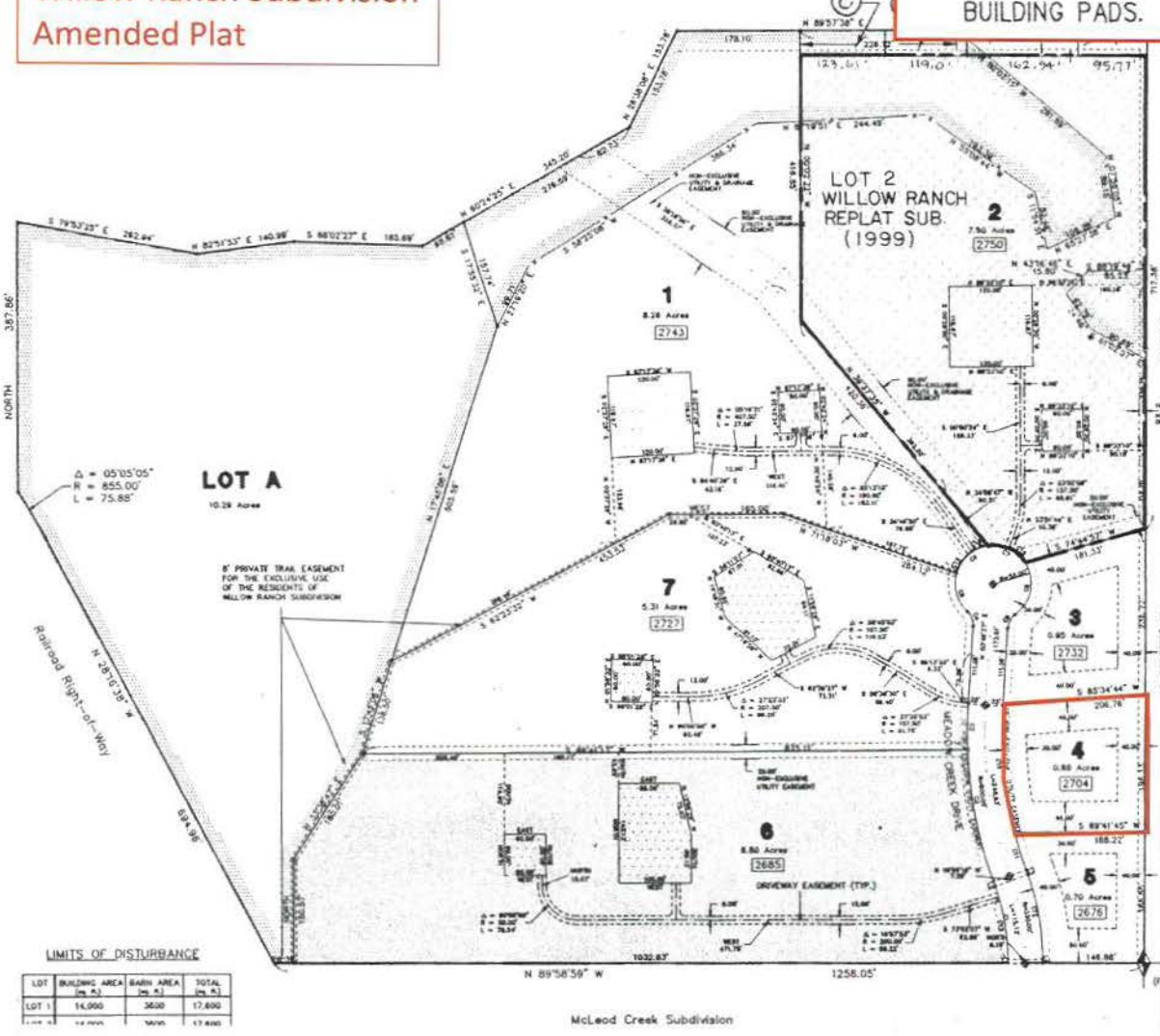
Reply - Wed 10/6/2021 10:19
Those designs and restrictions were in response to the sensitivity of the property.
On the west side of the subdivision is property in the stewardship of the City with what was the first conservation easement done in Park City." (Developer/Declarant)

SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

Willow Ranch Subdivision Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.



NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
2. ON LOTS 1 AND 2, THE TOTAL IMPACTED AREA, INCLUDING BUILDING FOOTPRINT AND ADDITIONAL FILL, SHALL NOT EXCEED 14,000 SQUARE FEET.
3. A 5 FOOT NON-EXCLUSIVE UTILITY AND DRAINAGE EASEMENT IS HEREBY DEDICATED ALONG BOTH SIDES OF ALL LOT LINES.
4. A 10 FOOT NON-EXCLUSIVE UTILITY EASEMENT IS HEREBY DEDICATED ALONG FRONT LOT LINES.
5. ALL FOOTING AND FOUNDATION DESIGNS SHALL BE APPROVED BY GEOTECHNICAL ENGINEERS.
6. IRRIGATION IN ALL LOTS BY SPRINKLER ONLY.
7. ON LOTS 1, 2, 6, AND 7 A MAXIMUM OF THREE HORSES WILL BE ALLOWED AND NO GRAZING OF HORSES IN THE WILDLIFE CORRIDORS.
8. OWNERS OF LOTS 1, 2, 6, AND 7 ARE REQUIRED TO INSTALL AND MAINTAIN LOT LINE FENCING IN ACCORDANCE WITH THE C.C.&R.s AND DESIGN GUIDELINES OF WILLOW RANCH.
9. HOME SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 8,000 SQUARE FEET ON LOTS 1, 2, 6, AND 7 AND 4400 SQUARE FEET ON LOTS 3, 4, AND 5.
10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCE.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 33 FEET TO MIDPOINT OF ROOF AND 28 FEET TO PEAK OF ROOF.
12. HOMES ON LOTS 1, 2, 6, AND 7 WILL BE REQUIRED TO INSTALL MODIFIED 13-D FIRE SPRINKLER SYSTEMS AS DIRECTED BY THE PARK CITY FIRE MARSHALL.
13. LOTS 1, 2, 6, AND 7 ARE SUBJECT TO AN ANIMAL MANAGEMENT PLAN AND EQUESTRIAN LOT OPEN SPACE COVENANT EXECUTED WITH THE PARK CITY MUNICIPAL CORPORATION
14. NO BASEMENTS ARE ALLOWED.
15. PRIOR TO OCCUPANCY OF ANY HOUSE, ITS DRIVEWAY MUST BE PAVED.
16. PARK CITY MUNICIPAL CORPORATION DOES NOT NORMALLY PLOW SNOW WITHIN A SUBDIVISION UNTIL 50% OF THE LOTS HAVE BEEN BUILT UPON.
17. NO BUILDING PERMITS WILL BE ISSUED UNTIL MEADOW CREEK DRIVE HAS BEEN PAVED. EXCAVATION AND FOOTING/FOUNDATION PERMITS WILL BE ISSUED PRIOR TO PAVING OF MEADOW CREEK DRIVE
18. LOTS 1, 2, 6, AND 7 ARE ALLOWED AN ACCESSORY DWELLING UNIT SUBJECT TO THE APPROVAL OF PARK CITY MUNICIPAL CORPORATION AND RESTRICTIONS AS OUTLINED IN THE WILLOW RANCH CC&Rs

LEGEND

- HOUSE BUILDING PAD
- BARN BUILDING PAD (80' x 60')
- WILDLIFE CORRIDOR

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600

NOTARY PUBLIC
MIKI BRINGHURST
STATE OF UTAH

SURVEYOR AND THAT I HOLD
F UTAH. I FURTHER CERTIFY THAT
CASED HEREON

Willow Ranch Plat/CC&Rs

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.
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10. BARN SQUARE FOOTAGES WILL BE LIMITED TO A MAXIMUM OF 1,800 SQUARE FEET WITH NO HUMAN OCCUPANCY.
11. BUILDING HEIGHTS OF HOMES AND BARNS WILL BE LIMITED TO 23 FEET TO MIDPOINT

When Recorded Mail to:

THOMAS T. BILLINGS, ESQ.
Van Cott, Bagley, Cornwall & McCarthy
314 Main Street, Suite 205
P.O. Box 4611
Park City, Utah 84060

ENTRY NO. 374695
COALITION TITLE
93 FEB 26 AM 11:19
ALAN SPRIGGS
SUMMIT COUNTY RECORDER
FEE $ PAID BY

DECLARATION OF COVENANTS, CONDITIONS

AND RESTRICTIONS FOR

WILLOW RANCH SUBDIVISION

PARK CITY, UTAH

THIS DECLARATION is made this 24th day of February, 1993, by Willow Ranch Development Company, a Utah corporation, referred to below as "Declarant":

RECITALS:

A. Declarant is the owner of the following described real property (the "Property") located in Park City, Summit County, Utah:

Willow Ranch Plat/CC&Rs

"Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions, and any other matters or conditions shown on the official Plat of the Willow Ranch Subdivision, which are incorporated into this Declaration by reference.

"Plat" shall mean the Plat of the Willow Ranch Subdivision as approved by the City and recorded in the office of the Summit County Recorder, and any amendments that may be made from time to time.

"Improvement" shall mean all structures and appurtenances of every type and kinds, including but not limited to buildings, Dwelling Units, garages, storage buildings, walkways, retaining walls, sprinklers, pipes, driveways, landscaping, pools, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

CC&Rs

Willow Ranch Plat/CC&Rs

"Floor Area" shall mean the total of all floor surfaces surrounded by the exterior walls of any Dwelling or habitable structure (or in the case of Equestrian Lots, also of any Barn), on all levels. Porches, patios, balconies and decks are not counted as Floor Area unless under roof and enclosed on three sides by the walls of the Dwelling. The first 600 square feet of attached garage space is not counted as Floor Area. The maximum Floor Area for each Lot is shown on Exhibit "F" to this Declaration.

"Natural Area" shall mean the portion of any Lot that is outside of the Limits of Disturbance Area.

Willow Ranch Plat/CC&Rs

"Limits of Disturbance Area" shall mean the area within each Lot which is the outer limit of the area which may be disturbed by construction activity. The maximum size of the Limits of Disturbance Area for each Lot is shown on Exhibit "F" to this Declaration. For an Equestrian Lot, the lawful creation and maintenance of ponds, diversions, canals and other irrigation structures and their appurtenances shall not be subjected to the Limits of Disturbance

057\23383.1A
02/17/93/10:54 am

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500

CC&Rs

Willow Ranch Subdivision
Amended Plat

NOTES:

1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

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Lot 4

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3800	18,000
		TOTAL	71,200

SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 44946 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Feb. 12, 1993

LOT 2
WILLOW RANCH
REPLAT SUB.
(1999)

McLeod Creek Subdivision

Willow Ranch Plat

NOTES:

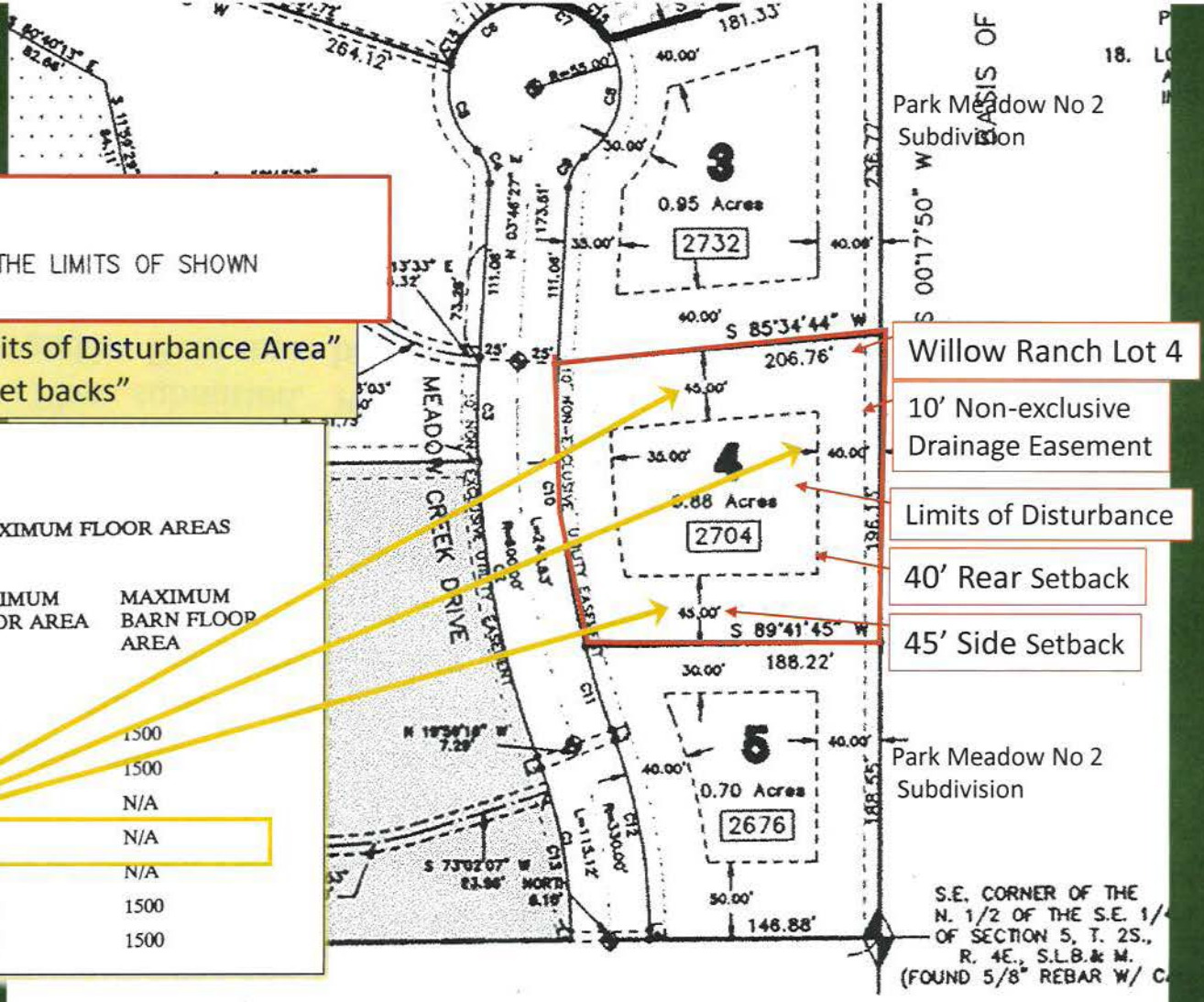
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7	5.31 ACRES	14,400 SQ.FT.	8000	1500



Willow Ranch Plat/CC&Rs

3.2. Approval by Committee. No improvements of any kind, including without limitation the construction of any Dwelling Unit, garage, Accessory Dwelling Unit, Barn, out building, parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, poles, trampolines, satellite dishes or antenna, solar panels, or any other permanent structure may be constructed, installed, maintained or allowed to stand in the Subdivision without the prior written approval of the Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the prior written approval of the Committee. Approval of the Committee will be sought in the following manner:

BOOK 711 PAGE

a. Plans submitted. Plans for the construction of any new Dwelling Unit and/or Barn must be submitted to the Committee for review. It is recommended that preliminary plans be submitted before the expense of final construction drawings is incurred. The plan must be in sufficient detail to show the location on the Lot of the exterior walls of the Dwelling Unit and/or Barn and all other structures to be built with it; detailed drawings of all elevations of all buildings showing locations of windows,

Willow Ranch Plat/CC&Rs

doors, roof pitches, decks and other exterior elements; a list of exterior siding and roofing materials and/or a sample, including color samples; and a landscape plan showing the location of driveways, walkways, patios, decks and other hard surfaced or irrigated areas and the areas to be disturbed by construction and the means of restoring those areas. In the case of an addition or modification to an existing Dwelling, the Committee may waive any of the foregoing requirements.

b. Review Fee. The applicant will pay a review fee to the Committee of $100 for each new dwelling, $20 for each addition or remodel, or, in the case of Improvements which cost less than $1,000, or which make no structural changes, the applicant will pay a fee of $10. The primary purpose of the fee is to document the date of submission, but the Committee may also use the proceeds to pay for its expenses in reviewing the plans and giving notice of meetings. No fee will be accepted until the Committee determines the submission to be complete.

Willow Ranch Plat/CC&Rs

c. Review. Within 15 days from receipt of a complete submission, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The Committee may also approve the plans subject to specific modifications or conditions. Owners may desire to submit preliminary plans for review. The Committee will review preliminary plans, without fee, and make its comments known to the Owner, provided, however, that no preliminary approval is to be considered a final approval, and no final approval will be granted on less than a complete submission. Upon approval, the Committee and the Owner will each sign a copy of the plans, which shall be left to the Committee. Any construction that is not in strict compliance with the approved plans is prohibited.

d. Written Record. The Committee will maintain a written record of its actions, and maintain in its files a copy of all plans approved or rejected for a period of five years.

e. Failure to Act. If the Committee has not approved or rejected any submission within 45 days after payment of the review fee and submission of complete plans, the submission is deemed to have been disapproved.

BOOK 711 ... 518

Willow Ranch Plat/CC&Rs

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

6.3. Number of Dwellings and Structures. Only one Dwelling may be constructed on any Lot. No other habitable structure, shed, storage building or outbuilding is permitted, except for Barns and Accessory Dwelling Units on the Equestrian Lots. Garages must be attached to the Dwelling. An Equestrian Lot Owner may construct an Accessory Dwelling Unit, subject to further review and approval by the City. The Accessory Dwelling Units may not be detached from the Dwelling Unit and must share the main entrance to the Dwelling Unit. Additionally, Accessory Dwelling Units (a) may not exceed 800 square feet; (b) must share utilities (no separate meter); (c) must have at least one dedicated parking space; and (d) may not be rented on a nightly basis.

BOOK 711 PAGE 526

Willow Ranch Plat/CC&Rs

6.4. Dwelling Size. the minimum Floor Area for Dwellings in the Subdivision is 2,400 square feet, and the maximum Floor Area is 4,400 square feet, except on an Equestrian Lot, the maximum Floor Area shall be 8,000 square feet. No Dwelling shall be constructed or altered in a manner that would violate these limits. Up to 600 square feet of attached garage space is allowed in excess of these limits. Garage area in excess of 600 square feet shall be counted as Floor Area.

6.5. Dwelling Setback and Placement. All portions of the Dwelling and any other Improvements are to be within the Limits of Disturbance Area or set backs designated (or revised by variance granted as per 3.3 hereof) for each Lot, and must also comply with the City's minimum front, rear and side yard setbacks.

11.7. Constructive Notice. Every person who owns, occupies, or acquires any right, title or interest in any Lot in the Subdivision is conclusively deemed to have notice of this Declaration and its contents, and to have consented to the application and enforcement of each of the Covenants, Conditions and Restrictions against his Lot, whether or not there is any reference to this Declaration in the instrument by which he acquires his interest in any Lot.

Willow Ranch Plat/CC&Rs

Neither Lot 4 Owner or the HOA Committee has provided any evidence of a complete and properly-reviewed site plan, or a vote with a "Certificate of Approval" to modify any Plat restriction, including maximum home size of 4,400 sq. ft. and the "Limits of Disturbance Area"

The Owner or HOA Committee has not demonstrated a "hardship", nor applied for a Variance or Plat amendment.

No Improvements can be legally constructed (on any Lot) outside the "Limits of Disturbance Area" without a Plat amendment… by City Council.

Willow Ranch Plat

NOTES:

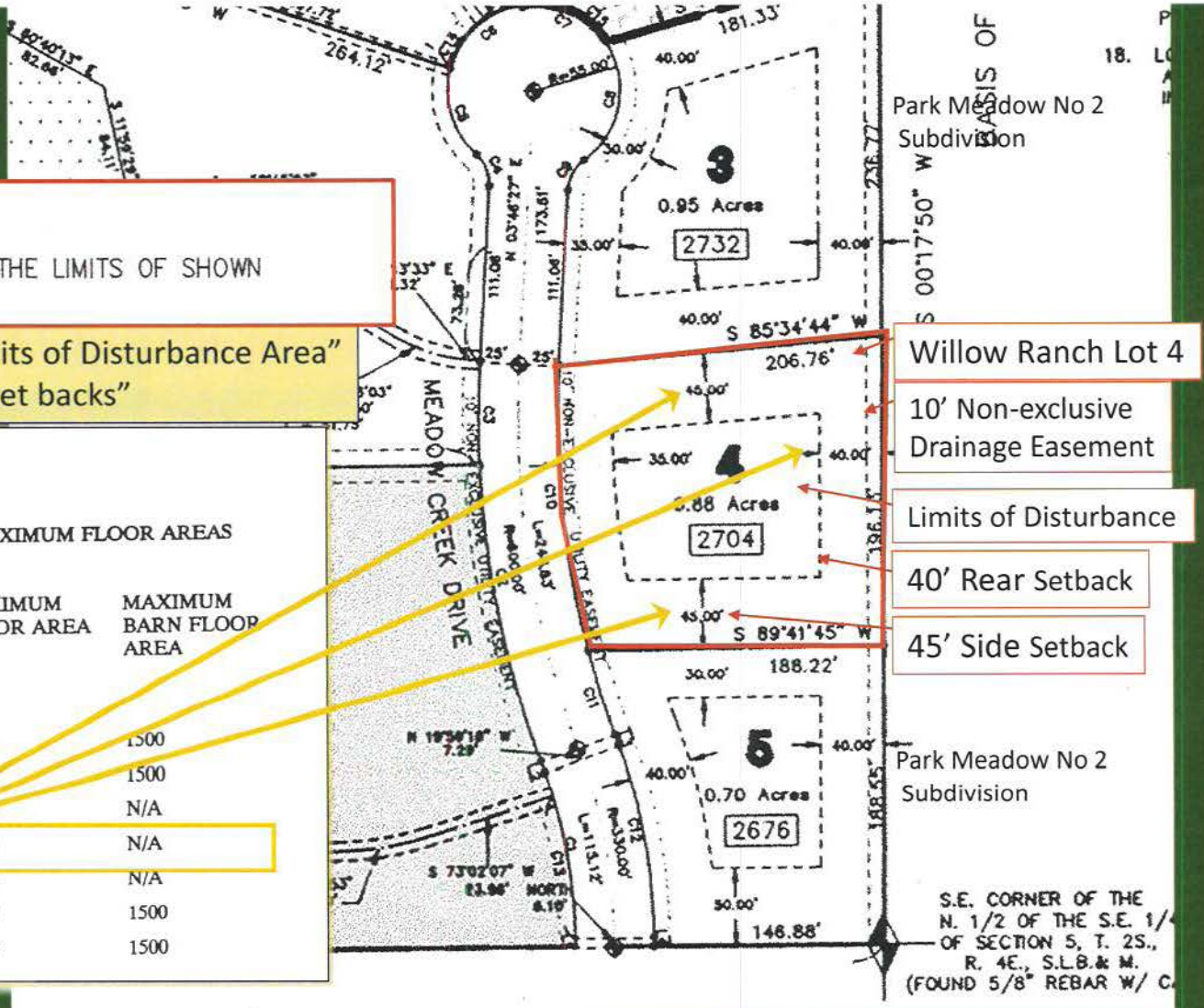
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4	.88 ACRES	per set backs	4400	N/A
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6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500




LODA
Lot 3
Improperly Permitted Sauna Building
Currently Under Construction
Outside "Limits of Disturbance Area"
Exceeding Maximum Building Area of 4,400 sq. ft.
Sauna
LODA
Lot 4
Meadow Creek Dr
Holay Ranch Loop Rd
© 2021 Europa Technologies
© 2021 Google

Permitting Process - Lot 4 Sauna

Park City Permitting Documents:

Application/Building Permit # 21-940- Issued August 9, 2021

Staff Emails

- Heather Wasden - Planning Dept.
- Crystal Kaufman – Building Dept.

PC Plan Review Report TEMP 21-047

Building Permit Conditions of Approval (Site Plan not provided)

Permitting Process - Lot 4 Sauna

Park City Building Permit

Permit #: 21-940
Issue Date: 08/09/2021

Application Accepted Date: 01/20/2021
Type of Improvement: Single Family Addition
Description: New Sauna outbuilding (detached) including a bathr

Bldg. Address: 2704 MEADOW CREEK DR
City: Park City State: UT Zip: 84060
Subdivision: Willow Ranch Sub. Phase:
Block: Lot #: 4 Parcel #: WLR-4
Property Owner: GREEN DAVID H/W (JT) P:(201) 232-6549
City: PARK CITY State: UT Zip: 84060
Permit Contact:
Email: heimoritzinger@mac.com

CONTACT INFORMATION

Engineer of Record: York Engineering
Email: tanner@yorkengr.com P: (801) 876-3501

Design Professional: Studio Moxie

General Contractor: David Green
License #: P: (201) 232-6549
City: State: Zip:
Email: david.dmjcasting@gmail.com

Electrical Contractor: Olsen Electric Inc
License #:6162517-5501 P: (435) 640-5665

Construction Valuation	$	0.00
Electrical Valuation	$	0.00
Plumbing Valuation	$	0.00
Mechanical Valuation	$	0.00

PERMIT FEES

Building Fee	$	1,352.32
Electrical Fee	$	97.25
Mechanical Fee	$	50.00
Plumbing Fee	$	125.25
Building Plan Check Deposit	$	0.00
Plan Check Totals (65% of Permit Fe	$	879.01
Deposit Credit	$	0.00
Plan Check Fee	$	879.01
State Fee	$	16.25
Parks, Trails, Open Space Impact Fe	$	0.00
Public Safety Impact Fee	$	0.00
Roadway Facilities Impact Fee	$	0.00
Outdoor Water Impact Fee	$	0.00
Indoor Water Impact Fee (# of units)	$	0.00
Total Fees:	**$**	**2,520.08**

APPROVALS		DATE	INFO
Plan Review Finalized:	Yes	08/09/21	Dave Thacker

Email: david.dmjcasting@gmail.com

Electrical Contractor: Olsen Electric Inc
License #:6162517-5501 P: (435) 640-5665
City: Park City State: ut Zip: 84098
Email: kris.oeipc@gmail.com

Plumbing Contractor: Performance Plumbing
License #:6140022-5501 P: (801) 718-6311
Address: 1983 South 1640 west street F
City: woods cross State: UT Zip: 84087
Email: Aaronoly50@yahoo.com

Mechanical Contractor: Performance Plumbing
License #:6140022-5501 P: (801) 718-6311
Address: 1983 South 1640 west street F
City: woods cross State: UT Zip: 84087
Email: Aaronoly50@yahoo.com

APPLICATION DETAILS

Main Floor: 361 sq. ft. VB R-3 Residential, on...

# Bedrooms: 0	# Bathrooms: 1
# Covered Parking: 0	# Stories: 1
Max Occupancy: 0	Fire Sprinkler: No
Const. Material: Wood Frame	# of Units: 550

Plan Review Finalized: Yes 08/09/21 Dave Thacker

Lot Footage: 38,332

Setbacks	Front:	Rear:	Left:	Right:
Min.	35	10	10	10
Actual:	153-6"	28'	10'	157'-7"

APPLICATION NUMBER: TEMP21-047

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Applicant Name: ben akers Replaced with Owner – May 3, 2021

Signature of Builder/Authorized Agent or Owner: Date:

App /: Date: 08/09/2021

Permit Issued By: Dave Thacker Date: 08/09/2021

Receipt #: 8007 Date:

☐ Cash ☐ Check # [] ☐ Credit Card

Permitting Process - Lot 4 Sauna

HW

Heather Wasden

To Crystal Kaufman

Was Ms. Kaufman copied with the Plat and the content of the email and did she forward to anyone?

Mon 1:11 PM

Green Category

PDF REC_-_Plats_-_Subdivision_Condominium_-_WILLOW_RANCH_SUB_Entry_#_374694__2-26-199...
1 MB

From: Heather Wasden <heather.wasden@parkcity.org>
Sent: Monday, August 17, 2020 4:25 PM
To: tpotasky@bdogbuilders.com
Subject: 2704 Meadow Creek Dr: accessory building

Todd,

As per our conversation I hit my first hurdle please see the attached plat and read through the details on it. There are restrictions on Limits of Disturbance and home square footages.

It is in the Estate Zone and you may read through the zone restrictions for Accessory structures as well.

Let me know if you other questions, there are more regulations that it would need to comply with like Wildland Urban Interface Code and Landscaping vegetation replacement, etc.

Willow Ranch Subdivision Plat Restrictions supersede provisions of Estate Zone Accessory structures.

Heather Wasden

Permitting Process - Lot 4 Sauna

From: tpotasky@bdogbuilders.com [mailto:tpotasky@bdogbuilders.com]
Sent: Tuesday, August 25, 2020 2:19 PM
To: Heather Wasden
Subject: RE: 2704 Meadow Creek Dr: accessory building

Hello Heather,
Thanks for the links provided last week. We have reviewed all and concluded that there is nothing in the statues that would prohibit an accessory building of about 200 sq./ft., 5' from rear set back and height not higher than 18'. Can you confirm this or let us know what we may have overlooked?
Thanks in advance.
Todd

From: Heather Wasden
Sent: Thursday, August 27, 2020 12:37 PM
To: tpotasky@bdogbuilders.com
Subject: RE: 2704 Meadow Creek Dr: accessory building

Did this phone call ever take place? If so, what was discussed during the call?

Hi Todd,
Do you want to call me at 801-448-4745? I think I could explain better over the phone rather than a long confusing email.
Thank you,
Heather

Permitting Process - Lot 4 Sauna

2704 Meadow Creek- Temp 20-1383

Who is the addressee? What is this permit for and what is the nexus, if any, to current permit application PLAN21-047?

CK

Crystal Kaufman

To jkijanen@gmail.com

9/2/2020

Retention Policy Sent Items 365 days (1 year) Expires 9/2/2021

This item will expire in 24 days. To keep this item longer apply a different Retention Policy.

Good morning,

I am reaching out to let you know that this permit is almost ready to be paid and issued, we are still waiting on a signed HOA letter from McLeod Creek HOA. Their contact information is listed below:

McLeod Creek Julie Ann Guiney (435) 640-2965 jamg57@msn.com

McLeod Creek Eric Lee (435) 901-4129 (435) 731-9194 ericphiliplee@gmail.com

Please let me know if you have any questions or concerns, thank you.

Permitting Process - Lot 4 Sauna

From: Ben Akers <ben@bdogbuilders.com>
Sent: Monday, May 3, 2021 10:57 AM
To: Crystal Kaufman <crystal.kaufman@parkcity.org>
Subject: Permit #: PLAN21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Hi Crystal,

Please cancel our permitting for this project: Permit #: PLAN21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

The Owner has decided to use a different builder. They will be submitting new plans as the HOA has made them change the location and the structure a bit.

Thanks, **Ben Akers**

Hello Ben,

I have cancelled the permit and will keep this email as a reference.

Thank you and have a good day!

Crystal Kaufman

Permitting Process - Lot 4 Sauna

Owner Builder- 2704 Meadow Creek Dr.

CK

Crystal Kaufman

To 'dopltech@utah.gov'

5/13/2021

Retention Policy Sent Items 365 days (1 year)

Expires 5/13/2022

PDF Owner Builder- David Green.pdf 352 KB

One more for an addition.
Thank you!
Crystal Kaufman

Who is the addressee, what is the content of attachment and what does the message mean? This attachment document has **not** been provided pursuant to GRAMA request

Additional Comments

GREEN DAVID H/W (JT)

TEMP21-047

Permit #: TEMP21-047 / Lot 4 / Willow Ranch Sub. / 2704 MEADOW CREEK DR

Building Plan Review	
Item	Comments
Plans	01/21/21 - Cooper Wade - **Rejected** - After initial review the following needs noted on - See additional Notes
After initial review the following needs noted on the plans: 1) WUI path to compliance 2) Electrical Floor Heating to be used.	
Plans	06/03/21 - Cooper Wade - **Rejected** - Provide plans that correlate with the correct plan - See additional Notes
Provide plans that correlate with the correct plan. Include structural drawings	
HOA Subdivision Notification	01/20/21 - Crystal Kaufman - **Approved** - Please provide a signed HOA letter prior to issuan - See additional Notes
Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns. Thank you.	
REScheck	01/21/21 - Cooper Wade - **Rejected** - REScheck must be signed by the Design Professional - See additional Notes
REScheck must be signed by the Design Professional of Record for the project.	

Planning	
Item	Comments
Plans	01/22/21 - Heather Wasden - **Rejected** - Please see the document I uploaded named "Planning - See additional Notes
Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"	
Plans	04/26/21 - Heather Wasden - **Rejected** - I spoke with a representative of the owner on the - See additional Notes
I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project.	
Plans	05/17/21 - Heather Wasden - **Rejected** - I spoke with Melanie in Engineering and she is goi - See additional Notes
I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome.	

Code Enforcement	
Item	Comments
Site Plan	01/21/21 - Gabe Jaramillo - **Approved** - LOD inspection required. A contractor sign must be - See additional Notes
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	
Site Plan	06/03/21 - Heather Wasden - **Updated** - See the conditions of approval on the plans
LOD inspection required. A contractor sign must be displayed. A portable toilet or access to a restroom is required. A dumpster or dump trailer is required on site.	

PC Plan Review Report

1/20/21 Crystal Kaufman - Approved – *"Please provide a signed HOA letter prior to issuance. Please feel free to contact the Building Dept. 435-615-5101 for any questions or concerns..."*
Explain what is approved - HOA letter **not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden -Rejected - *"Please see the document I uploaded named "Planning Initial Plan Review 2704 Meadow Creek Dr"* **Not** provided pursuant to GRAMA request.

1/22/21 Heather Wasden –Approved - (Recorded Plat) Explain - **Not** provided GRAMA

4/26/21, Heather Wasden – Rejected - *"I spoke with a representative of the owner on the phone and it sounds like the square footage of the existing home is at the maximum allowed square footage per the plat. The addition would exceed what is allowed. It appears a Plat Amendment to change the allowed maximum square footage would be needed to continue forward with this project."*

The maximum square footage permitted by the Plat and CC&Rs is 4,400 sq. ft. Public tax records show the home has a finished "Living Area" of 4,502 sq. ft. and an additional garage area of 912 sq. ft. Subtracting a CC&R exclusion of 600 sq. ft. equals an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted.

PC Plan Review Report

The MLS records disclose that in 2013 Will Lange, the licensed real estate listing agent, provided the square footage data to the current Owner/Applicant. Mr. Lange is also the current President of the Willow Ranch HOA responsible for review of plan compliance and Letters/Certificates of Approval. Building square footage is a Plat restriction

5/17/21 Heather Wasden - Rejected – *"I spoke with Melanie in Engineering and she is going to reach out to the applicant to discuss the structure being within the Easement on the Rear yard. She will let me know the outcome."*

5/28/21 – david green – *Updated* – What was updated? - **Not** provided pursuant to GRAMA

6/03/21 – Heather Wasden - Approved – *"See conditions of approval on the plans"*

The Plan Review Report never acknowledged receipt of the Willow Ranch HOA Certificate of Approval, and it was **not** provided pursuant to a GRAMA request.

Is there a back up file to the Report or notes that document methods and findings of how issues have been resolved?

PARK CITY
1884

Park City Municipal Corporation
Planning Department

June 3, 2021

Building Permit Conditions of Approval:

Project Address:	2704 Meadow Creek Dr
Building Permit Plan Review #:	PLAN21-047
Planning Plan Reviewer:	Heather Wasden

1. Per the applicant the addition of this Detached Accessory Structure is only 361 sq. ft. and is below the Maximum House Size of 4,400 sq. ft. as per the Willow Ranch Subdivision
2. Per the plans and applicant the maximum structure height including the chimney is approximately 16'-3" which is compliant with LMC 15-2.10-3 which states Detached Accessory Structures must be less than 18' in height
3. Per the applicant there will be no Significant Vegetation removed for this project, just grass is being removed; Per LMC 15-5-5(N) all Significant Vegetation must be replaced with equivalency, all disturbed vegetation shall be replaced to existing or improved conditions; seeded areas must be at least 80% or more germinated prior to Site Completion; bark mulched areas must have 50% or more plants installed and no gravel or stone-mulch is proposed or approved with this permit.
4. All exterior siding materials must comply with LMC 15-5-5 and each building facade may only have a maximum of 3 different types of materials, stone siding must be natural, metal siding shall be non-reflective.
5. All exterior lighting must be down directed and shielded per LMC 15-5-5(J).
6. Mechanical equipment (such as but not limited to A/C units or hot tub, water features, etc.) shall comply with LMC 15-2.10-3 and must be screened and sheilded, any roof top mechanical equipment or venting may only go up to 5' above the highest building point per LMC 15-2.10-4.
7. Per LMC 15-5-5(E) all roofing materials shall be natural earth toned in color and shall have a Solar Reflective Index of 35 or less.
8. Windows cannot be untreated metal frames per LMC 15-5-5(I).

The Applicant's claim of a combined square footage of home, garage and sauna as being below the maximum 4,400 sq. ft. conflicts with public records and must be verified and reconciled.

Public tax records show a finished "Living Area" of 4,502 sq. ft. An additional "Attached/Built-in Garage Area" of 912 sq. ft. (less 600 sq. ft. as per CC&R exclusion) is an effective total of 414 sq. ft. exceeding maximum permitted. Adding the sauna building at 361 sq. ft. equals an effective total of 5,175 sq. ft. – approximately 775 sq. ft. over the 4,400 sq. ft. maximum permitted

Will Lange, as a duty of the licensed listing agent, provided the 4,502 square footage data at the time the current Owner/Applicant purchased the property in 2013.

Mr. Lange is also the current President of the Willow Ranch HOA responsible for plan compliance review and Letters/Certificates of Approval.

Willow Ranch Plat/CC&Rs

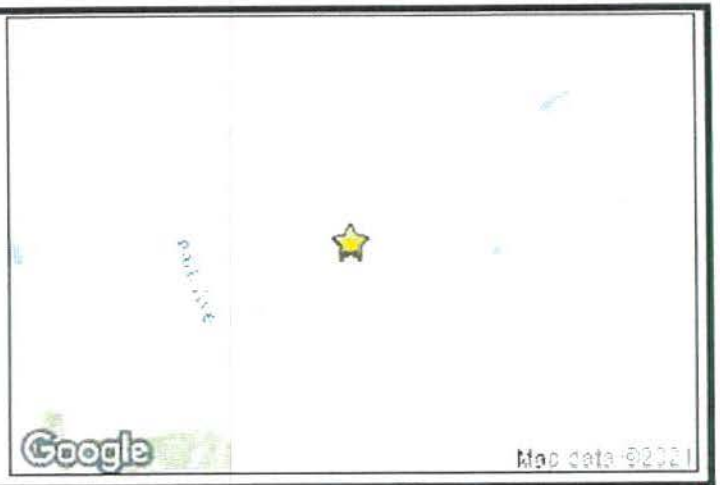
Wonderful Well Kept Home in Willow Ranch in Park Meadows

Residential

Agent Full Public



2704 Meadow Creek Drive
Park City, UT 84060
Closed
MLS#: 9991988
County: Summit
DOM/CDOM: 289
List Price: $1,550,000
Original List Price: $1,699,000
Sold Price: $1,325,000



Highlights

Type:	Single Family
Sub-Type:	Detached
Total Bedrooms:	4
Total Baths:	5
Full Baths:	4
Total Fireplaces:	2
Apx Year Built:	1993
Apx Year Remodeled:	2002
Construction New:	No

Size and Costs

LP$/SqFt:	$344
Apx SqFt Total:	4,502
Apx SqFt Finished:	4,502
Apx SqFt Garage:	
Source of Garage Measurements:	

Location and Vicinity

Geographic Area:	Park City
Major Area:	Park City Limits
Area:	09 - Park Meadows
Subdivision:	Willow Ranch

2704 Meadow Creek Dr, Park City, UT 84060-6832, Summit County

MLS Beds	MLS Baths	MLS Sale Price	MLS Sale Date
4	5	$1,325,000	01/29/2013
MLS Sq Ft	**Lot Sq Ft**	**Yr Built**	**Type**
4,502	38,333	1993	RES-NEC

OWNER INFORMATION

Owner Name	Green David	Tax Billing Zip	84060
Owner Name 2	Green Susanna	Tax Billing Zip+4	6832
Tax Billing Address	2704 Meadow Creek Dr	Owner Vesting	Husband/Wife
Tax Billing City & State	Park City, UT	Primary Resident	Yes

LOCATION INFORMATION

Census Tract	9643.08	Township	Park City A J K
Carrier Route	H005	Zip Code	84060
Subdivision	Willow Ranch Sub	Zip + 4	6832
Lot #	4		

TAX INFORMATION

Tax ID	WLR-4	Tax Appraisal Area	07
Account	0289466	Tax Year	2020
Parcel ID	WLR 4	Annual Tax	$5,614
% Improved	76%	Lot Number	4

CHARACTERISTICS

Lot Acres	0.88	Full Baths	4
Lot Area	38,333	Half Baths	1
Basement Type	MLS: Concrete Perimeter	Fireplaces	2
Building Sq Ft	4,502	Garage Type	Built-In
Stories	2	Garage Sq Ft	912
Bedrooms	MLS: 4	Year Built	1993
Total Baths	5	County Use Code	Resbuildingprimary
MLS Total Baths	5	Land Use	Residential (NEC)

LISTING INFORMATION

MLS Listing Number	9991988	MLS Status Change Date	01/29/2013
MLS Status	Closed	Closing Date	01/29/2013
MLS Area	09 - PARK MEADOWS	Closing Price	$1,325,000
Listing Date	03/21/2012	Listing Agent Name	01345-Will Lange
Current Listing Price	$1,550,000	Listing Broker Name	BHHS UTAH PROPERTIES - SV
Days on Market	289	Selling Agent Name	01107-Aj Johnson
Original Listing Price	$1,699,000	Selling Broker Name	SUMMIT SOTHEBYS INTL - DEERVAL

Willow Ranch Plat/CC&Rs

Account 0289466 Viewing Doc Building

- Primary
- Manufactured Housing

Building Information

Property Code RESIDENTIAL PRIMARY	Building Status % 0
Living Area 4502	Year Built 1993
Basement Area 0	Attached/Built-in Garage Area 912
No. Full Baths 4	No. Half Baths 1
No. Designer Bathrooms 0	

Source: Summit County Tax Assessor

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. 1992 LMC 15.4.1 (b)

Willow Ranch is a unique subdivision - the specific 45-ft. side setbacks and 40-ft. rear setback illustrated on Lot 4 and the maximum building size of 4,400 sq. ft. shown on the Subdivision Plat are self-imposed, City-approved and supersede the Estate District setbacks of 30 feet and the associated exceptions in the Code.

In 1993, the City approved the developer's self-imposed restrictions as illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs.

Any Improvements outside the "Limits of Disturbance Area" as defined by the Plat setbacks or in excees of 4,400 sq. ft. requires a variance/Plat amendment due only to "hardship", with unanimous consent by the HOA Committee and City approval. The City Council is the only entity authorized to do so!

Permitting Process - Lot 4 Sauna

Questions: Did the Lot 4 Owner, Builder and/or the HOA ever provide the City with complete, accurate and full disclosure of:

- a certified total square footage of the existing and proposed buildings;
- the operative setbacks and "Limits of Disturbance Area" according to the Subdivision Plat and CC&Rs;
- the City Council's required involvement to modify any Plat restrictions?

And, did the Owner/HOA, as required by CC&Rs - Article III Section 3.2 c, ever represent to the City that the sauna plan complied with conditions imposed by the Declaration of CC&Rs, including the Subdivision Plat?

> c. Review. Within 15 days from receipt of a complete submission, the Committee will review plans and make an initial determination whether or not the plans comply with the conditions imposed by this Declaration. If they do not, the plans will be rejected. If they are in compliance, the Committee will approve the plans. The

If any answer is NO, it may be cause for a City Council call-up and further review of the representations and permitting process?

Permitting Process - Lot 4 Sauna

Sauna Building Permit # 21-940 was issued August 9, 2021:

- Without receiving accurate Site Plan illustrating Plat setbacks (LODA)
- Without Applicant's request or HOA/City determination of a "hardship"
- Without receipt of HOA Certificate of Approval, (Not provided pursuant to GRAMA.)
  (In 2020, the City required builder of Permit TEMP 20-1383 to provide a letter of Approval from the McLeod Creek HOA as opposed to the Willow Ranch HOA – undetermined if Willow Ranch letter was ever provided)
- Without resolution of 4,400 sq. ft. maximum building size. - Public records indicate buildings are approximately 775 sq. ft. over maximum permitted.
- Without Council Plat Amendment - Setbacks/"Limits of Disturbance Area"

Was Ms. Wasden's knowledge of the Plat restriction regarding "Limits of Disturbance", as mentioned in her 8/17/2020 email, ever conveyed to the new General Contractor (Owner) or noted in the Plan Review Report? Was it copied to or discussed with other staff members (Ms. Kaufman) or investigated by anyone?

Was the process a total disregard by the City of the No.1 Note of the Plat ?

Under what authority is City staff, department heads or Planning Commission permitted to disregard or unilaterally modify any restrictions on a recorded Plat and issue a Building Permit?

Thank you for your attention.
We are available for questions and further discussion.
Bob Theobald and Frode Jensen

Unpermitted Pickleball Court

Willow Ranch Subdivision - Lot 3

Estate District/Sensitive Lands Overlay

Issues – Impacts – Objections

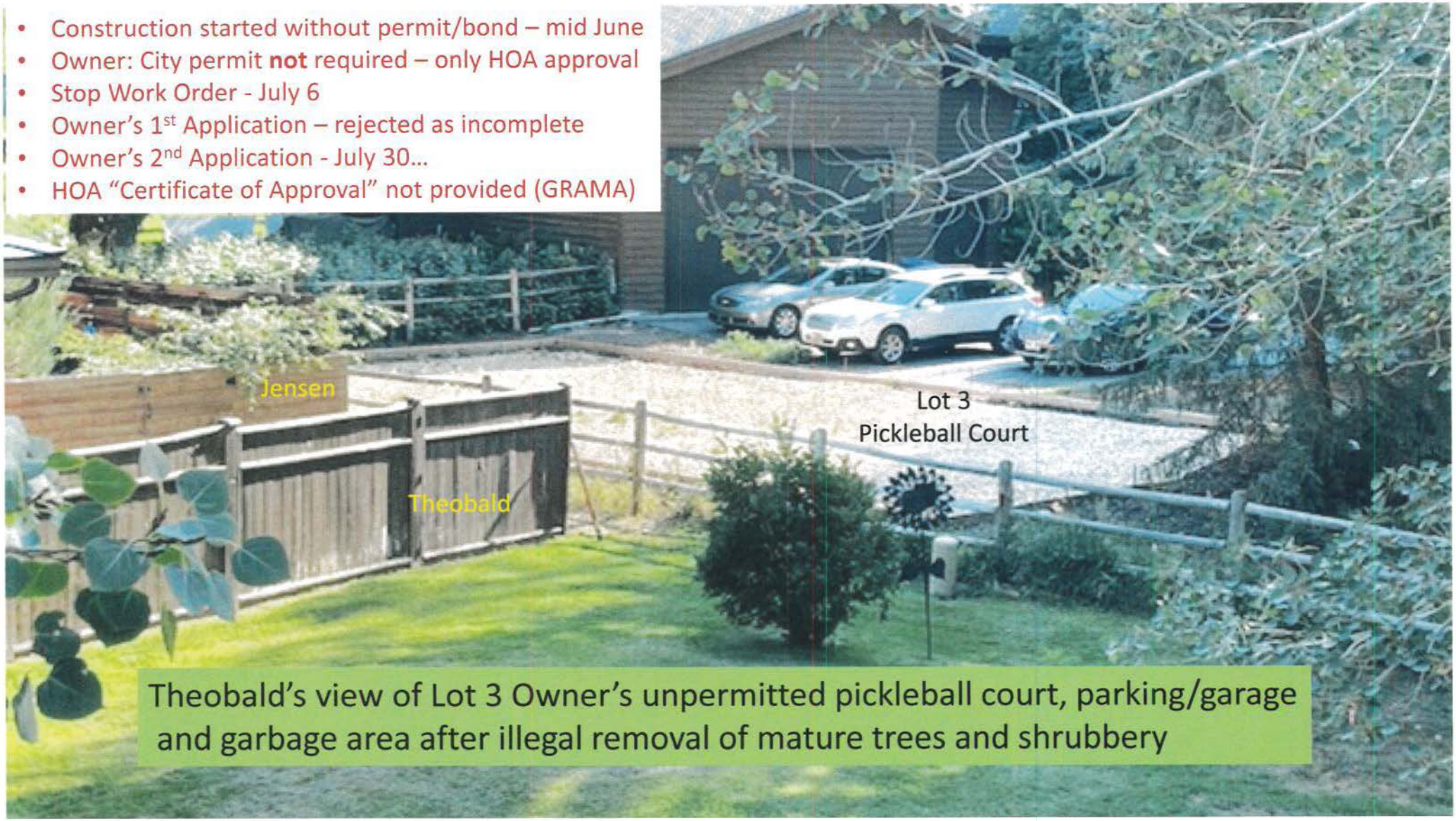
Prepared by Bob Theobald/Frode Jensen

Prepared August 8, 2021

Revised September 7, 2021

Several live links are provided to the PC Land Management Code

- Construction started without permit/bond – mid June
- Owner: City permit **not** required – only HOA approval
- Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30…
- HOA "Certificate of Approval" not provided (GRAMA)



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Owner's 2nd Permit Application
July 30th 2021
2 Pages

- Park City Building Permit – Standard Application Form
- Site Plan – (Misleading and Incomplete)

HOA "Certificate of Approval" Not Provided (GRAMA)

Park City
Building Permit

Application Accepted Date: 07/30/2021
Type of Improvement: Grading/Landscaping
Description: Permit to install a post tension pickle ball court

Bldg. Address: 2732 MEADOW CREEK DR
City: Park City State: UT Zip: 84060
Subdivision: Willow Ranch Sub. Phase:
Block: Lot #: 3 Parcel #: WLR-3
Property Owner: JONES STANTON D & NANCY H/W (JT)
City: PARK CITY State: UT Zip: 84098
Permit Contact: Jeremy Pendleton P:(801) 859-7152
Email: office@pendletonlandscape.com

CONTACT INFORMATION

Design Professional: Jeremy Pendleton

General Contractor: Pendleton Landscape
License #: 10740866-5501 P: (801) 518-6228
Address: 1656 E Red Tree Court
City: Draper State: UT Zip: 84020
Email: office@pendletonlandscape.com

Electrical Contractor:
License #: P:
City: State: Zip:

Plumbing Contractor:
License #: P:
City: State: Zip:
Email:

Mechanical Contractor:
License #: P:
City: State: Zip:
Email:

APPLICATION DETAILS

Const. Material: Concrete # of Units: 0

Construction Valuation	$	[redacted]
Electrical Valuation	$	0.00
Plumbing Valuation	$	0.00
Mechanical Valuation	$	0.00

PERMIT FEES

Grading Permit Fee	$	[redacted]
Total Fees:	$	[redacted]

APPROVALS	DATE	INFO

Setbacks	Front:	Rear:	Left:	Right:
Min.	0	0	0	0
Actual:	0	0	0	0

APPLICATION NUMBER: PLAN21-981

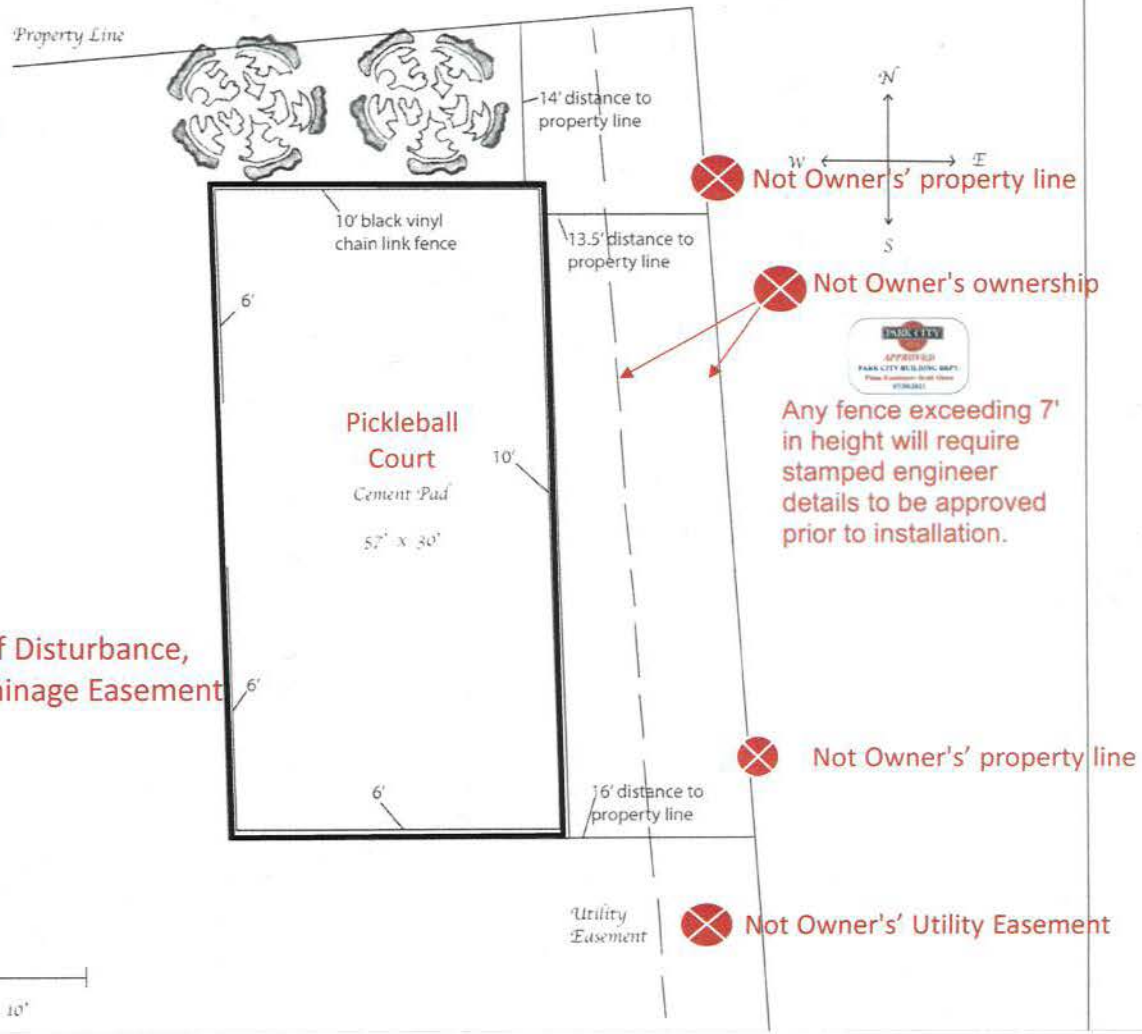
This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I here-by certify that I have read and examined this application and know the

DRAFT

Jones Residence
2732 Meadow Creek Dr
Park City, UT

Applicant's Site Plan

PENDLETON landscape



Overlays provided by Theobald/Jensen

Misleading/False

Not Owner's' property line

Not Owner's ownership

Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.

Not shown: Limits of Disturbance, 40' Setbacks, 10' Drainage Easement

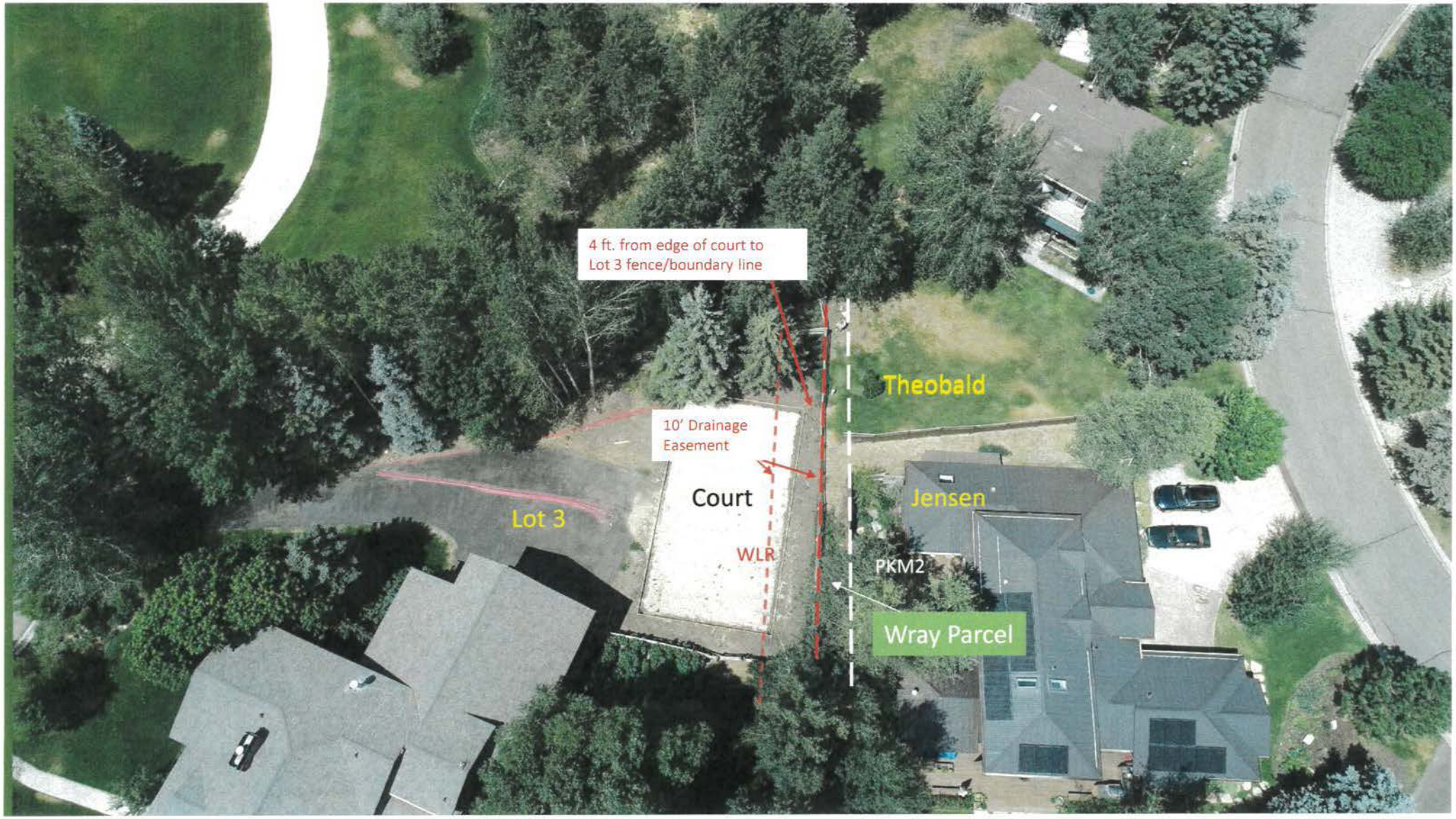
Not Owner's' property line

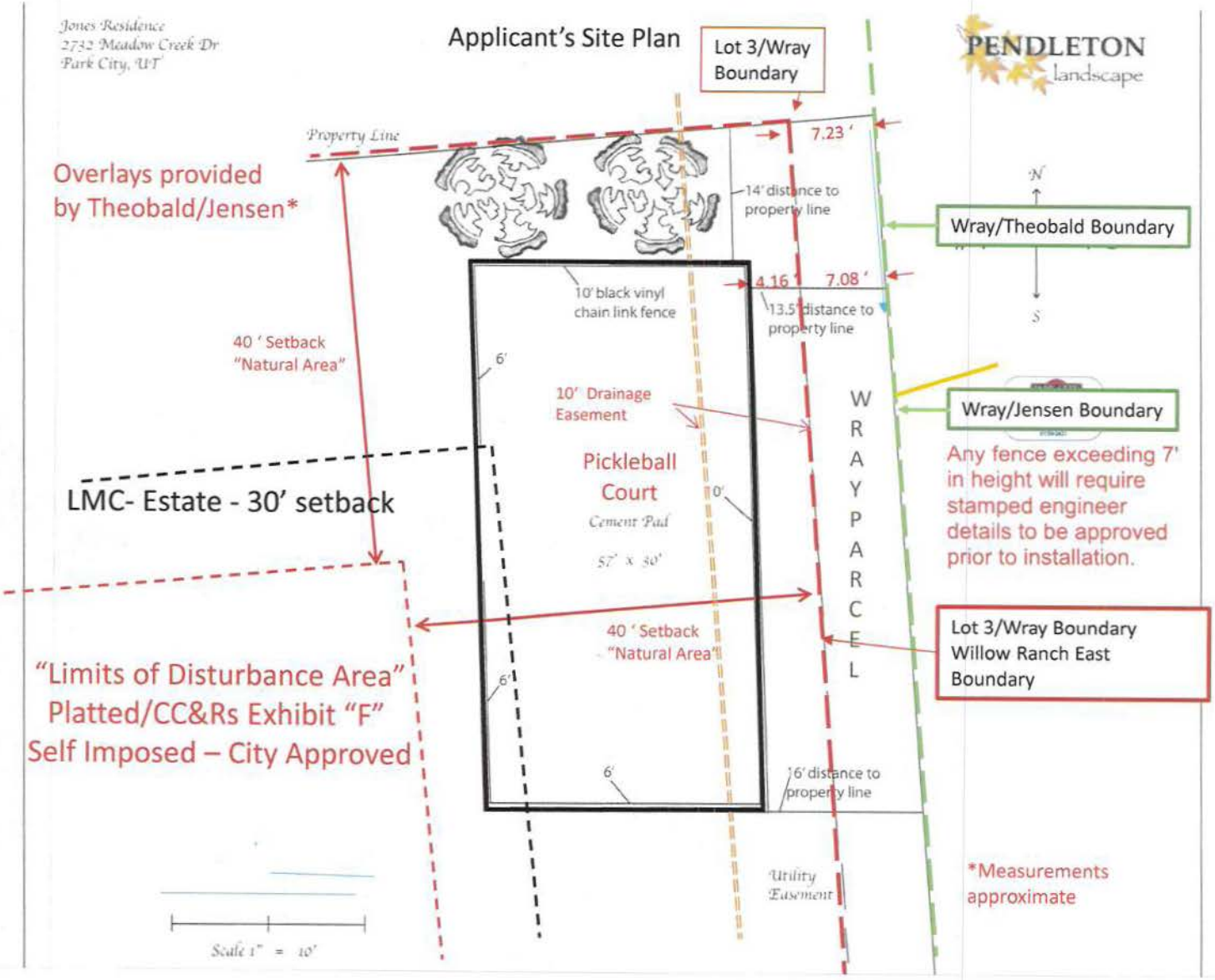
Not Owner's' Utility Easement



SUMMIT COUNTY TAX PARCEL MAP

WRAY "Sliver" PARCEL - PCA-2-2100-B
Separating Willow Ranch Lot 3 and
Park Meadows No 2 (Theobald/Jensen)


4 ft. from edge of court to
Lot 3 fence/boundary line
Theobald
10' Drainage
Easement
Court
Jensen
Lot 3
WLR
PKM2
Wray Parcel


Jones Residence
2732 Meadow Creek Dr
Park City, UT
Applicant's Site Plan
Lot 3/Wray Boundary
PENDLETON landscape
Property Line
7.23 '
Overlays provided by Theobald/Jensen*
14' distance to property line
N
Wray/Theobald Boundary
S
10' black vinyl chain link fence
4.16 '
7.08 '
13.5' distance to property line
40 ' Setback "Natural Area"
6'
10' Drainage Easement
Wray/Jensen Boundary
Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.
Pickleball Court
Cement Pad
57' x 30'
LMC- Estate - 30' setback
0'
WRAY PARCEL
40 ' Setback "Natural Area"
Lot 3/Wray Boundary Willow Ranch East Boundary
"Limits of Disturbance Area" Platted/CC&Rs Exhibit "F" Self Imposed – City Approved
6'
6'
6' distance to property line
Utility Easement
*Measurements approximate
Scale 1" = 10'

Owner's 2nd Permit Application
July 30th 2021

Permit Denied August 18, 2021

Planning Department
Advised Owner to Re-apply

Conditional Use Permit
Private Recreation Facility

Park City Land Management Code

An application to build a pickleball court on the already excavated site on Lot 3 in the Willow Ranch Subdivision **cannot be approved** under the Land Management Code (Code) as an Allowed Use or a Conditional Use.

- Development of Improvements in the Estate District is permitted for certain enumerated Allowed Uses, including Accessory Uses. Section 15-2.10-2.A. and 15-2.10-2.A.11.

- There is **no Allowed Use** which covers a pickleball court in the Estate District. Section 15-2.10-2.A.

- Accessory Uses are permitted Allowed Uses in the Estate District, but **a pickleball court is not an Accessory Use**. Section 15-2.10-2.A.11.

Park City Land Management Code

- A pickleball court is a **Private Recreation Facility** which is a Conditional Use in the Estate District. Section 15-2.10-2.B.19.

- Under the Code, the City **shall not** issue a Conditional Use permit if the application violates any requirement of the Code. Section 15-1-10.D.1.

- The excavated pickleball site **violates** the 30 foot required side and rear setbacks in the Estate District. Section 15-2.10-3.C., E., and F.

- There is **no exception** to the 30 foot required side and rear setbacks for a Private Recreation Facility (including a pickleball court) in the Estate District. Section 15-2.10-3. E., and F.

Park City Land Management Code

- The excavated pickleball site **violates** the self-imposed, City-approved, 40-foot required side and rear setbacks in the Willow Ranch Subdivision Plat and the Willow Ranch CC&Rs.

- A Use which is not an Allowed Use or a permitted Conditional Use is a **Prohibited Use**. Section 15-2.10-2.C.

- **Therefore, the application cannot be approved.**

https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-2.10_Estate_(e)_District

Park City Land Management Code

15-7.3-1 Conformance To Applicable Rules And Regulations

C. SELF-IMPOSED RESTRICTIONS. If the Owner places restrictions on any of the land contained in the Subdivision greater than those required by the Land Management Code or these regulations, such restrictions or reference thereto may be required to be indicated on the Subdivision Plat, or the Planning Commission may require that restrictive covenants be recorded with the County Recorder in form to be approved by the City Attorney.

In 1992/93, the Planning Commission and the City Council approved the Willow Ranch Subdivision with developer's self-imposed building area and setback restrictions greater than the LMC. These restrictions are illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. The restrictions can be modified only with HOA and City variance/Plat amendment.

Willow Ranch Plat/CC&Rs

"Declaration" shall mean this Declaration of covenants, conditions and restrictions, together with any subsequent amendments or additions, and any other matters or conditions shown on the official Plat of the Willow Ranch Subdivision, which are incorporated into this Declaration by reference.

"Improvement" shall mean all structures and appurtenances of every type and kinds, including but not limited to buildings, Dwelling Units, garages, storage buildings, walkways, retaining walls, sprinklers, pipes, driveways, landscaping, pools, decks, stairs, poles, lighting, signs, satellite dishes or other antennas, and any mechanical equipment located on the exterior of any building.

"Natural Area" shall mean the portion of any Lot that is outside of the Limits of Disturbance Area.

CC&Rs

Willow Ranch Plat/CC&Rs

"Limits of Disturbance Area" shall mean the area within each Lot which is the outer limit of the area which may be disturbed by construction activity. The maximum size of the Limits of Disturbance Area for each Lot is shown on Exhibit "F" to this Declaration. For an Equestrian Lot, the lawful creation and maintenance of ponds, diversions, canals and other irrigation structures and their appurtenances shall not be subjected to the Limits of Disturbance

BOOK 711 PAGE 512

057\23383.1A
02/17/93/10:54 am

EXHIBIT "F"

MAXIMUM LIMITS OF DISTURBANCE AREAS AND MAXIMUM FLOOR AREAS

LOT NUMBER	LOT SIZE	RESIDENCE LIMITS OF DISTURBANCE AREA	MAXIMUM FLOOR AREA	MAXIMUM BARN FLOOR AREA
1	8.26 ACRES	14,000 SQ.FT.	8000	1500
2	7.50 ACRES	14,000 SQ.FT.	8000	1500
★ 3	.95 ACRES	per set backs	4400	N/A
4	.88 ACRES	per set backs	4400	N/A
5	.70 ACRES	per set backs	4400	N/A
6	6.80 ACRES	14,400 SQ.FT.	8000	1500
7	5.31 ACRES	14,400 SQ.FT.	8000	1500

CC&Rs

6	C13	305.00'	90.33'	89.86'	N 08°28'26" W
1	C14	55.00'	24.02'	23.83'	S 28°39'25" W
2	C15	55.00'	31.48'	31.05'	N 49°44'25" W
1	C16	55.00'	24.81'	24.60'	S 66°08'36" W

NOTES:

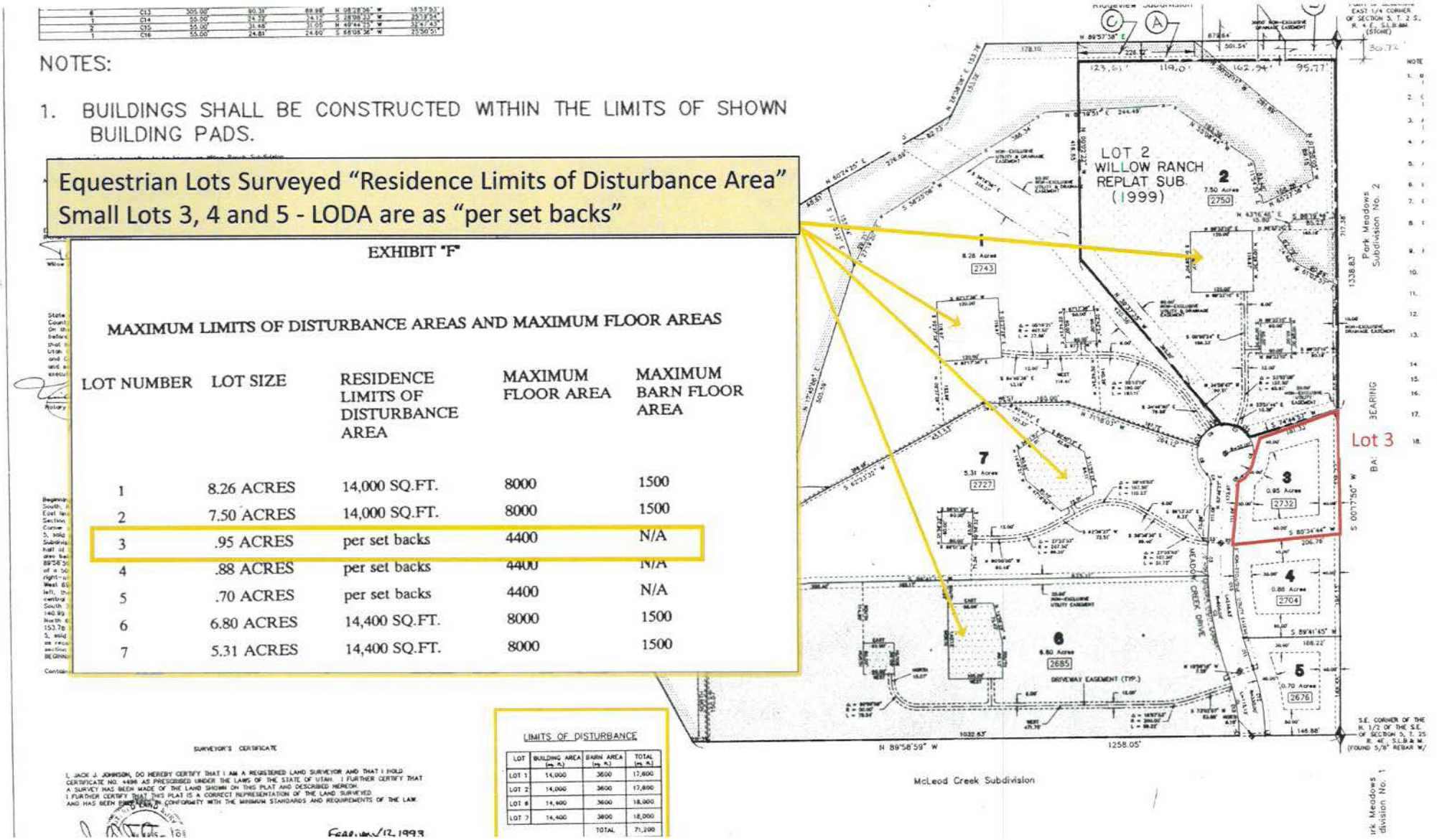
1. BUILDINGS SHALL BE CONSTRUCTED WITHIN THE LIMITS OF SHOWN BUILDING PADS.

Equestrian Lots Surveyed "Residence Limits of Disturbance Area"
Small Lots 3, 4 and 5 - LODA are as "per set backs"

EXHIBIT "F"

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7	5.31 ACRES	14,400 SQ.FT.	8000	1500



SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4698 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

February 12, 1999

LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3800	18,000
		TOTAL	71,200

Willow Ranch Plat

NOTES:

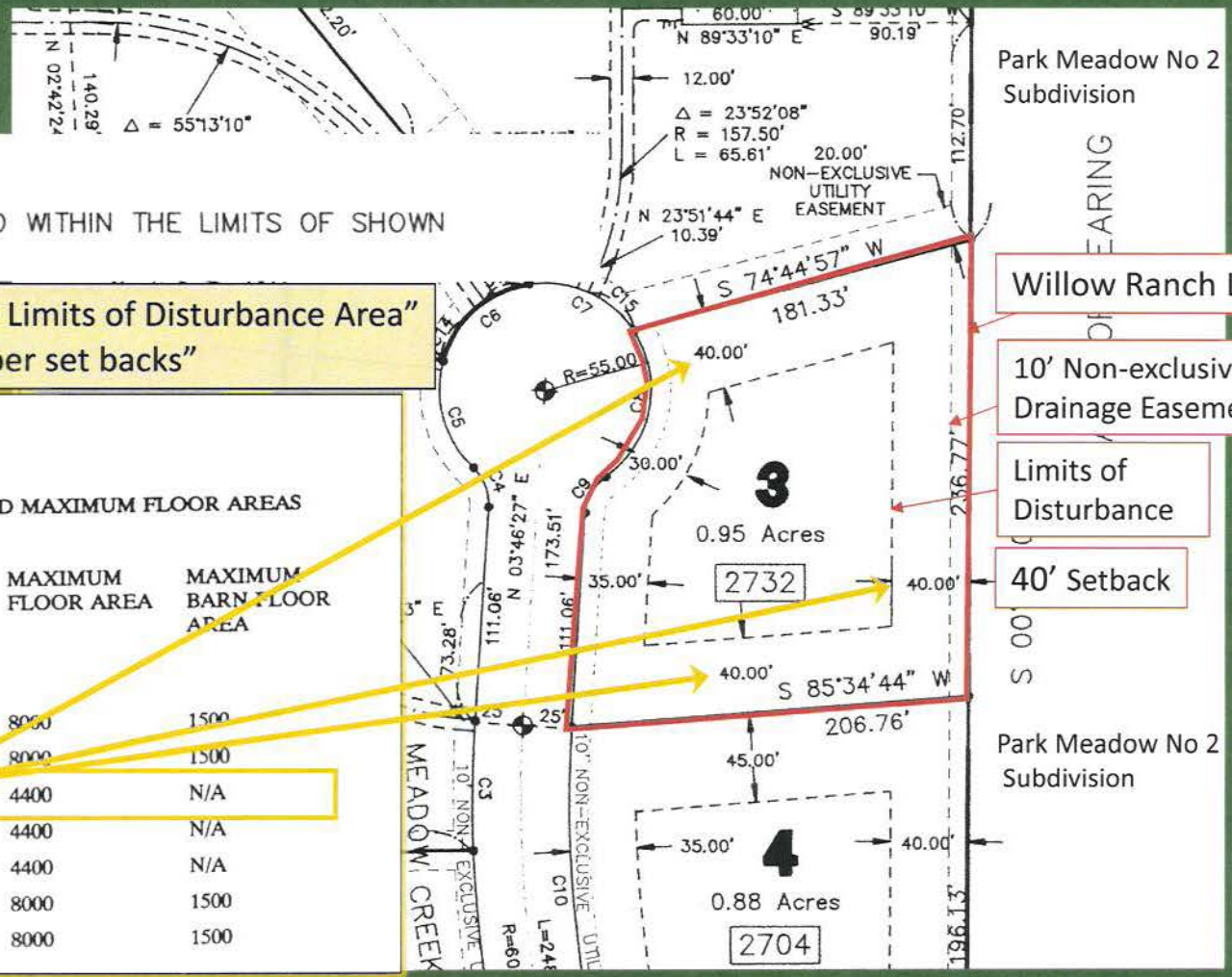
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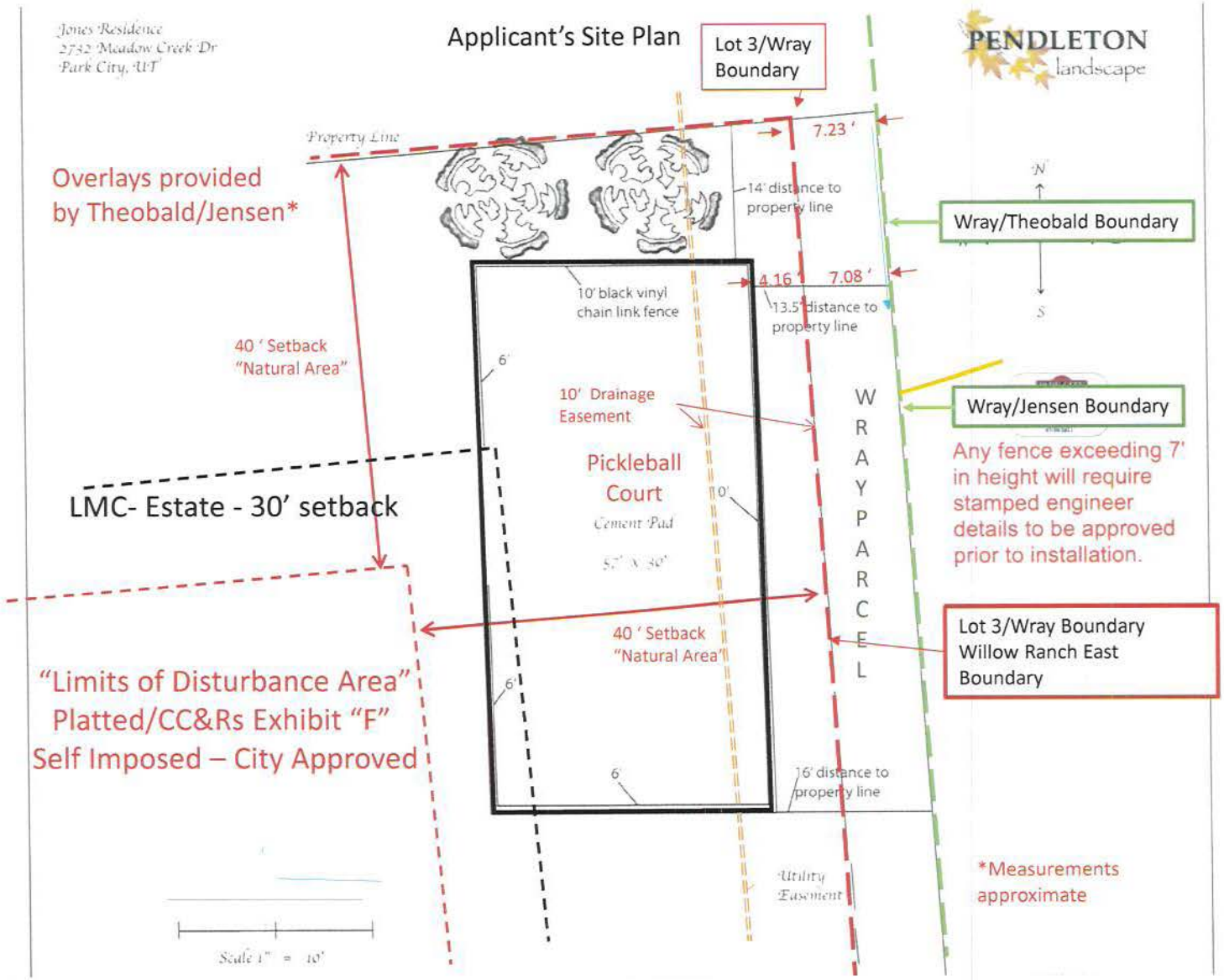
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Jones Residence
2732 Meadow Creek Dr
Park City, UT
Applicant's Site Plan
Lot 3/Wray Boundary
PENDLETON landscape
Property Line
7.23 '
Overlays provided by Theobald/Jensen*
14' distance to property line
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Wray/Theobald Boundary
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4.16 '
7.08 '
13.5' distance to property line
40 ' Setback "Natural Area"
6'
10' Drainage Easement
Wray/Jensen Boundary
Any fence exceeding 7' in height will require stamped engineer details to be approved prior to installation.
Pickleball Court
Cement Pad
52' X 30'
LMC- Estate - 30' setback
10'
WRAY PARCEL
40 ' Setback "Natural Area"
Lot 3/Wray Boundary Willow Ranch East Boundary
"Limits of Disturbance Area" Platted/CC&Rs Exhibit "F" Self Imposed – City Approved
6'
6'
16' distance to property line
Utility Easement
*Measurements approximate
Scale 1" = 10'

Willow Ranch Plat/CC&Rs

3.2. Approval by Committee. No improvements of any kind, including without limitation the construction of any Dwelling Unit, garage, Accessory Dwelling Unit, Barn, out building, parking area, driveway, tennis court, walkway, or other hard surfaced area in excess of 100 square feet, swimming pools, outdoor hot tubs or spas, fences, walls, curbs, poles, trampolines, satellite dishes or antenna, solar panels, or any other permanent structure may be constructed, installed, maintained or allowed to stand in the Subdivision without the prior written approval of the Committee. No excavation, grading, filling, draining, landscaping, or installation or removal of existing vegetation shall be made without the prior written approval of the Committee. Approval of the Committee will be sought in the following manner: BOOK 711 PAGE 5

3.3. Variances. Variances to the Architectural Design Standards contained in this Declaration, or modifications to the size or shape or location of the Limits of Disturbance Area on any Lot, may be granted when strict application would create an unforeseen or unreasonable hardship to the Owner of any Lot. No such variance may be granted without the unanimous consent of the Committee and City approval.

CC&Rs

Willow Ranch Plat/CC&Rs

6.5. <u>Dwelling Setback and Placement</u>. All portions of the Dwelling and any other Improvements are to be within the Limits of Disturbance Area or set backs designated (or revised by variance granted as per 3.3 hereof) for each Lot, and must also comply with the City's minimum front, rear and side yard setbacks.

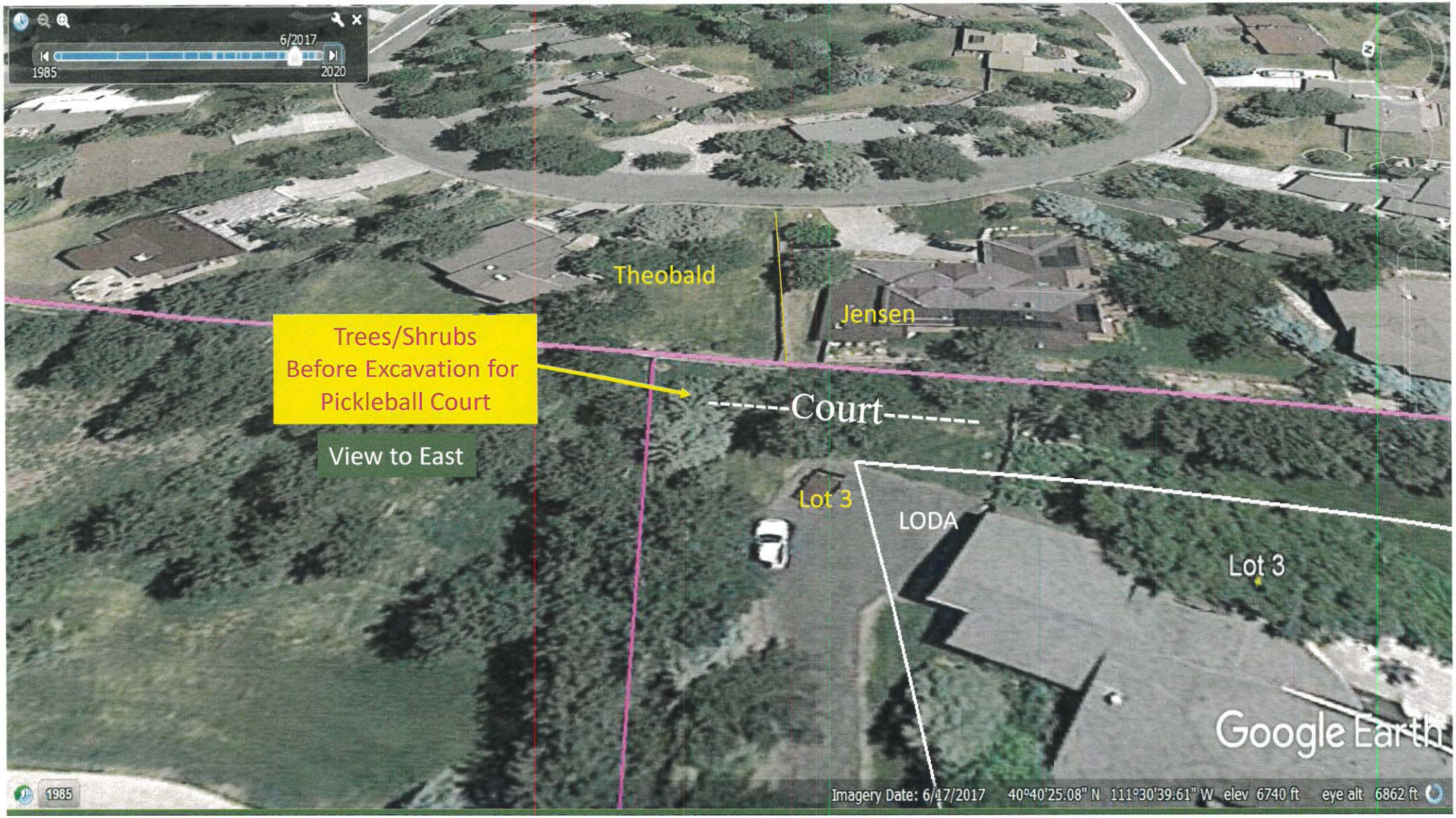
Neither Lot 3 Owner or the HOA Committee has provided any evidence of a "hardship", a complete/properly-reviewed site plan, or a vote with a "Certificate of Approval" to modify any Plat restriction. To the contrary, the HOA president and one other HOA member stated they were not sure if they (or the Committee) reviewed a site plan for a pickleball court – (in the "Native Area" outside the "Limits of Disturbance Area").

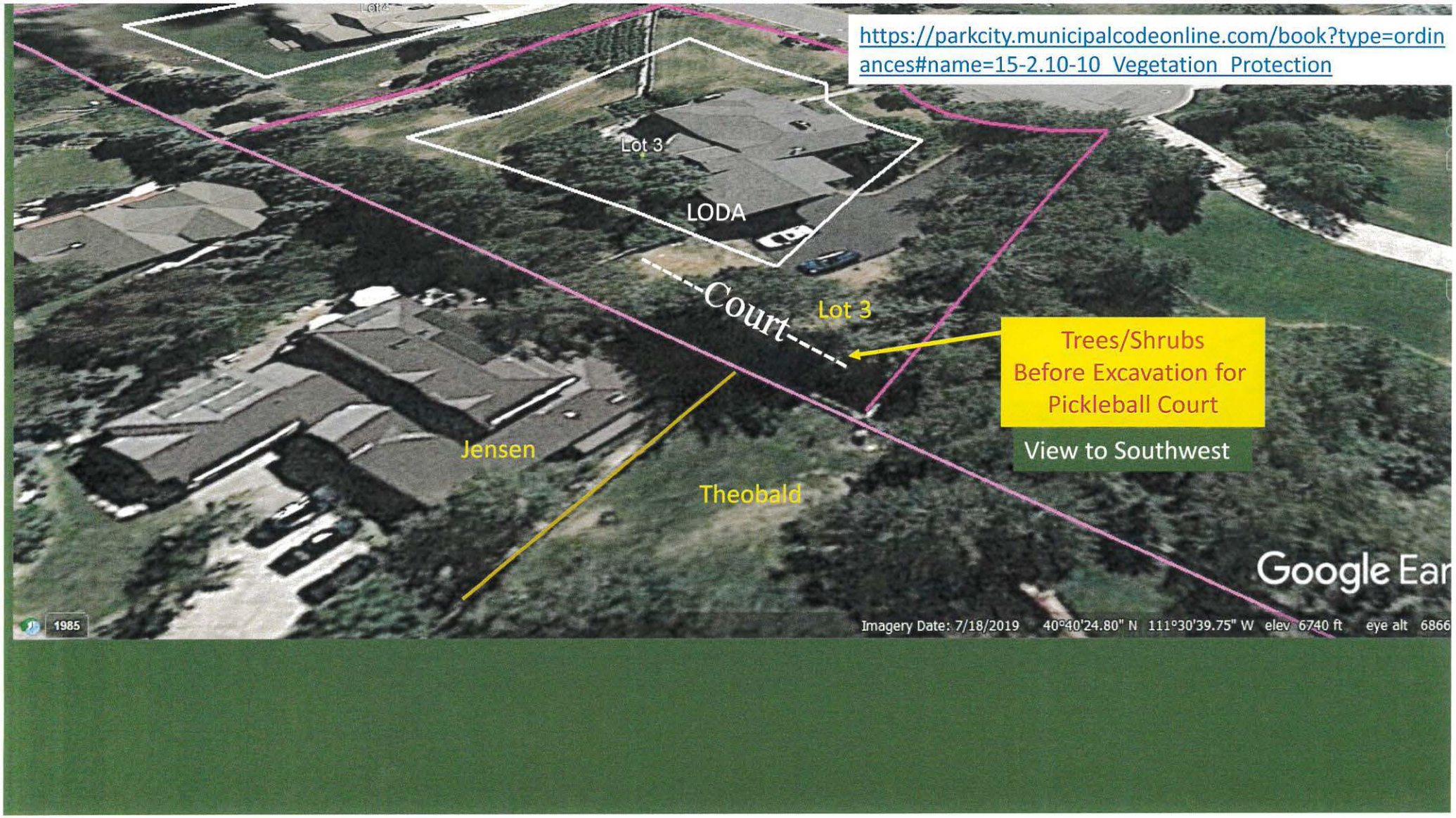
Owner/HOA Committee has not applied for a Variance or Plat amendment.

No Improvements can be legally constructed (on any Lot) outside the "Limits of Disturbance Area" without a Plat amendment… by City Council.

Lot 3 Pickleball Court

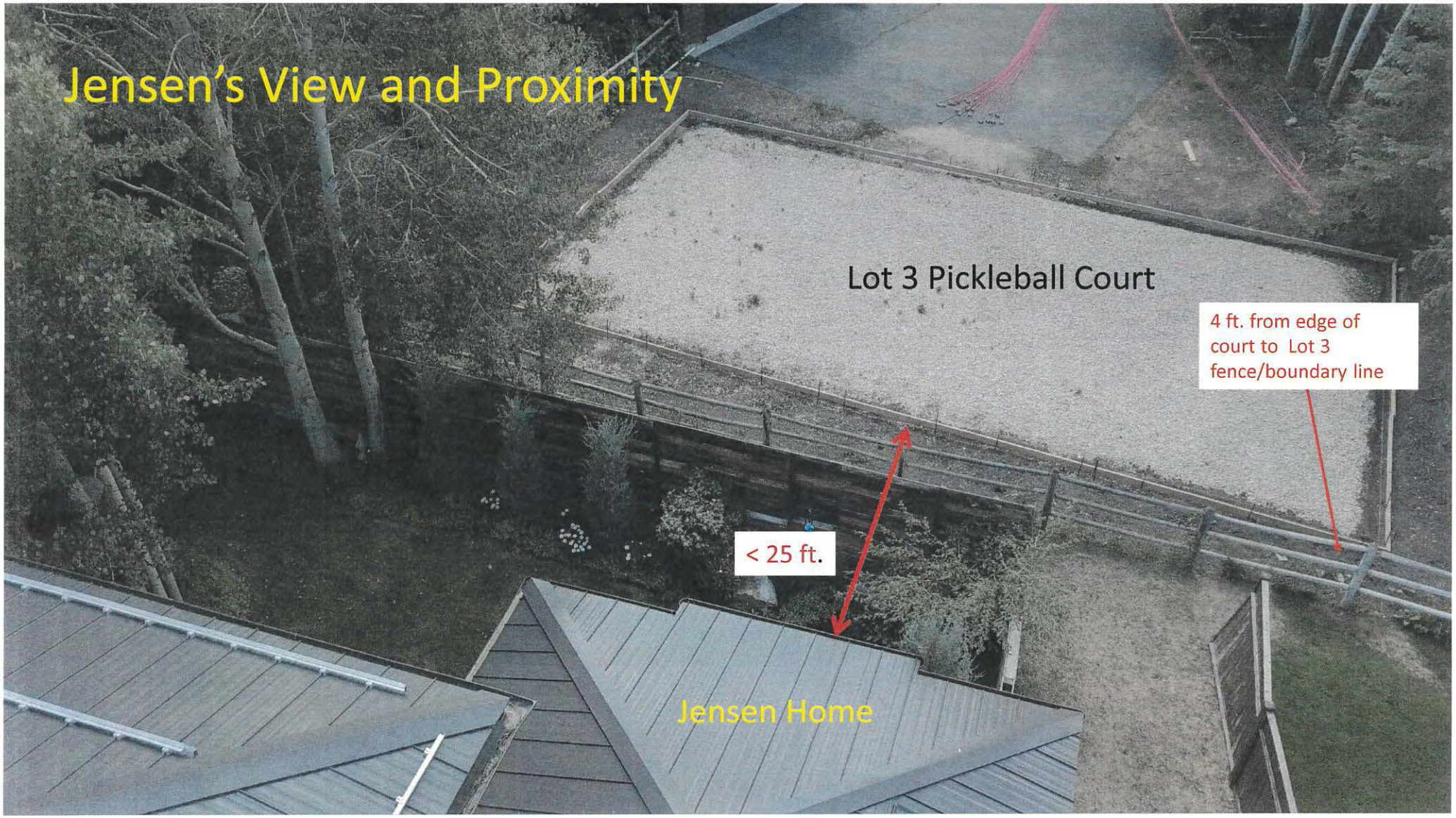
Visual and Noise Impacts
to
Neighbors and Wildlife


6/2017
1985
2020
Theobald
Jensen
Trees/Shrubs
Before Excavation for
Pickleball Court
View to East
-------Court-------
Lot 3
LODA
Lot 3
Google Earth
1985
Imagery Date: 6/17/2017 40°40'25.08" N 111°30'39.61" W elev 6740 ft eye alt 6862 ft


https://parkcity.municipalcodeonline.com/book?type=ordinances#name=15-2.10-10_Vegetation_Protection
Lot 3
LODA
Court
Lot 3
Trees/Shrubs
Before Excavation for
Pickleball Court
View to Southwest
Jensen
Theobald
Google Ear
1985
Imagery Date: 7/18/2019 40°40'24.80" N 111°30'39.75" W elev 6740 ft eye alt 6866



Jensen's view after removal of trees and shrubs


Jensen's View and Proximity
Lot 3 Pickleball Court
4 ft. from edge of court to Lot 3 fence/boundary line
< 25 ft.
Jensen Home

6	C13	305.00'	90.31'	89.98'	N 08°26'36" W	16°57'53"
1	C14	55.00'	24.32'	24.12'	S 28°08'33" W	25°19'54"
2	C15	55.00'	31.48'	31.05'	N 49°44'23" W	32°47'43"
1	C16	55.00'	24.81'	24.60'	S 68°08'36" W	25°50'51"

LINE	DIRECTION	DISTANCE
L1	S 00°00'00" E	6.09'
L2	N 19°56'16" W	7.29'
L3	S 19°59'16" E	7.29'
L4	N 00°00'00" E	6.10'

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: That the undersigned is the owner of the herein described tract of land, and hereby causes the same to be divided into a public street and lots, together with easements as set forth on the attached plat, hereafter to be known as Willow Ranch Subdivision.

Also the owner hereby dedicates to Summit County, Snyderville Basin Sewer Improvement District, Park City Fire Protection District, and Park City Municipal Corporation a non-exclusive easement over the utility and drainage easements shown on this plat for the purpose of providing access for utility installation, maintenance, use and eventual replacement.

Executed this 12th day of FEBRUARY, 1993.
Richard Dudley - President

Willow Ranch Development Inc., a Utah corporation

ACKNOWLEDGEMENT

State of Utah)
County of Summit)
On the 12th day of February, 1993 personally appeared before me, Richard Dudley, who, being by me duly sworn, did say that he is the President of Willow Ranch Development Inc., a Utah Corporation and that within and forgoing Owner's Dedication and Consent to Record, was signed on behalf of said Corporation and said Richard Dudley acknowledged to me that said Corporation executed the same.

My commission expires: 1/6/96
Notary Public

NOTARY PUBLIC
MIKI BRINGHURST
7972 Ave. Lake Drive
Salt Lake City, Utah 84121
My Commission Expires
June 1, 1996
STATE OF UTAH

LEGAL DESCRIPTION

Beginning at the East Quarter Corner of Section 5, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence along the East line of the North half of the Southeast Quarter of said Section 5, South 00°17'50" West 1338.83 feet to the Southeast Corner of the North half of the Southeast Quarter of said Section 5, said point also being the Northeast Corner of McLeod Creek Subdivision as recorded; thence along the South line of the North half of the Southeast Quarter of said Section 5, said South line also being the North line of said McLeod Creek Subdivision, North 89°58'59" West 1258.05 feet to a point on the Easterly most line of a 50 foot wide railroad right-of-way; thence along said railroad right-of-way the following two (2) calls: 1) North 28°16'38" West 694.96 feet to a point of a 855.00 foot radius curve to the left; thence 2) along the arc of said curve 75.88 feet thru a central angle of 05°05'05"; thence North, 387.86 feet; thence South 79°53'25" East 262.94 feet; thence North 82°31'53" East 140.99 feet; thence South 88°02'27" East 185.69 feet; thence North 60°24'25" East 345.20 feet; thence North 26°38'08" East 153.78 feet to a point on the center section line of said Section 5, said point also being on the south line of Ridgeview Subdivision as recorded; thence North 89°57'38" East along said center section line and said subdivision line 679.84 feet to the POINT OF BEGINNING.

Contains: 41.48 acres of land, more or less.

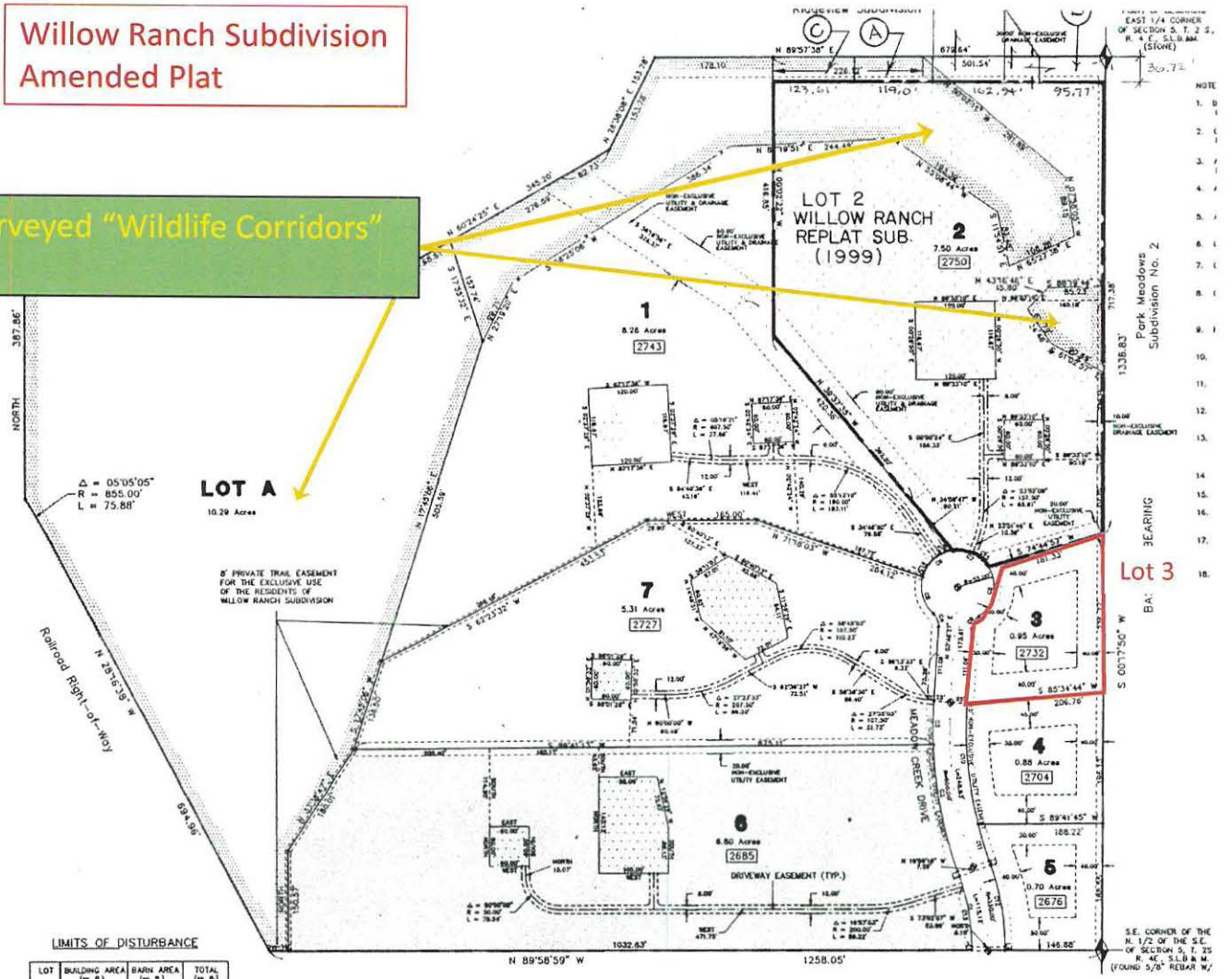
SURVEYOR'S CERTIFICATE

I, JACK J. JOHNSON, DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 4496 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT A SURVEY HAS BEEN MADE OF THE LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON. I FURTHER CERTIFY THAT THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND SURVEYED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE LAW.

Date: February 12, 1993

Willow Ranch Subdivision
Amended Plat

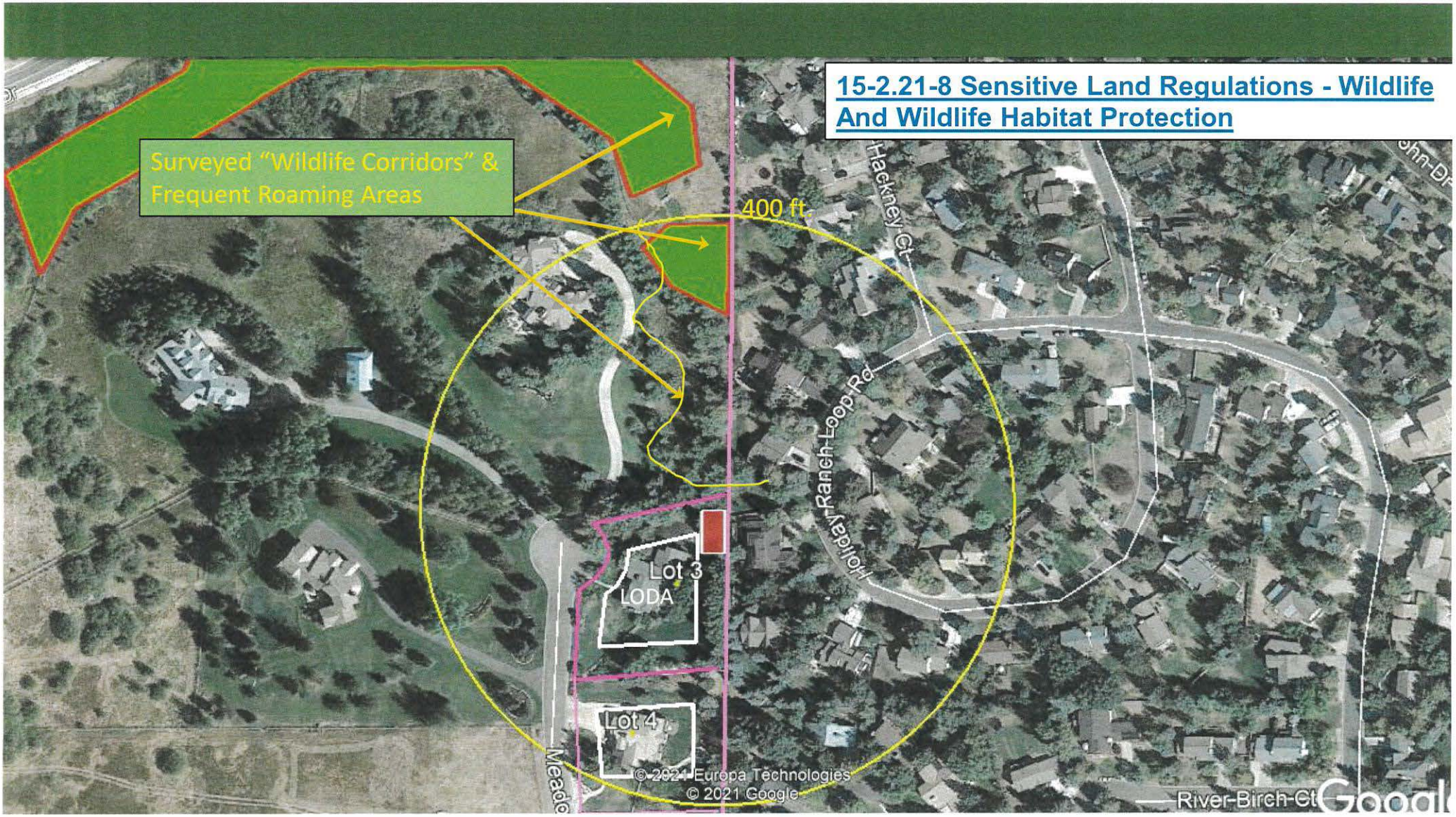
Surveyed "Wildlife Corridors"

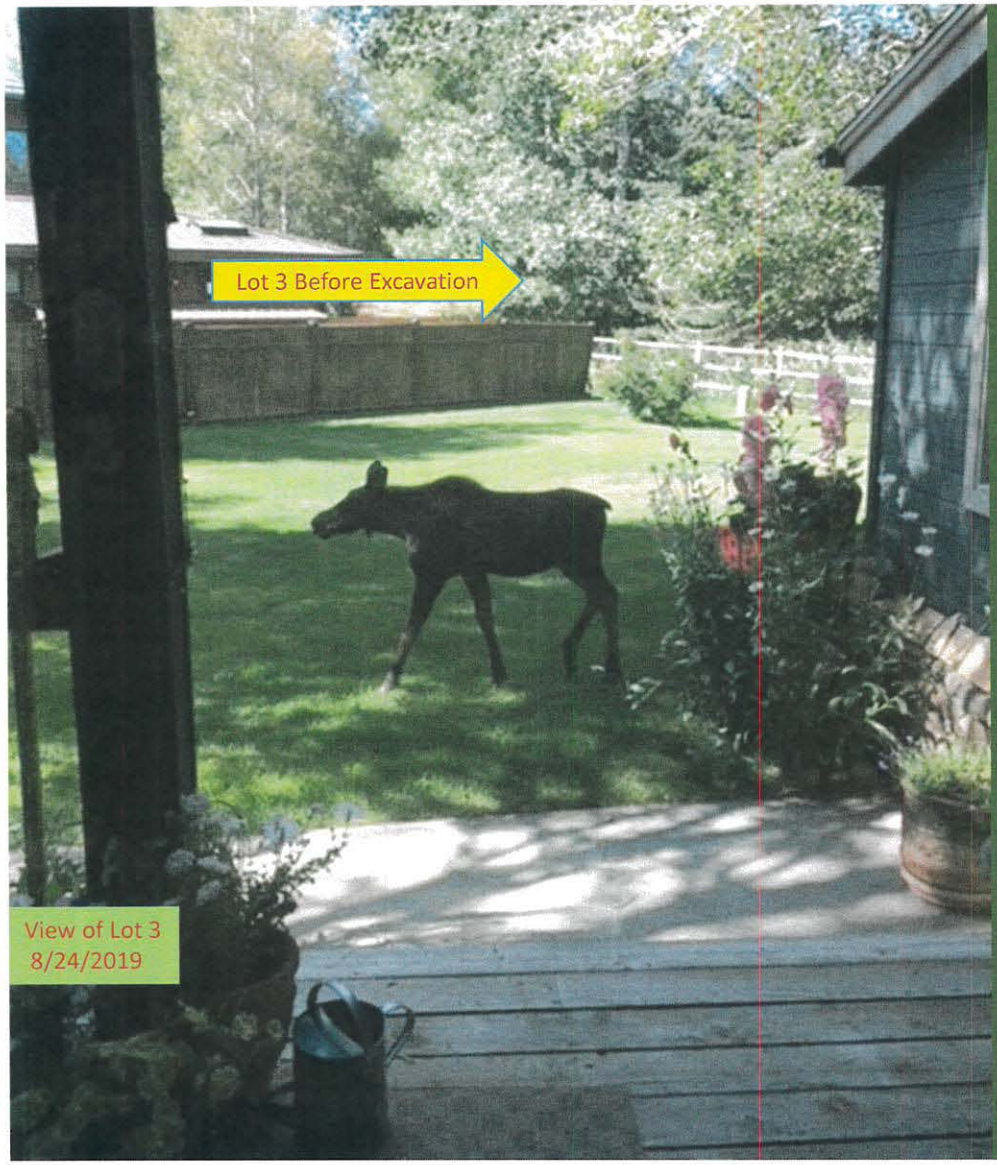


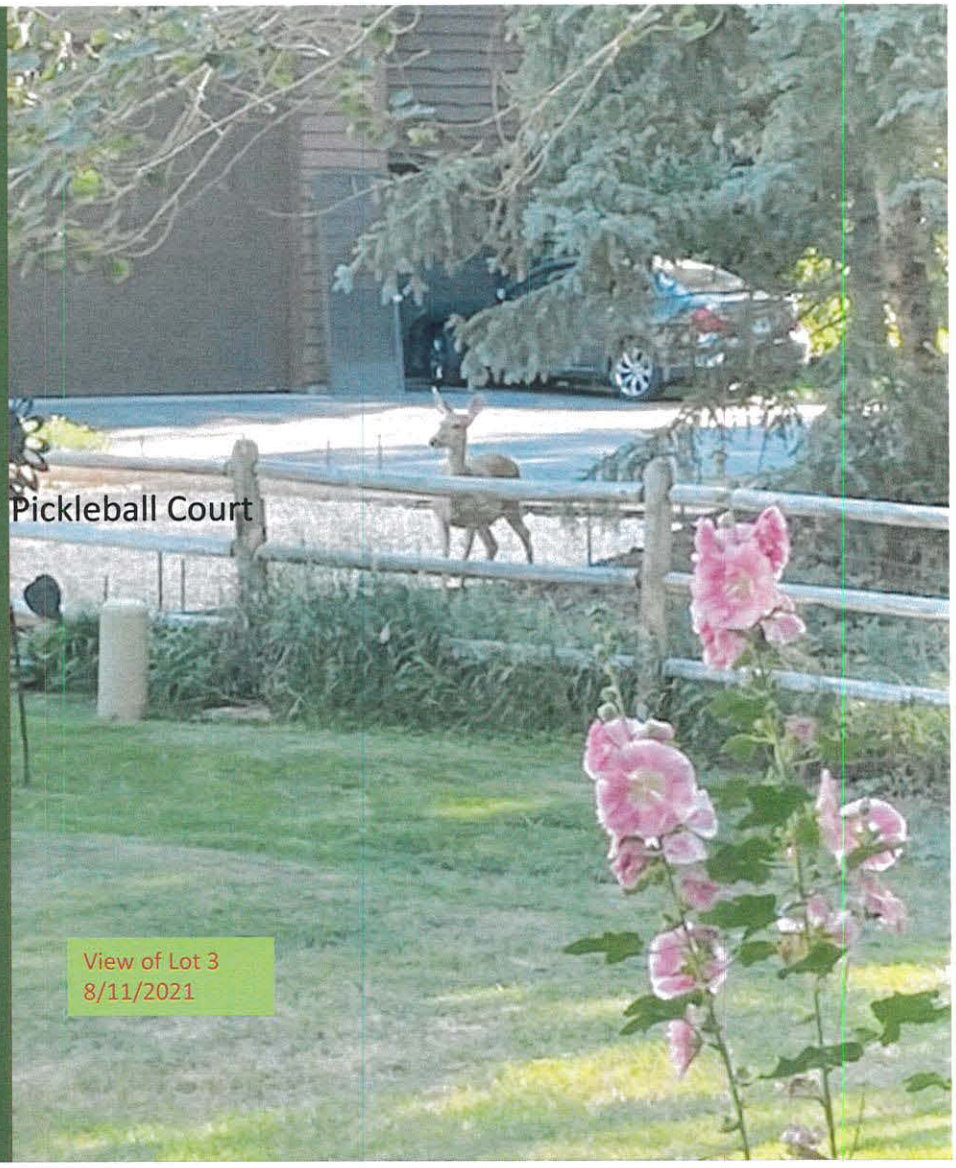
McLeod Creek Subdivision

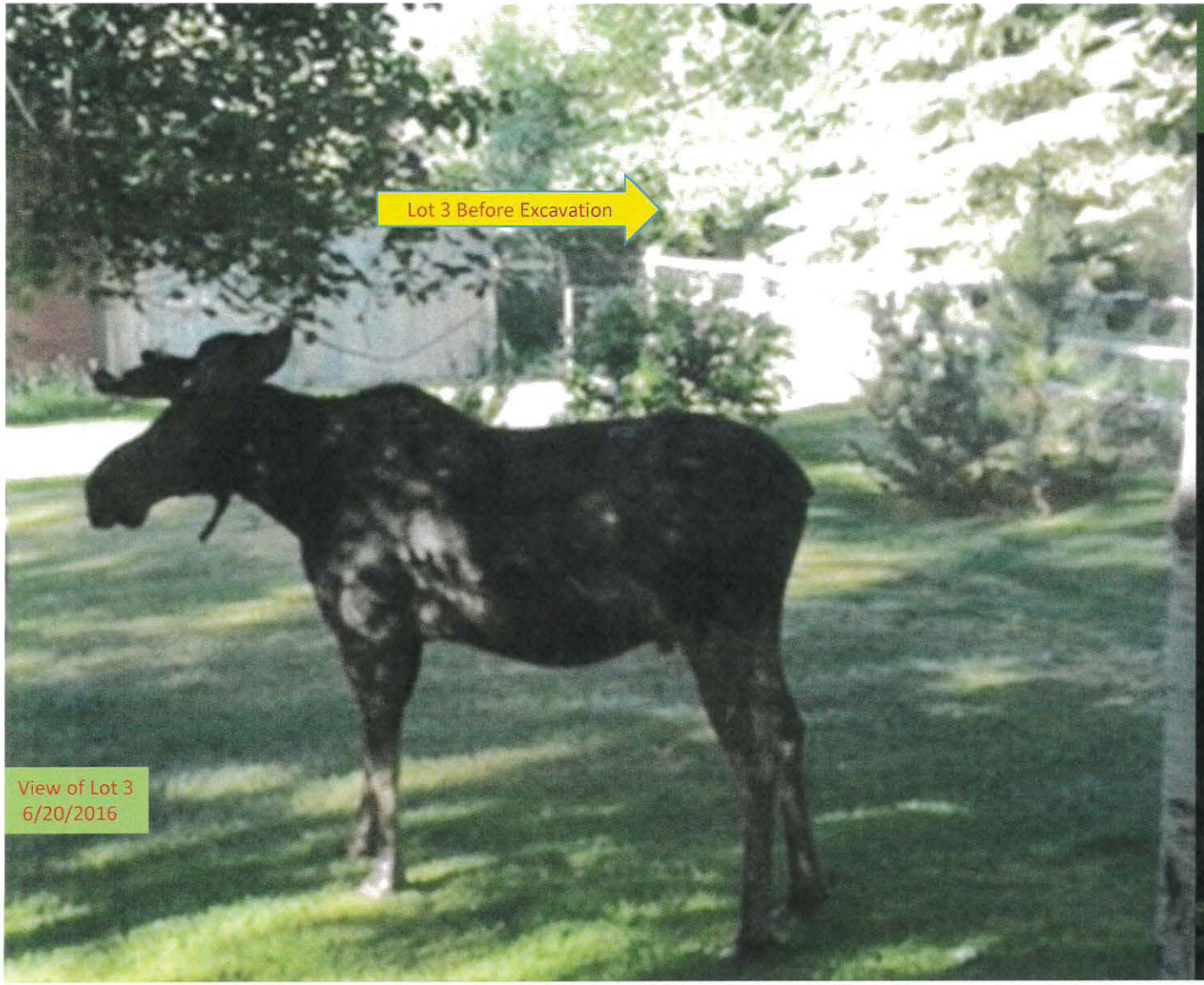
LIMITS OF DISTURBANCE

LOT	BUILDING AREA (sq. ft.)	BARN AREA (sq. ft.)	TOTAL (sq. ft.)
LOT 1	14,000	3600	17,600
LOT 2	14,000	3600	17,600
LOT 6	14,400	3600	18,000
LOT 7	14,400	3600	18,000
		TOTAL	71,200


15-2.21-8 Sensitive Land Regulations - Wildlife And Wildlife Habitat Protection
Surveyed "Wildlife Corridors" & Frequent Roaming Areas
400 ft.
Hackney Ct
Holiday Ranch Loop Rd
Lot 3
LODA
Lot 4
Meado
River Birch Ct
© 2021 Europa Technologies
© 2021 Google
Google


Lot 3 Before Excavation
View of Lot 3
8/24/2019

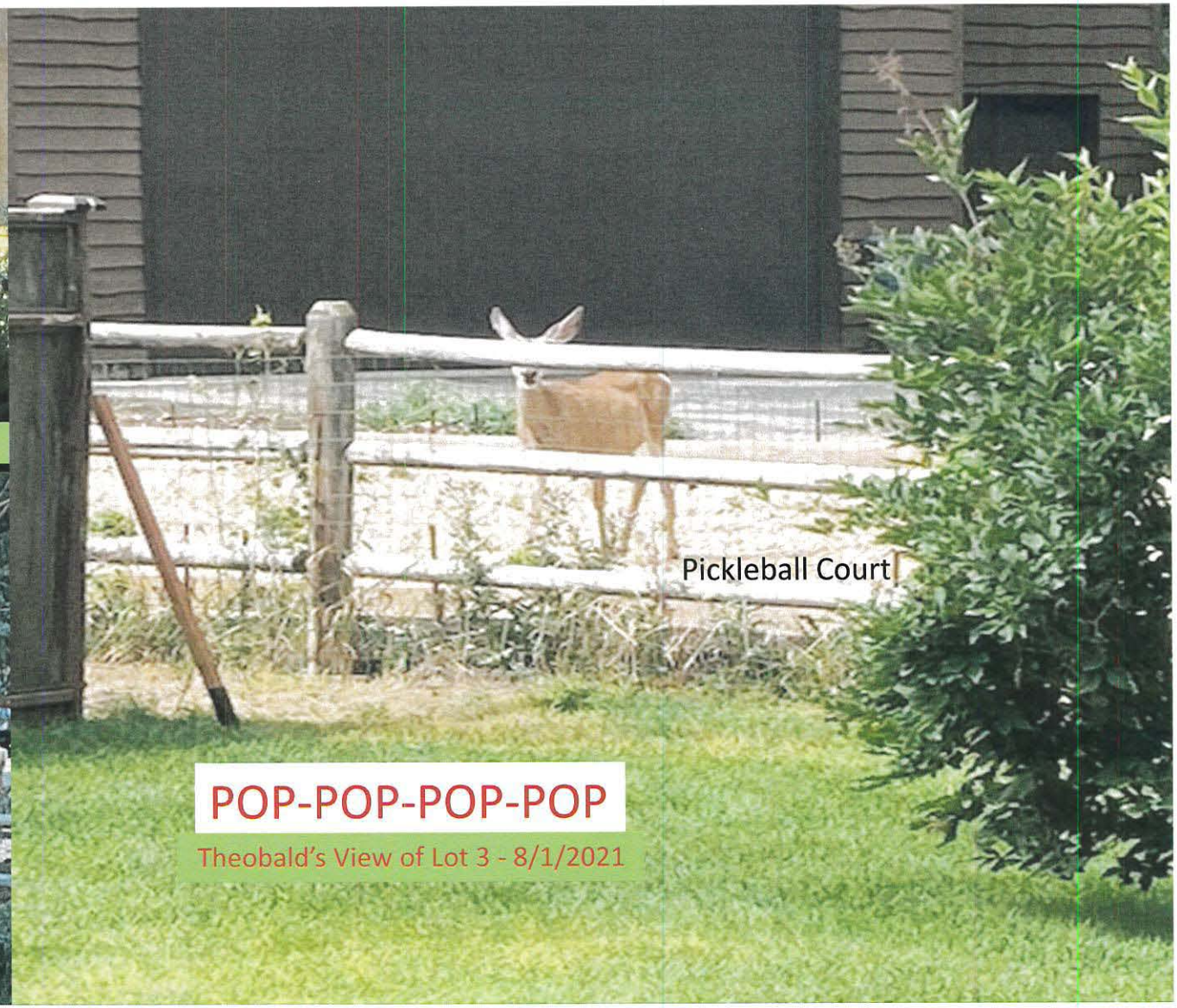

Pickleball Court
View of Lot 3
8/11/2021

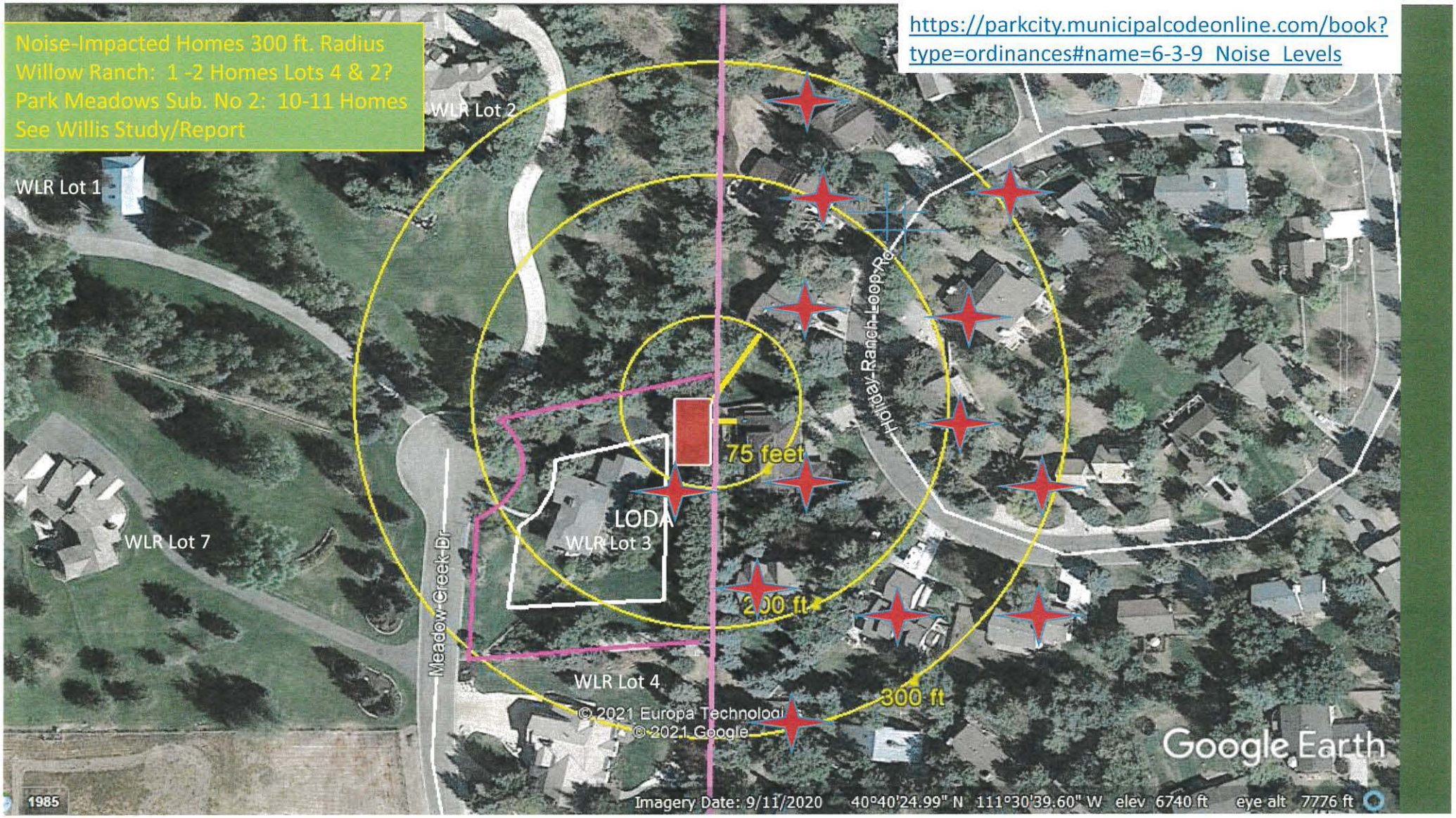

Lot 3 Before Excavation
View of Lot 3
6/20/2016


Lot 3 Before Excavation
View of Lot 3
8/24/2019


Two of four bucks
7/18/2021


Doe and 2 spotted fawns
Pickleball Court
View of Lot 3
8/11/2021


Pickleball Court
POP-POP-POP-POP
Theobald's View of Lot 3 - 8/1/2021

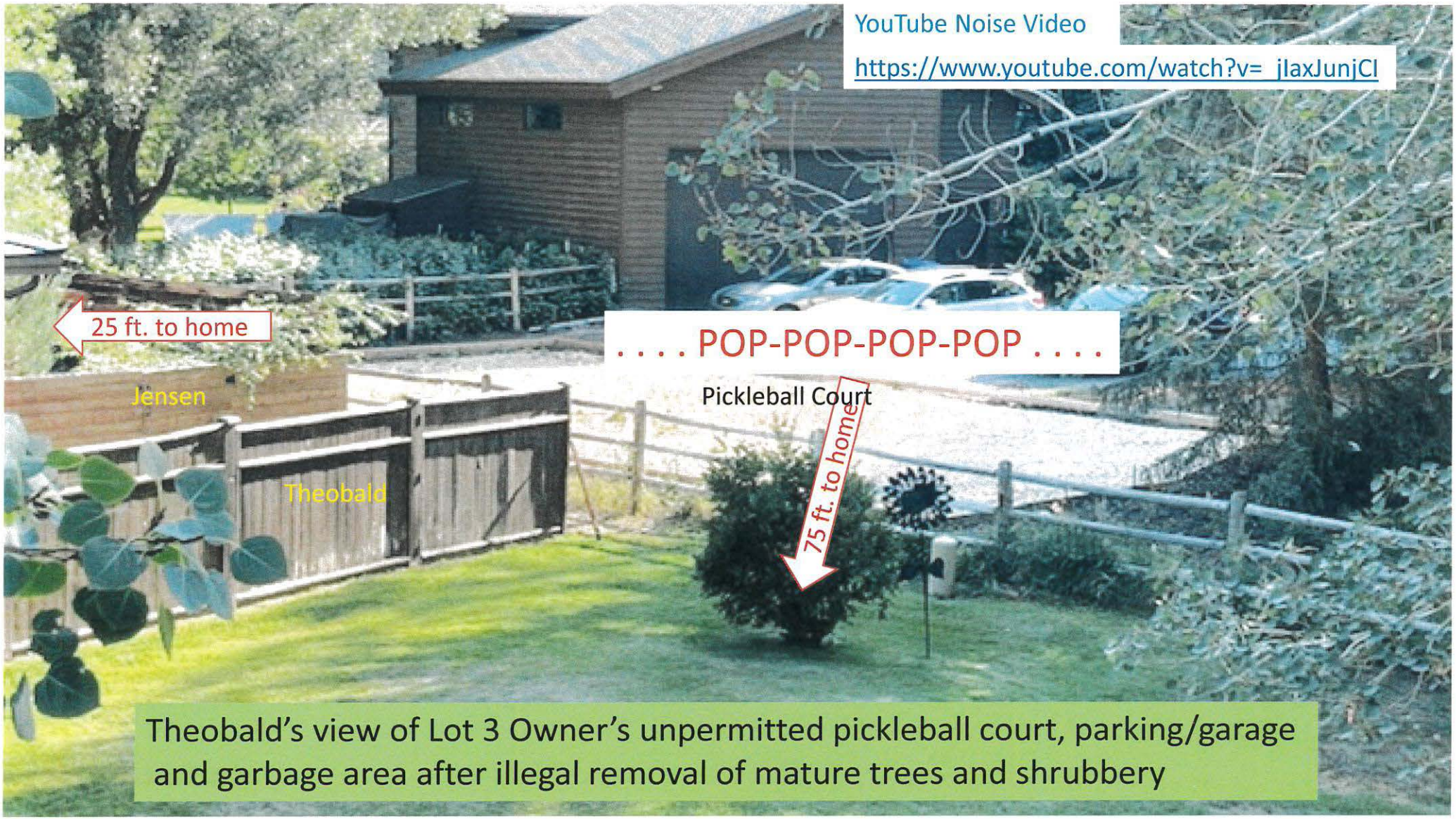

Noise-Impacted Homes 300 ft. Radius
Willow Ranch: 1 -2 Homes Lots 4 & 2?
Park Meadows Sub. No 2: 10-11 Homes
See Willis Study/Report
https://parkcity.municipalcodeonline.com/book?type=ordinances#name=6-3-9_Noise_Levels
WLR Lot 1
WLR Lot 2
WLR Lot 7
WLR Lot 3
WLR Lot 4
LODA
75 feet
200 ft
300 ft
Holiday Ranch Loop Rd
Meadow Creek Dr
© 2021 Europa Technologies
© 2021 Google
Google Earth
1985
Imagery Date: 9/11/2020 40°40'24.99" N 111°30'39.60" W elev 6740 ft eye alt 7776 ft

Willis Study and Report

Decibel levels exceeding limits imposed by local noise ordinances are regularly found in connection with pickleball play within 350 feet of homes. Noise abatement and mitigation measures should be adopted by developers and planning authorities for all courts located within this distance

Courts located within 75 feet of homes have been measured at decibel levels exceeding 80 dBA, which far exceed local noise ordinances, representing a high level of noise impact for the occupants of receiving properties. At this distance, courts will have a significant impact on quality of life for adjacent residents and will regularly produce noise complaints to facility operators and public officials. Experts have found that paddle impacts at this distance easily penetrate the interior of a home and prevent the quiet enjoyment of the residents' use of their living rooms, dining rooms, bedrooms, balconies, decks, patios, and other spaces used for dining, work, rest, sleep and other family activities requiring concentration, such as conversation and reading.

Accordingly, experts conclude that some potential backyard sites may simply be deemed so close to residences that noise concerns are impractical or impossible to abate or mitigate and construction at these sites should simply be prohibited.



Theobald's view of Lot 3 Owner's unpermitted pickleball court, parking/garage and garbage area after illegal removal of mature trees and shrubbery

Summary:

- Construction started without permit/bond – mid June
- Owner claimed: City permit **not** required – only need HOA approval
- City issued Stop Work Order - July 6
- Owner's 1st Application – rejected as incomplete
- Owner's 2nd Application - July 30 -- Denied August 18
- HOA Certificate of Approval not provided (GRAMA)

- City advised Owner to re-apply - Conditional Use Permit (CUP) - ???

Question: Is the Applicant entitled to a Conditional Use Permit?

Answer: NO

- The Court is not an Allowed Use. It is a Private Recreation Facility which is a Conditional Use
- Neither is it a permissible Conditional Use since it violates the setbacks which all improvements are subject to.

15-7.3-1 Conformance To Applicable Rules And Regulations
C. SELF-IMPOSED RESTRICTIONS.

In addition, in 1993, the City approved the developer's self-imposed restrictions, as illustrated on the recorded Subdivision Plat and defined in the recorded CC&Rs. Any Improvements outside the "Limits of Disturbance Area" requires a variance/Plat amendment due only to "hardship", with unanimous consent by the HOA Committee and City approval. The City Council is the only entity authorized to do so!

CITY ACTION ITEM

In mid-June, in preparation for a pickleball court, Owner removed **SIGNIFICANT VEGETATION** including stands of trees and shrubs, excavated and leveled more than 2,000 sq. ft. of earth, installed forms and gravel and was ready to pour concrete… all without a permit or bond.

Now, more than 10 weeks have passed while neighbors have been subjected to a noisy, dusty, weedy construction site with views of the bowels of Lot 3 Owner's home – parking, garage and garbage areas that were previously screened by trees and shrubbery.

The Owner's intentions to file for a CUP are uncertain. It is incumbent on the City to immediately demand a bond for restoration regardless of intentions…

And, set a deadline for Owner to submit Application or commence restoration!

Thank you for your attention... and action.

We are available for questions and further discussion.

Bob Theobald and Frode Jensen

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject:	Northstar Subdivision – Lot 1 Amended
Address:	1061 and 1063 Lowell Avenue
Application:	PL-21-04872
Author:	Makena Hawley, Planner II
Date:	September 22, 2021
Type of Item:	Administrative – Subdivision

Recommendations

Staff recommends the Planning Commission (1) review the requested Subdivision, (2) conduct a public hearing, and (3) consider forwarding a positive recommendation for City Council's consideration on October 28, 2021, subject to the Findings of Fact, Conclusions of Law, and Conditions of Approval outlined in the draft Ordinance (Exhibit A).

Description

Applicant:	Lowell Project, LLC Represented by Stacy Head and Hannah Tyler
Location:	1061 & 1063 Lowell Avenue Lot 1, Northstar Subdivision
Zoning:	Historic Residential (HR-1) District
Adjacent Land Uses:	Residential
Reason for Review:	Plat amendments require Planning Commission review and recommendation and City Council review and action

Acronyms

CC&Rs	Covenants, Conditions, & Restrictions
CUP	Conditional Use Permit
HR-1	Historic Residential 1
LMC	Land Management Code

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

Background

On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The Lot is 0.44 acres or 19,484 square feet in area. The proposed Plat Amendment creates two (2) Lots of record from Lot 1.

The property is Lot 1 of the 1977 Northstar Subdivision (Exhibit B). On July 19, 1977, the *Declaration of Protective Covenants for the Northstar Subdivision* was recorded (Exhibit L). Section 7.4 of the Declaration prohibits further re-subdivision of Northstar

Lots. Section 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”

The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District (Exhibit M). In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision (Exhibit O). In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County (Exhibit K).

At some point, a deed was recorded with Summit County to bifurcate the existing platted lot with a Duplex into two Parcels, NR-1 and NR-1-A (Exhibit C). However, while a proposal to raze the Duplex and subdivide Northstar Lot 1 into four Single-Family Lots was reviewed by the Planning Commission in 2017, (Staff Report, p. 291; Minutes, p. 73), the application was later withdrawn, and the subdivision of Northstar Subdivision Lot 1 has not been approved by Park City Municipal Corporation.

On December 19, 2008, the Northstar Subdivision recorded a *Notice of Noncompliance with Protective Covenants* against Lot 1 for violation of 7.4 of the Declaration, which prohibited further subdivision of a Northstar Lot (Exhibit H). However, the parties reached a settlement which resulted in the removal of Lot 1 from the Homeowner Association and Declaration of the Northstar Subdivision. On January 14, 2010, the Northstar Homeowners Association recorded a *Notice of Removal of Protective Covenants*, removing the Lot from the Northstar Homeowner Association (Exhibit J).

Existing on the Lot is a 15-foot non-exclusive Access easement for Lots 1, 2, and parts of Lot 3 of the Northstar Subdivision.

Analysis

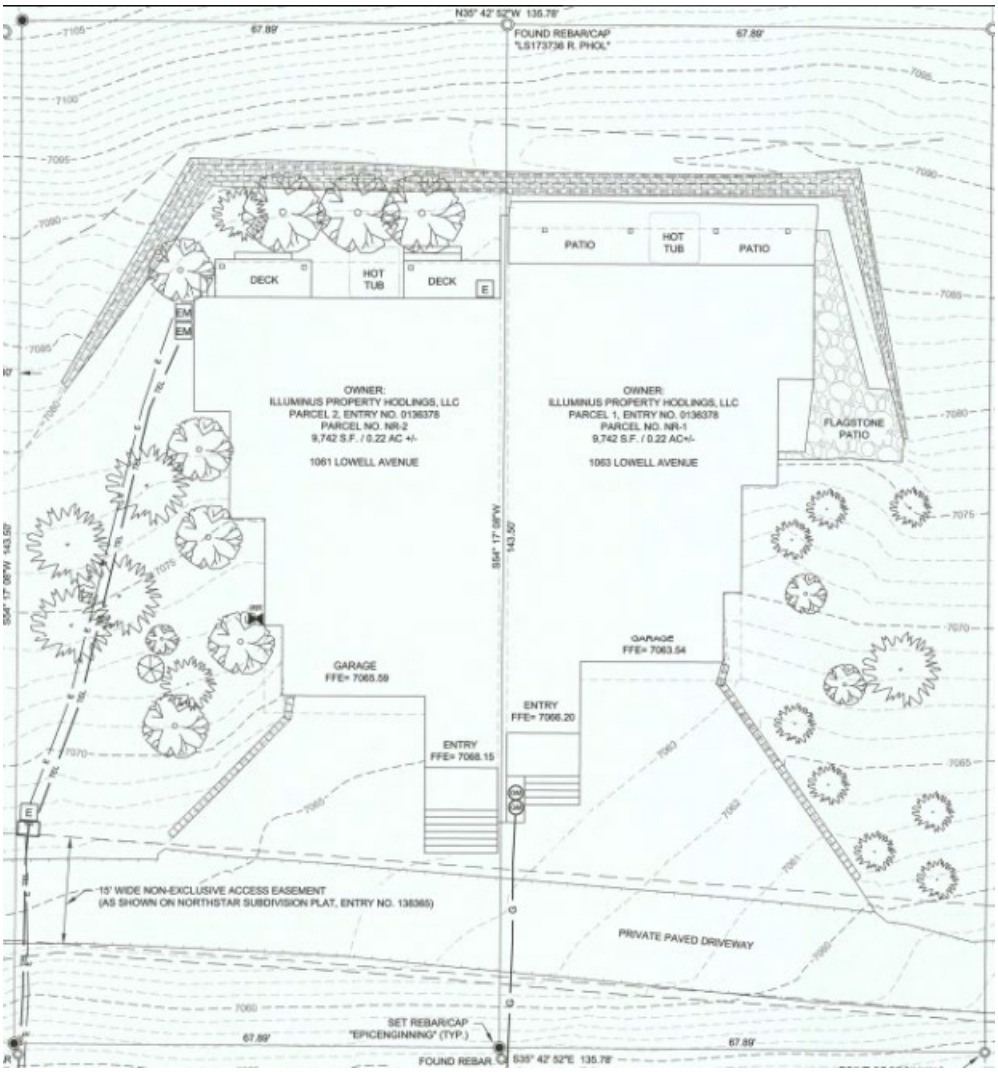
The Planning Commission holds a public hearing and makes a recommendation to City Council; the City Council reviews and takes action on Plat Amendments.

The proposed Northstar Subdivision – Lot 1 Amended complies with the purposes of the Historic Residential (HR-1) Zoning District.

The purpose of the Historic Residential HR-l District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Existing Conditions:



A Single-Family Dwelling is an Allowed Use in the HR-1 District and a Duplex is a Conditional Use (LMC § 15-2.2-2). The HR-1 regulations require a minimum Lot Area of 1,875 square feet for a Single-Family Dwelling and 3,750 square feet for a Duplex (LMC § 15-2.2-3). The proposed Lots 1a and 1b are 0.22 acres each or 9,742 square feet. Approval of the proposed Plat Amendment would validate separate ownership of the existing Duplex or would allow the property owner to raze the Duplex to construct two Single-Family Dwellings – one on each Lot, or to raze the Duplex and construct two Duplexes – one on each Lot.

Both lots are proposed to be 143.5 feet in length and 67.89 feet in width and meet LMC requirements outlined in Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking, outlined below.

A Single-Family Dwelling requires a minimum of two (2) parking spaces per Dwelling, and a Duplex requires two parking spaces per Dwelling Unit, for a total of four (4) parking spaces (LMC § 15-3-6(A)). For any new development, the Lots are subject to the Historic District Design Review and there is the possibility future development will require a Steep Slope Conditional Use Permit per LMC § 15-2.2-6, subject to Planning Commission review and approval.

If the two (2) lots are approved the properties are subject to the following criteria outlined in LMC § 15-2.2-3:

LMC Regulation	Requirements
Building Footprint	Per LMC § 15-2.2-3(E) Building Footprint Formula each lot would have a maximum footprint of 2818 sq. ft.
Front/Rear Yard Setbacks	15 feet minimum, 30 feet total.
Side Yard Setbacks	5 feet minimum, 18 feet total.
Building (Zone) Height	No Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.
Final Grade	Final Grade must be within four vertical feet (4') of Existing Grade around the periphery.
Lowest Finish Floor Plane to Highest Wall Top Plate	A Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].
Vertical Articulation	A ten foot (10') minimum horizontal step in the downhill façade is required […].
Roof Pitch	Roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

Good Cause

Good Cause is required for plat approval as stated in LMC § 15-7.1-3(B). 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 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 of Park City and furthering the health, safety, and welfare of the Park City community."

Good Cause can be found as new development would be held to HDDR standards thus encouraging construction of Historically compatible structures. The amendment would resolve the existing non-conforming use/structure and non-conforming deed line. Staff finds it keeps with preserving the character of the neighborhood.

The proposal to subdivide Lot 1 into two (2) Lots meets LMC Chapter 15-2.2 HR-1 requirements. New development must meet Historic District Design Review standards, thus encouraging construction of Historically compatible structures.

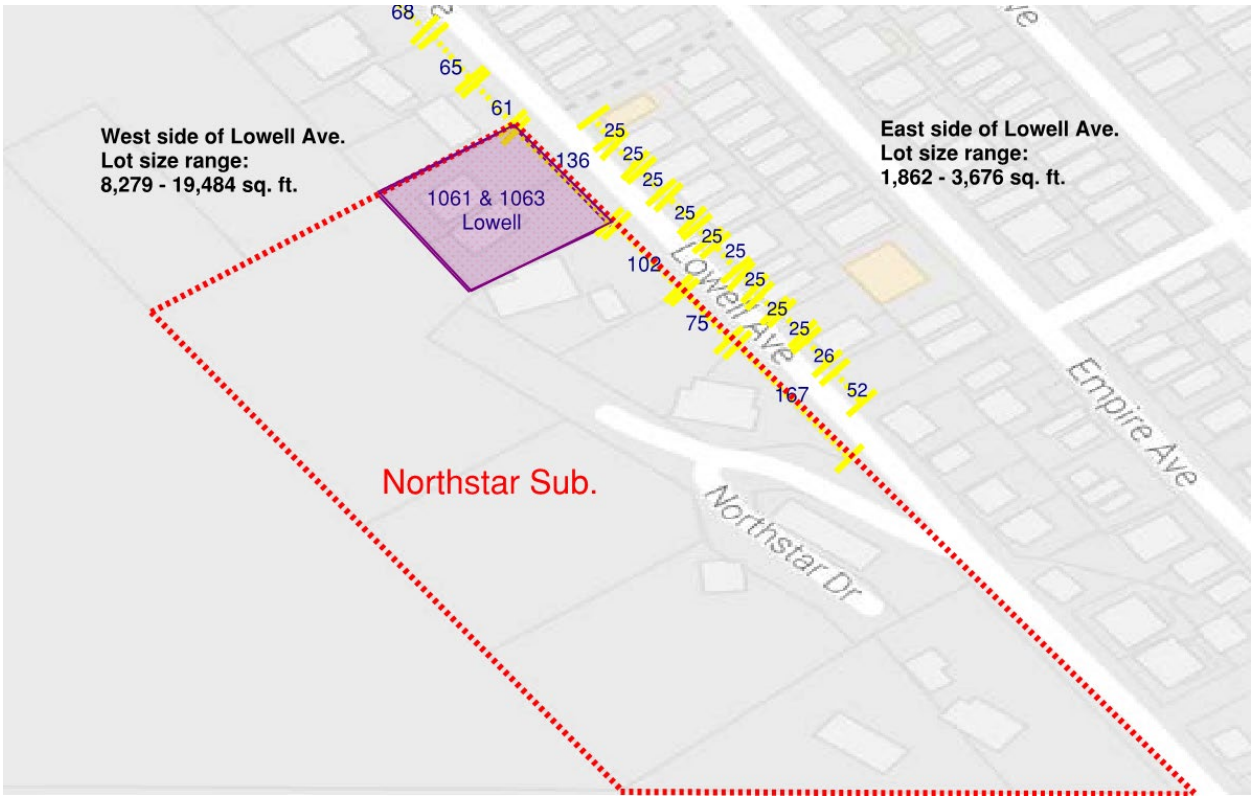
Character and Compatibility

The Northstar Subdivision was platted in 1977. It contains a total of 10 lots and is approx. 7 acres. The Northstar lots range from the smallest platted lot of 9,015 sq. ft. to the largest being 62,663 sq. ft.

Lot	Acres	Square feet
Lot 1	.44 acres	19,484 sq. ft.
Lot 2	.33 acres	1,4374.8 sq. ft.
Lot 3	.25 acres	1,0890 sq. ft.
Lot 4	.21 acres	9,147.6 sq. ft.
Lot 5	.20 acres	8,712 sq. ft.
Lot 6	.63 acres	27,442.8 sq. ft.
Lot 7	.68 acres	29,620.8 sq. ft.
Lot 8	1.03 acres	44,866 sq. ft.
Lot 9	.96 acres	41,817.6 sq. ft.
Lot 10	1.44 acres	62,726 sq. ft.

The west side of Lowell and the east side provide 2 different characters and compatibility factors. The west side of the street is uphill topography with an average width of the lots at approximately 153 feet while the east side of Lowell has downhill topography and an average width of 33 feet. The average lot on the west side is larger, with big Single-Family Dwellings, Duplexes, and natural vegetation. Across the street on the east side, smaller Single-Family Dwellings on smaller lots create a character of their own.

When reviewing the purpose statements of the HR-1 District, Staff finds that the plat proposal complies with several purpose statements, including to **"encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."** Staff finds that the two (2) smaller lots would be able to read more like the homes and lots north of their lot and on the east side of the street. Given purpose, statement D to **"encourage single family Development on combinations of 25' x 75' Historic Lots"** the proposed two (2) lots would maintain the compatibility that already exists on the east side of Lowell Avenue. These statements could almost correlate directly to the East side of Lowell (small lot sizes) and the West side of Lowell (larger lot sizes).



Above shows the Subdivision outlined in red, Lot 1 outlined in purple, and the blue numbers (with yellow ticks around them) reflect the approximate lot size width down the west and east sides of Lowell Ave. With the proposed new lot widths of 67.89 feet, the two (2) lots will not be out of character.

- In conclusion, the proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the HR-1 District. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and would create more consistent structures with the Historic District Design Guidelines as future development would be more compatible in width, size, and general massing.

Density

Duplexes were an Allowed Use in the 1980s when 1061 and 1063 Lowell Avenue were constructed on Northstar Lot 1 (Exhibit M). Presently, the LMC establishes a Duplex as a Conditional Use for Lots greater than 3,750 sq. ft. If the plat amendment is approved, the existing Duplex could be razed. Because each Lot will contain 9,742 square feet, the property owner of each Lot could pursue a Conditional Use Permit to build a Duplex on each Lot, doubling the total Units.

LMC § 15-2.2-3 establishes a Building Footprint for HR-1 Lots. Whether Single-Family Dwellings or Duplexes are constructed on the Lots, the Maximum Building Footprint for each Lot is 2,818 square feet. Condition of Approval #6 requires the final plat notes to state that “The Building Footprint for each Lot is 2,818 square feet.” Though it is

possible, with an approved CUP for the density to double the built environment will retain the same limitations.

Staff Recommends two Additional Condition of Approval

On June 10, 1977, Park City Municipal Corporation and the Northstar Subdivision developer entered into a *Release, Waiver, and Agreement of Proposed North Star Subdivision* (Exhibit N). The document outlines that property owners of Northstar Lots release, acquit, and forever discharge Park City Municipal from liability related to the streets of the Northstar Subdivision which are not sufficiently wide.

On January 25, 2010, the Northstar Homeowner Association and the owners of Lot 1 signed and recorded a *Release, Waiver, and Agreement*, Lot 1 from the Northstar Declaration (Exhibit I). Paragraph 5 states that the property owners of Lot 1 "agrees to use best efforts to obtain the agreement of Park City Municipal Corporation, which agreement shall be duly executed and recorded, to amend the above referenced 'Release, Waiver, and Agreement of Proposed Northstar Subdivision' to provide that the Association shall no longer have any such obligations." The parties intended that the Lot 1 owner(s) assume and bare all responsibilities and waivers of the agreement for the benefit of the City. Staff recommends Condition of Approval #4 to require the property owner to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

Additionally, due to the nature of the plat reconciling non-conformities, Staff recommends Condition of Approval # 5 stating that if one owner of the duplex intends to propose development, both lots would be required to tear down the duplex in conjunction.

Department Review

The Development Review Committee reviewed this application on May 25, 2021. No issues were raised.

Notice

On September 8, 2021, the property was posted, and notice was mailed to property owners within 300 feet. On September 4, 2021, legal notice was also published in the Park Record according to requirements of the Land Management Code.

Public Input

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

Alternatives

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

Exhibits

Exhibit A – Draft Ordinance No. 2021-XX and Proposed Northstar Subdivision – Lot 1 Amended
Exhibit B – Northstar Subdivision Plat
Exhibit C – Northstar Subdivision showing deed line
Exhibit D – Existing Conditions Survey
Exhibit E – Applicant's Written Description
Exhibit F – Panoramic Photographs
Exhibit G – Aerial Photographs
Exhibit H – Notice of Non-Compliance with Protective Covenants
Exhibit I – CC&R Release, Waiver, and Agreement
Exhibit J – Notice of Removal of Protective Covenants
Exhibit K - Recorded Party Wall Agreement
Exhibit L – 1977 Declaration of Protective Covenants for the Northstar Subdivision
Exhibit M – 1980s LMC Allowed Uses – HR-1 District
Exhibit O – 1983 Approved Building Permit for existing Duplex

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
SEPTEMBER 22, 2021

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

EXCUSED: Doug Thimm

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Senior City Planner; Alexandra Ananth, Senior City Planner; Browne Sebright, Planner II; Makena Hawley, Planner II; Mark Harrington, City Attorney

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1. ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m.

The following written determination was read:

> On May 19, 2021, the Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location. Planning Commission members will connect electronically.
>
> Public comments will be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. PUBLIC COMMUNICATIONS

No hands were raised on Zoom and no eComments were submitted.

Approved 10.13.2021

3. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken reported that the next PEG Meeting will be a Work Session and public comments will be taken at that time. There will also be a formal public hearing during the Regular Meeting on October 20, 2021. Chair Phillips explained that the Planning Commission previously set the timeline for the formal public hearing with the idea that the Findings of Fact discussions would be complete. However, the Commission had not yet completed those discussions.

Commissioner Suesser wondered what the difference was between a public hearing and public comment session. Chair Phillips explained that it is virtually the same, except that the public hearing would be noticed. Each Work Session allows public comments to be heard, time permitting, but a public hearing is a more formal process. Commissioner Suesser asked if the Commission was expected to vote on the PEG application following the public hearing. Chair Phillips denied this. Commissioner Suesser wanted to better understand the distinction between a public hearing and public comment session. City Attorney, Mark Harrington explained that a public hearing is noticed in a different way. It is a portion of the Regular Meeting that is specifically dedicated for public input at a designated time. It provides both published and additional written notice to the public. On the other hand, allowing for public comment during a Work Session is more of an informal process. It is allowed as time permits and is at the discretion of the Chair.

Commissioner Suesser asked if the comments during the public hearing will be limited to five minutes. Attorney Harrington explained that it is up to the Chair to manage the meeting based on participation. Chair Phillips stated that the five-minute cut-off is a general rule of thumb. In this circumstance, he would make sure that there was enough time for all those present at the Regular Meeting to share comments.

Chair Phillips reported that a timeline was laid out at the last Planning Commission Meeting. He noted that the Commissioners have a certain amount of say in how items are approached and suggested that at the next Planning Commission Meeting, the timeline be discussed as a Commission. Commissioner Suesser asked about the outline for the September 29, 2021, Planning Commission Meeting. Chair Phillips assumed that there would be a continuation of the previous PEG discussions. He also wanted there to be a discussion about the timeline. Director Milliken believed the Work Session would be focused on the issues raised at the previous PEG meeting. Chair Phillips hoped there could be discussions related to some of the language during the September 29, 2021, Planning Commission Meeting as well.

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4. CONTINUATIONS

A. 3805 Fox Tail Trail - Plat Amendment - The Applicant Proposes Creating One Lot from Parcel PCA-S-98-SEC-11 for a Single-Family Dwelling in the Estate Zoning District and One Parcel in the Recreation Open Space Zoning District. PL-21-04826. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips noted that there was a Staff Report related to the Plat Amendment application for 3805 Fox Tail Trail that included a request to continue the item until the October 13, 2021, Planning Commission Meeting. City Planner, Browne Sebright, stated that there were no additional staff comments beyond what was outlined in the report.

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

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Plat Amendment to the October 13, 2021, Planning Commission Meeting. Commissioner Van Dine seconded the motion.

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

B. 3805 Fox Tail Trail - Rezone - The Applicant Proposes Reallocating the Estate and Recreation Open Space Zoning for Parcel PCA-S-98-SEC-11 to Create an 8.84-Acre Area in the Estate Zoning District for the Construction of a Single-Family Dwelling Outside of the Ridge Line Area and a 23.89-Acre Area in the Recreation Open Space Area to be Dedicated to Park City Pursuant to a Conservation Easement. PL-21-04865. (A) Public Hearing; (B) Continuation to October 13, 2021.

Chair Phillips reported that there was a Staff Report related to the Rezone application for 3805 Fox Tail Trail. The report included a request to continue the item until the October 13, 2021, Planning Commission Meeting.

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

MOTION: Commissioner Suesser moved to continue the application for 3805 Fox Tail Trail – Rezone to the October 13, 2021, Planning Commission Meeting. Commissioner Kenworthy seconded the motion.

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

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C. 7 Perseverance Court - Plat Amendment - The Applicant Proposes Amending the Limits of Disturbance for Lot 8 of the Evergreen Subdivision in the Residential Development Zoning District. PL-21-04845. (A) Public Hearing; (B) Continuation to a Date Uncertain.

Chair Phillips reported that there was a Staff Report related to the Plat Amendment application for 7 Perseverance Court. Senior City Planner, Rebecca Ward, noted that the Staff Report included a request to continue the item to a date uncertain.

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

MOTION: Commissioner Suesser moved to continue the application for 7 Perseverance Court – Plat Amendment to a date uncertain. Commissioner Van Dine seconded the motion.

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

5. WORK SESSION

A. Deer Valley Snow Park Proposal - Work Session With A Focus On the Application's Site Design, Density, Building Height, and the Transportation and Mobility Hub. PL-21-04811.

Chair Phillips reported that the Work Session will focus on the Deer Valley Snow Park proposal and specifically look at the application site design, density, building height, and the transportation and mobility hub. Chair Phillips explained that he would be unable to speak for the next hour or so, but would be listening to the presentation. He asked Commissioner Suesser to run the meeting in the meantime and noted that he would return between 7:00 p.m. and 7:30 p.m.

Senior City Planner, Alexandra Ananth reported that there was an application to amend the Deer Valley Resort's Twelfth Amended and Restated Large Scale Master Planned Development Permit ("MPD Permit") with a New Thirteenth Amendment ("MPD") and a Conditional Use Permit ("CUP") for the proposed Snow Park Village parking structure, transit, and mobility hub, and overall site plan.

Phase 1 of the Snow Park Village Redevelopment will consist of the Snow Park parking lots and base area. Phase 2 would consist of the south parcel residential and hotel development. Phase 3 will consist of the north parcel residential and hotel development. Phase 2 and Phase 3 would be future applications. Planner Ananth reported that the next meeting on this item was scheduled to take place on October 27, 2021, and there would be discussions related to transportation, site circulation, and parking as well as utilities and construction mitigation.

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Planner Ananth shared an overview of the Staff Report. She reported that Phase 1 of the MPD was for the south parcel of the parking lot. Phase 1 mostly included the parking structure upon which Phase 2 would later be built. In addition to the parking structure, there was the transit and mobility hub. This was all located south of Doe Pass Road. Planner Ananth shared a map of the proposed parking structure. It was mostly built into the grade. The vertical development that was included in Phase 2 would be built on top of the garage. A floorplan of the garage was shared, which showed the various levels. It was a four-story structure and the mobility hub and drop-off area were located against Doe Pass Road.

Staff noted at the last Planning Commission Meeting that an overall phasing plan should be submitted because much of the structures in Phase 2 would wrap a portion of the parking garage and change the way the structure looked. However, it was not known when Phase 2 would begin and how long it will take to complete. Staff asked for additional details from the applicant. Since this was a CUP application, more detailed information on landscaping, lighting, and snow storage for Phase 1 also needed to be submitted. Planner Ananth reported that the applicant submitted some updated elevations. She noted that the garage was mostly built into the grade. Floor Plans were shared to provide a better understanding of how the structure would be wrapped by those future buildings.

Exhibits 1 and 2 of the MPD identified the permitted density for the Snow Park Village as 209.75 Residential Unit Equivalents and 21,890 square feet of General Commercial Density. No Unit Equivalents or Density would be being used for Phase 1 as this would come in during future phases. For instance, Phase 2, the south parcel development, was expected to utilize 135.96 Residential Unit Equivalents and all of the Commercial Unit Equivalents. Phase 3, the north parcel, was expected to utilize the remaining 73.79 Unit Equivalents. The applicant was not proposing to exceed the maximum allowed density that was set out in the MPD. Planner Ananth shared a density chart to highlight some of the proposed developments. It included the parking structure and some residential, including a hotel and an event space as well as some commercial space.

Commissioner Suesser asked about the original MPD. Planner Ananth reported that there was no original MPD. There was the Twelfth Amended and Restated Large Scale MPD Permit, which only allocated density and governed the overall building heights allowed on the site. It did not address parking above or below. Commissioner Suesser wondered if there was rationale for not including any above-ground parking structures within the density allocated for the site. Planner Ananth stated that it came down to how the Land Management Code was written. She believed that parking structures do not count toward density, whether they are above or below grade. This would be clarified in the next Staff Report.

Planner Ananth reported that the Total Support Commercial proposed for the project was based on the residential development for the entire village and included the future Phase 3. The applicant requested taking the Total Support Commercial that they would be allowed in

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Phase 3 and building that in Phase 2. That was an issue that the Planning Commission would have to carefully consider and review when it was time to discuss the overall phasing plan for the project.

Building height was overviewed. Planner Ananth stated that Exhibit 1 of the MPD identified the allowed building height for the Snow Park Village as 28 to 45 feet. Although the Phase 1 parking garage was generally built into the existing grade, Phases 2 and 3 would be limited to those maximum building heights. The Planning Director issued a grade determination to identify the existing natural grade prior to any construction activity. This would clarify the allowed maximum building height on the Snow Park parcels. The applicant submitted maximum building heights based on this interpolated grade. Planner Ananth explained that the applicant submitted 1955 and 2007 topography lines so the Planning Department was able to determine the original natural grade from which the building height would be measured. It would be 45 feet from the original natural grade, which was similar to the existing grade. The difference between the original natural grade and the existing grade was seven to eight feet. It was not overly significant and the full details would be in the next Staff Report.

Planner Ananth discussed the transit and mobility hub. It would consist of a transit station for the buses as well as a rideshare zone for pick-up and drop-off. Staff requested additional information on the transit and mobility hub from the applicant. For instance, how ADA access will work as well as a geometric plan to illustrate that the turning radius was sufficient for any buses that would be using the area. The applicant would address those concerns in the future.

Commissioner Suesser noted that Page 1 of the Staff Report stated that the applicant should explore maintaining the loop road for emergency vehicles. Planner Ananth explained that currently, visitors can drive around the parking lots. The applicant proposed changes to the site circulation where the loop would be closed. However, this could create issues for emergency vehicle response time. The applicant met with the Fire Department and they were now working on a scenario where emergency response vehicles would have the ability to use the loop in an emergency. That was not included in the current plans but the applicant was looking into maintaining the loop for emergency vehicle access.

Commissioner Suesser wondered if the applicant could walk the Planning Commission through the current circulation plans. She felt it would be helpful if the public understood why this particular circulation plan was being proposed as there had been comments related to increased traffic on Deer Valley Drive East. Planner Ananth stated that the applicant could address that topic at a high level during the current meeting, but the next Deer Valley Snow Park meeting in October 2021 would be focused entirely on transportation and site circulation.

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Peter Pillman and David Nicholas from IBI Group were introduced. Mr. Pillman explained that the presentation would address some of the comments from past Planning Commission Meetings as well as comments made in the Staff Reports. During the current meeting, several topics would be addressed, including analyzing whether the entrance to parking level P1 would create congestion and how that could conflict with public transportation. He would also overview elevations for the parking garage as well as share details about the transit and mobility hub and the community event center.

Rendered building elevations and proposed exterior finishes were discussed. Mr. Pillman reported that a lot of the parking structure was buried below grade and a lot was also covered by future buildings. There were 17,626 square feet of building surface. Of that number 12,815 square feet were covered by a future building, which left them with 4,811 square feet or 27% of the garage elevation that would not be covered by a future building. Mr. Pillman stated that the materials proposed were high architectural materials and finishes that were consistent with Park City and Deer Valley. He shared some sample images. What was proposed was board-formed concrete, wood siding, and a blackened metal that would be used for accents and door trims.

Mr. Pillman further discussed the elevation of the parking garage. On the south piece, there was very little of the garage that would be viewed from the top, because that was where the grades were the highest. He discussed the west elevation and stated that it was high on one side, but a lot of the area was below grade. Mr. Pillman discussed the east elevation and stated that most of the garage was below grade, but the grade started to fall off as Deer Valley Drive East sloped downhill. The garage would become exposed in that area and the parking entrances would be seen. He pointed out that the section of the wall next to P4 was an area where future buildings would provide cover. Wherever there were exposed materials, the proposal was to use board-formed concrete and high architectural finishes. The intention was to coordinate the design with the buildings in later phases to ensure that there was a complimentary style and the buildings looked like they had been designed as a singular piece.

Commissioner Suesser asked about the service vehicle entrances. Mr. Pillman shared a plan that outlined the proposed locations for loading docks and service vehicle entrances. They were dispersed throughout the site and were located where it was more appropriate for the uses. For instance, the service entrance that came in off of Deer Valley Drive West was proposed to be the loading dock and service entrance for the hotel and condominium building. It would also provide access to the event center. He noted that all of the loading docks were proposed to be enclosed within the garages and they would not be visible to visitors. The doors would be closed unless they needed to be opened to provide access.

Mr. Pillman overviewed the other proposed loading docks. On the east side, there will be one that provides service to the back of home uses and there was also the existing service area at Snow Park Lodge that would remain for the lodge and venue loading. Mr. Pillman

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explained that the idea was to disperse the loading docks and place them in appropriate locations where their uses made the most sense.

The transit and mobility hub was discussed. Mr. Pillman reported that it has six bus bays for the buses to pull into. He shared a plan that illustrated the transit and mobility hub building itself. It would act as a welcome center and have public restrooms, day lockers, transit information and skier information. In addition, there could potentially be a ski valet, changing rooms, a bicycle share station, and bicycle parking.

Mr. Pillman noted that rideshare staging in the zone was shown on the right side of Doe Pass Road. It was intended to be the waiting zone, where rideshares will wait before they are called to pick up a passenger. Drop-off for rideshares would be on the other side of the road as well as at the hotel entries. Commissioner Suesser asked about the extent of the rideshare area. Mr. Nicholas reported that there would be 12 parallel parking spaces along the north side of Doe Pass Road to accommodate that need.

Mr. Pillman made note of an earlier comment from Planner Ananth related to ADA compliance. The transit and mobility hub would be designed as an ADA compliant facility and there would be access to elevators to reach the different levels. The next step was to have a meeting with the City and various transit groups about their desires for the use and function of the transit and mobility hub. Planner Ananth noted that the Planning Department could organize that type of meeting.

Commissioner Van Dine asked about the current Deer Valley shuttle drop-offs. Mr. Pillman explained that the transit and mobility hub could accommodate shuttles but there was also room for a shuttle drop-off at the existing Snow Park Lodge. There were multiple locations where the shuttles could drop off visitors. The arrival and departure of shuttles would need to be managed as part of the Traffic Management Plan.

Commissioner Suesser noted that the expectation was that with paid parking, more visitors would take buses. This would likely lead to more shuttles and rideshare services being used. She wondered whether the plans accommodated this increase. Mr. Pillman believed there was a solid framework in place and there were several zones that could be utilized in different ways to solve any transportation issues. For example, there were drop-off areas in front of the hotels, the transit and mobility hub, and a roundabout drop-off area at Snow Park Lodge. There were many different ways to solve potential problems as the process moved forward.

Mr. Pillman reported that there had been a request to look at the geometry of the transit and mobility hub. He shared exhibits to illustrate the geometry for 40-foot buses, which were the existing lengths for Park City and High Valley Transit buses as well as 60-foot articulated buses. The 40-foot bus could come down from Doe Pass Road, enter the transit loop, pull into any of the bus bay zones, and then continue out onto Deer Valley Drive East. The

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geometry supported all of the buses and the various turning movements. Commissioner Suesser noted that it did not appear the articulated buses could move out onto Deer Valley Drive. Mr. Pillman explained that this was not anticipated. An articulated bus would come in on the transit priority road and leave via the transit priority road. Commissioner Suesser wondered if it could do the circulated loop. Mr. Pillman explained that he could speak to the civil engineer and ask him to look at that scenario as well. Michael Demkowicz from Alliance Engineering explained that the primary transit route was Deer Valley Drive West. An auto-turn exhibit had not been provided for Deer Valley Drive East as a result. However, that exhibit could be prepared ahead of the next Planning Commission Meeting.

The event center was discussed. Mr. Pillman stated that the concept included 20,000 square feet of event space. They viewed this as flexible space that could have either a large room or be subdivided into multiple rooms and used for various sized events. The 20,000 square feet would use 20 Equivalent Units. Approximately 8,000 square feet was planned for pre-function space and then there were 10,000 square feet of back of house space. There would also be a service dock and service corridor along the back of the event center. Mr. Pillman reported that there was a planned deck, which would provide cover for the transit and mobility hub. Commissioner Suesser asked whether there would be additional event space on that deck. Mr. Pillman believed it could be used to hold outdoor events. He shared a concept image with the Commission.

Mr. Nicholas outlined the Active Transportation Plan. The pedestrian connectivity and Active Transportation Plan had been shared with the Planning Commission previously, but some additions had been made. The plan showed trail connectivity to the existing trails in the local vicinity as well as the mountain trails, regional trail system, and the multi-purpose pathways around the Deer Valley Drive loop. To maintain that loop, on-street bicycle lanes had been added. There were also proposed shared bicycle lanes from the Doe Pass Road/Deer Valley Drive intersection. The combination of 8-10-foot multi-purpose pathways surrounding the village, the connection to the existing trail network, and the on-street bikeways would provide a significant amount of connectivity. It would also provide opportunities for recreation and active users throughout the area. Mr. Nicholas explained that there were a number of bicycle share and bicycle station locations proposed throughout the area.

Mr. Pillman made note of an earlier comment from Planner Ananth about maintaining the loop for emergency vehicles. He stated that one of the prime goals was to create a pedestrian-friendly environment and separate the conflicts between pedestrians and vehicles. That was the reason for the elevated plaza deck, which acted as a pedestrian environment. Mr. Pillman reported that there had been discussions with the Fire Department and there was a desire to maintain connectivity through the site for fire trucks and emergency vehicles to drive through as needed. The intention was to continue to develop this concept and share more detailed plans in the future.

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Commissioner Suesser had a question about the proposed circulation plan. She wondered if passenger vehicles, which are the most common vehicles driving up and down Deer Valley Drive, will be able to go around the loop rather than doubling the number of passenger vehicles on Deer Valley Drive East. She felt that Deer Valley Drive West might be underutilized in the proposed circulation plan. Mr. Pillman noted that the intention was to make this a transit first plan. As a result, they did not necessarily want to reward private vehicles and make it preferable to use transit. Having the traffic pattern move along Deer Valley Drive East would also allow there to be right turns into all of the garages. Signage would be used to direct visitors.

Mr. Pillman stated that the current drop-off area is a reflection of the fact that it was a long-distance between the parking lots and the resort. If the project was executed well, the majority of visitors would not need to use the drop-off areas. Steven Issowits, Vice-President of Real Estate and Resort Planning for Deer Valley Resort, supported the comments made by Mr. Pillman. He believed they would be able to design a thoughtful, well-lit, and spacious garage that was efficient and would create a positive arrival experience. The intention was to find a way to make it an easier transition from vehicles to the resort itself. He stated that the goal was to improve that interface so there would be much less of a need for a drop-off area. Mr. Pillman believed that a lot of the issues, such as traffic and gridlock, would be improved. At the last Planning Commission Meeting, there was a presentation by Fehr & Peers and they stated that the level of service on the roads during heavy times could be dramatically improved through this type of circulation plan. The whole area would move better and have higher levels of service, even with all of the development taking place.

The parking levels were outlined. Mr. Pillman shared an exhibit that illustrated the four different parking levels. P1 has 406 parking stalls and will have a 50/50 split between parking for the condominium and hotel and the ski area parking. It would be last use parking with limited access to control and mitigate conflicts with transit. Mr. Pillman explained that P1 could be closed off for public access until off-peak times to prevent any conflicts with transit vehicles. P2 would be accessed from Deer Valley Drive East and has 368 day skier parking spaces available. There would be a second entrance on Doe Pass Road, which allows them to let traffic in and out as needed. Mr. Pillman believed this would add more flexibility.

P3 was primarily for day skier parking and a small component would be utilized for condominium parking. The level also had a second access point. Mr. Pillman reported that there had been meetings with the Deer Valley Ski School to discuss how the program functions and to understand their short-term parking needs. Part of the floor would be used for that purpose as well. P3 would have primary access off of Deer Valley Drive East. The last floor, P4, was the smallest and will connect to the existing Deer Valley tunnel. There was an opportunity for visitors to walk through the tunnel and come into the existing Snow Park Lodge building. He explained that P4 was seen as more short-term parking, where

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drop-offs could take place, but this floor could also be a short-term valet hold as well. There were only 131 parking stalls on this level.

Commissioner Suesser asked if someone would need to enter the garage to access the tunnel, which Mr. Pillman confirmed. She wondered if the tunnel would be accessible from the turnaround. Mr. Pillman clarified that the turnaround was at the plaza deck, so a visitor would walk from the turnaround onto the deck and either go into Snow Park Lodge on the left or into the plaza on the right. Commissioner Suesser was pleased to hear that the tunnel was staying.

The drop-off area was discussed. Mr. Pillman believed there had been some discussions related to this item during the last Planning Commission Meeting. There was a section contemplated to be a valet zone, a section contemplated to be a 10-minute drop-off zone, and a section contemplated to be a rolling drop-off zone. There was also a center area where a tour bus could be parked and waiting for passengers. Mr. Demkowicz had done radius studies to show that buses can do the drop-offs as needed. If there was no bus present, that area could be used as a bypass so visitors could cut through if needed. There was a lot of flexibility as it related to the utilization of the drop-off zone. Mr. Nicholas reported that they had also started to look at strategic locations for resort identification, monument signs, directional signs, and informational signs. He shared an exhibit that outlined some of the possible locations.

Commissioner Kenworthy asked about the ski locker areas. Mr. Issowits reported that they were still trying to determine the exact locations. Mr. Pillman stated that they would likely place lockers in areas where visitors may be waiting or queuing as well as above the transit and mobility hub. He reassured Commissioners that the ski lockers would be in the right spots and that there would be above adequate numbers to ensure that the resort experience was exceptional.

Commissioner Hall asked about the idea of a gondola eventually replacing one of the two current lifts. She wondered if it would be feasible or desirable to have it start lower to facilitate easier transportation. Mr. Pillman shared example images with the Planning Commission and stated that the proposal was to look at pulling Carpenter Express down a bit further and then moving Silver Lake Express down much further into the village. The idea was that this would lengthen the ski village.

Mr. Pillman discussed gondolas and stated that a gondola would provide an alternative transit method up to Silver Lake so people that wanted to go from Snow Park to Silver Lake could do so on a gondola instead of having to use a vehicle. There had been studies to examine pulling the gondola further down into the village but there were some significant issues with that concept. For instance, the amount of structural support needed would be disruptive to parking and would impact the number of stalls. It would also create zones where visitors could not walk or ski because of the chair lifts or gondola cars passing

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overhead. This would interrupt the pedestrian flow. Through studies and discussions, the proposed location was determined to be the most suitable. It would not impact the parking efficiency and the layout would allow for better pedestrian flow through the village. Commissioner Suesser believed a gondola was an appealing option and could act as an alternate transportation method.

Commissioner Suesser made note of the highlighted issues in the Staff Report. She agreed that an overall phasing plan should be submitted. Additionally, a Preliminary Lighting and Landscaping Plan, as well as a plan for snow storage areas, service, and delivery, should be submitted as part of the MPD. Commissioner Suesser felt there needed to be further discussions about allocating the Support Commercial from the north parcel to the south parcel. She wanted to better understand the rationale for adding Support Commercial to Phase 2 of the project.

The applicant's legal counsel, Wade Budge, explained that there would be Support Commercial where it would be best utilized. Throughout the MPD process, they would make sure that the City feels secure that there would not be an overallocation of Support Commercial. Mr. Budge reported that he had some preliminary discussions with Staff about how to do that. He noted that the north parcel was a key part of the project and they wanted to make sure it was very clear in the MPD that the Support Commercial was being allocated to support the entire project. It would be integrated and operated as a whole and would be located where it would best be able to function. Commissioner Suesser wondered how much Support Commercial would be transferred from the north parcel to the south parcel. Mr. Budge did not view it as a transfer because it was one project with different phases. He offered to share a breakdown of the numbers with the Commission at the next meeting.

Commissioner Kenworthy wanted to see 3D renderings that included the surrounding buildings to better understand the scale of the development. He asked for those to be provided at the next meeting, if possible. Commissioner Kenworthy also had a question for Planner Ananth. He wondered whether it would be possible to share a list with Commissioners that outlined any Phase 1 variances. Planner Ananth stated that the only exceptions the applicant was asking for from the Land Management Code related to the shared parking waiver for some of the commercial and residential uses.

Planner Ananth asked that the circulation map be shared. She wanted to know how the circulation would work for the dead end. Mr. Pillman stated that the road would be closed, except for access to the residential development. It would essentially become a private driveway for those residents. Planner Ananth asked whether there was a plan to restrict drop-off parking on Deer Valley Road West in front of the hotel and residential areas. Mr. Nicholas explained that in the site plan, there was a gate proposed. This would allow visitors to use the hotel drop-off circle, but prevent them from continuing further south. The gate could be accessed by anyone that needed to access their unit, Park City personnel,

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emergency service vehicles, and Deer Valley employees and personnel. However, the general public would be prevented from using the western road dead end as a drop-off area.

Commissioner Suesser asked how things would work at the Y intersection. Mr. Pillman noted that this would be discussed at the next Planning Commission Meeting. Mr. Nicholas stated that signage would be the primary way to control traffic through the Y intersection. The intention was to reconfigure the intersection to promote day skier use around the east side of the site.

Mr. Nicholas reported that there would be a center lane up Deer Valley Drive East. In busy times, if there was a backup into the P2 entry or the P3 entry, the middle lane could serve as a temporary way for visitors to avoid some of that back up and reach the drop-off areas or some of the higher entries to the parking garage. The design was intended to encourage visitors to enter the parking garages sooner. Encouraging visitors to come in from the east side would cause a significant number of vehicles to pull directly into the parking garages.

Discussions were had about the entry into the parking garage. Mr. Nicholas explained that there could be three lanes in the morning when the majority of visitors are entering the project area. There would be two lanes to enter the parking garage and a middle driveway lane. In the afternoon hours, that middle lane could be an exit lane as well to promote efficiency in leaving the parking garage. Mr. Pillman stated that there should not be a queue at the parking entrance because visitors will either pay on their way out or it would be tied to their ski pass. This meant there would be very little impact on the traffic on Deer Valley Drive East.

The civil construction plans were shown to further illustrate the entry driveway into the parking garage. Mr. Pillman explained that the approach into the garage was the same approach that is on Deer Valley Drive East. There were three lanes, which included a flex lane in the center. Mr. Demkowicz stated that the middle lane would not have directional arrows as it would be best utilized as a dual-purpose lane. Chair Phillips felt it was important to have flexibility with the middle lane. This would create room to allow cars to pass, which was critical to prevent traffic backups.

Mr. Issowits stated that the parking garage would be best compared to the current operations. There was one lane going in each direction and separate entries into each of the parking areas. As one lot filled up and it was time to move on to the next one, staff was available to direct and control the traffic flow. What was proposed was similar in the fact that there would be signage to let visitors know where parking spaces were available and there would be staff there to help control traffic. It should work similarly, but the new design would increase overall efficiency.

Commissioner Van Dine asked for clarification about the three lanes going into the parking garages. She wondered if there were one or two flex lanes. Similarly, she wondered if there

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was a flex lane on Deer Valley Drive East. Mr. Demkowicz reported that the driveway entrance would have one middle flex lane. There would be a dedicated entrance lane, a dedicated exit lane, and then a middle lane between the two to act as a flex lane. Deer Valley Drive East had three drive lanes to promote efficient egress in the afternoon, where the middle lane could be used as a flex lane.

Chair Phillips asked if they had considered cars pulling out of the garage and crossing traffic. It may be possible for drivers to be forced to turn in a certain direction upon exiting. Mr. Demkowicz explained that the middle lane would provide merging opportunities for those pulling out. He did not believe they wanted to make everyone turn in a certain direction after leaving the parking garage. This was because forcing a right turn would promote all of the traffic to move to the skier drop-off circle. That could cause some unnecessary clogging. The purpose of the flex lane in the middle was to allow visitors to pull into the lane between any sort of traffic movement. Having staff available during certain seasons and times of day to assist with traffic direction would also increase efficiency.

Mr. Issowits noted that there had been some questions about tickets for parking. He reported that they were still looking at the best way to operate a paid parking system with a garage consulting firm. The best practices would be studied to determine how the parking system should be implemented. Chair Phillips asked that the results of those studies be shared with the Planning Commission in the future.

Commissioner Hall asked if there would still be on-street parking on Deer Valley Drive East. Mr. Pillman explained that the idea was that the parking on Deer Valley Drive would be accommodated within the parking structure. Vice-President of Development, Rich Wagner, confirmed this. They were working with Staff to configure special event parking, which would be done through a permit process and may require some on-street parking. However, the overall goal was to remove the on-street parking on Deer Valley Drive East. Planner Ananth pointed out that there were approximately 140 on-street parking stalls currently and those stalls are accommodated in the new parking garage. Mr. Wagner believed it was important to remember that the overall goal was to reduce traffic and encourage visitors to use transit. This would result in a more incremental flow of traffic in and out of the Deer Valley Resort.

Commissioner Hall had a question related to the dead end on Deer Valley Drive West. She asked how trash pickup will work in that area and how buses will be able to turn around. Mr. Pillman commented that the road would be gated off and closed to traffic after the hotel. Emergency vehicles, Deer Valley service people, and residents of the nearby subdivision would be permitted access. In terms of the turnaround, there would be a hammerhead turnaround. Chair Phillips asked that the gate be added to the exhibit drawings in the future for further clarity. Mr. Demkowicz believed that without the gate, visitors would continue to use the west side to drop off family members. Additionally, they did not want people parking along the dead-end road as it could cause a number of different safety issues.

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Discussions were had about sidewalks for bicyclists. Mr. Demkowicz stated that there would be a sidewalk connection into the plaza so that visitors could ride their bicycles safely into the plaza area. This would allow for pedestrian circulation. The sidewalks would be kept clear of snow during the winter season. He added that a new sidewalk was proposed on the east side of Deer Valley Drive East. It likely would not be an 8-10-foot-wide sidewalk and would be a traditional 4-5-foot-wide sidewalk instead due to the grade. There would need to be a landscaped stone rock wall in that area.

Chair Phillips opened the public comment session.

Kim Tessiatore stated that she was a resident at Powder Run. One concern that she had related to the building height for the proposed development. It would be determined from the historic natural grade, but the Code stated that height should be determined by the existing grade. Planner Ananth mentioned that there was an approximately eight-foot difference between the two. The Code stated that the intention of the provisions had to do with the obstruction of views from adjacent properties. A difference in the grade would significantly impact the views from the Power Run property. Ms. Tessiatore pointed out that some of the buildings were set further back than the 25-foot setback requirement. However, the building that would be located where there was the biggest difference between existing grade and natural grade would have only a 25-foot setback. She hoped the Commission would look into these issues before any approvals were granted.

Jim Bauer expressed concerns related to the function of the transit and mobility hub as well as the dead-end street design. The proposed dead-end street was the way that those at the existing adjacent properties, such as Powder Run, Black Diamond Lodge, and St. Regis entered and exited their properties. Mr. Bauer had spoken to a Deer Valley Resort representative previously and brought up the Park City Mountain Resort and Sundial Lodge. What was proposed for the transit and mobility hub was essentially a duplicate. The Deer Valley Resort representative assured Mr. Bauer that Deer Valley would be more successful at managing the hub. Mr. Bauer believed that a poorly designed, poorly located, and heavily used mobility hub would be difficult to manage.

Parking concerns were also shared by Mr. Bauer. He stated that there was no place to park except for the paid parking at Deer Valley Resort. The parking lot in upper Deer Valley costs $30 per day per vehicle, year-round. At Solitude, there was free parking after 2:00 p.m. He hoped that Deer Valley would consider taking the same approach. Mr. Bauer also felt that the public transportation system should not be burdened with private resort guests. He suggested that Deer Valley Resort consider creating free off-site parking for guests and a shuttle service to move those guests onto the resort.

There were no further comments. Chair Phillips closed the public comment session.

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Commissioner Suesser believed that Deer Valley should consider some sort of connection between Deer Valley Drive East and Deer Valley Drive West. There was an elevated plaza with parking underneath and it seemed feasible to have some sort of connection through there. Commissioner Suesser pointed out that the applicant had promoted flexibility in the plan. However, the idea of the dead ends and the gate did not seem to be as flexible as the rest of the plan. She felt that should be explored further.

Commissioner Van Dine agreed with the items listed in the Staff Report that required additional information. She also pointed out that the Commission had not heard the rationale for additional Support Space in Phase 2 or what would happen if the next phase was not completed. Commissioner Van Dine looked forward to seeing more traffic studies to illustrate how the dead ends would function. She did not necessarily agree with Commissioner Suesser about the connection between Deer Valley Drive East and Deer Valley Drive West. This could discourage what the applicant was trying to do, which was create a transit first plan. Commissioner Van Dine appreciated the addition of the bicycle lanes and keeping Deer Valley bicycle-friendly.

Chair Phillips noted that there had been a comment about a parking exception. He explained that no exception was being requested because a reduction of parking was written into the code. The applicant needed to demonstrate the ability to provide a modal split to be granted the reduced parking, but it was written into the code that way. It was a City priority to utilize transit more in the future. Chair Phillips appreciated all of the additional information that had been shared during the Work Session.

6. REGULAR AGENDA

A. 1061 and 1063 Lowell Avenue - Plat Amendment - The Applicant is Requesting to Subdivide Lot 1 of the Northstar Subdivision with an Existing Duplex into 2 Lots. PL-21-04872. (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 28, 2021.

Planner II, Makena Hawley presented the Staff Report on the Northstar Subdivision Lot 1 – Plat Amendment application for property located at 1061 and 1063 Lowell Avenue. The applicant was proposing to subdivide Lot 1 of Northstar Subdivision into two lots. Planner Hawley reported that the property was located at the top of Lowell Avenue and was a unique part of the HR-1 District due to more historically sized lots on the east side and larger lots on the west side of the road. Images were shared with the Planning Commission to provide additional context.

The duplex on Lot 1 was constructed in 1983 with an approved building permit. Currently, on the property, there was a 15-foot access easement, which was for Lots 1, 2, and 3 as part of the Northstar Subdivision. There was a private drive that was not maintained by the

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City. This private drive would remain. Planner Hawley noted that the original plat was completed in 1977 and the deed line was done in 1999.

In 2008, the Northstar Subdivision recorded a Notice of Noncompliance against Lot 1, because the lot was not compliant with the Covenants, Conditions, and Restrictions ("CC&Rs"). The CC&Rs had prohibited the subdivision of lots. The parties reached a settlement, which resulted in the removal of Lot 1 from the Homeowners Association and Declaration of the Northstar Subdivision. In 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the Lot from the Northstar Homeowner Association.

Planner Hawley stated that there was still an existing duplex and the owners were proposing to create a lot line down the center of the lot to create two legal lots of record. The 15-foot access easement would stay in place. The existing duplex would remain as existing non-compliant, which meant that it could be used and maintained, but not moved, enlarged, or expanded. Since the intent of the plat was to redevelop, the new development would need to comply with the current HR-1 District requirements.

A single-family dwelling was an allowed use in the HR-1 District and a duplex was a Conditional Use for lots greater than 3,750 square feet. The proposed lots, 1A and 1B were approximately 9,742 square feet each. The lots would meet the Land Management Code requirements outlined in Chapter 2.2 – HR-1 District, for use, density, setbacks, height, and parking. Redevelopment would require Historic District Design Review ("HDDR") approval and possibly a Steep Slope Conditional Use Permit as well.

Planner Hawley reported that there needed to be good cause to approve a Plat Amendment. Good cause could be found in the application since any new development would be held to the HDDR standards. This would encourage the construction of historically compatible structures. The Plat Amendment would also resolve the existing non-conforming use and non-conforming deed line. Additionally, the proposal fit with the character and compatibility of the lots and would preserve the neighborhood character.

Staff made some recommendations to provide mitigation on the lot. The first related to the access easement. The City wanted to confirm that the previous release waiver and agreement would be upheld. Secondly, the City wanted to confirm that if one side of the duplex was torn down, both parties would redevelop at the same time.

The applicants, Stacy and Jeremy Head, were present. Ms. Head explained that their current home was located at 1010 Lowell Avenue. That home was small and could not be renovated. As a result, they had been looking for a property on the same part of Lowell Avenue. When the property and 1061 and 1063 Lowell Avenue was listed, they were interested, but later found that it was one lot of record rather than two lots of record. Everyone in the past had treated it as two different properties. Ms. Head stated that they

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decided to purchase the property with the hope that it could be divided. The goal was to sell the smaller home, demolish the duplex, and built something new.

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

MOTION: Commissioner Kenworthy moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Northstar Subdivision – Lot 1 Plat Amendment, subject to the following:

Findings of Fact

1. On August 18, 2021, the City received a completed application for the Northstar Subdivision – Lot 1 Amended Plat amendment.

2. The property is located at 1061 and 1063 Lowell Avenue within the HR-1 District. The subject property consists of lot 1 of the 1977 Northstar Subdivision.

3. A deed line bifurcates the existing platted lot with a duplex structure on it (Parcels NR-1 & NR-1-A) however this was never subdivided and sanctioned by Park City Municipal Corporation.

4. On July 19, 1977, the Declaration of Protective Covenants for the Northstar Subdivision was recorded.

5. 7.4 of the Declaration prohibits further re-subdivision of Northstar Lots.

6. 8.1 of the Declaration limited development on each Northstar Subdivision Lot to one Single-Family Dwelling or “one double family dwelling.”

7. The 1980s LMC permitted a Two-Unit Dwelling as an Allowed Use in the HR-1 District.

8. In 1983, the City issued a building permit for the Duplex on Lot 1 of the Northstar Subdivision.

9. In 1985, a party wall agreement for the shared wall of the Duplex was recorded with Summit County.

10. The deed line created on Lot 1 was a violation of the Associations Protective Covenants.

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11. On July 19, 1977, the Northstar Homeowners Association recorded a Notice of Noncompliance with Protective Covenants.

12. On January 14, 2010, the Northstar Homeowners Association recorded a Notice of Removal of Protective Covenants, removing the lot from the Northstar Declaration of Protective Covenants.

13. According to the survey, the lot is 0.44 acres or approx. 19,484 square feet.

14. A single-family dwelling is an allowed use in the HR-1 District.

15. A duplex dwelling is a Conditional Use in the HR-1 District for lots with a minimum area of 3,750 square feet.

16. Currently Lot 1 contains 19,484 sq. ft. with a legal non-complying duplex on it which has an approved building permit from 1983 (when the code allowed duplex's in the HR-1 zone).

17. The current duplex would be described as a non-complying structure, which is defined in LMC §15-15-1.172 as "a structure that legally existed before its current zoning designation; and because of subsequent zoning changes, does not conform to the zoning regulation's Setback, Height restrictions, or other regulations that govern the Structure." Though this lot has not been designated as a duplex lot the non-conforming structure that was lawfully constructed with a permit prior to a contrary change in the LMC may be used and maintained, subject to the standards and limitations of Chapter 15-9 'Non-Conforming Uses and Non-complying Structures'.

18. According to recorded documents from 2008, Northstar HOA voted to remove Lot 1 from the HOA due to lack of compliance issues continuing on the lot, which included the duplex and the deed line which was put through the center of the lot.

19. This application is a request to subdivide Lot 1 of the current Northstar Subdivision and create two (2) lots of record.

20. Existing on the lot is a (15') foot non-exclusive Access easement to access Lot 1, 2, and parts of Lot 3 of Northstar plat.

21. The proposed subdivision has the ability to meet code requirements under Land Management Code (LMC) Chapter 2.2 Historic Residential (HR-1) District for use, density, setbacks, height, and parking.

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22. 2 or more lots will require a Steep Slope Conditional Use Permit per 15-2.2-6.

23. A duplex dwelling will require approved conditional use permits.

24. If two (2) lots are created from the plat amendment, the HR-1 building footprint is 2817.5 square feet, maximum based on lot size.

25. The HR-1 Front and rear yard setbacks are 15 feet minimum and 30 feet total.

26. The HR-1 Side yard setbacks are 5 feet minimum and 18 feet total.

27. The HR-1 building zone height requires no Structure shall be erected to a height greater than twenty-seven feet (27') from Existing Grade.

28. The HR-1 zone requires that Final Grade must be within four vertical feet (4') of Existing Grade around the periphery of the structure.

29. The HR-1 zone requires that a Structure shall have a maximum height of thirty-five feet (35') measured from the lowest finish floor plane to the point of the highest wall top plate […].

30. The HR-1 zone requires a ten-foot (10') minimum horizontal step in the downhill façade […].

31. The HR-1 zone roof pitch must be between 7:12 and 12:12 for primary roofs. Non-primary roofs may be less than 7:12.

32. The City does not enforce any Subdivision Covenants, Conditions, & Restrictions (CC&Rs).

33. The Northstar Subdivision was platted in 1977.

34. The density of the Northstar Subdivision was originally one Unit per lot but has since changed to allow duplexes within their subdivision (it is still a Conditional Use per the LMC 15-2.2-2 (B) LMC).

35. Staff finds the proposal complies with HR-1 purpose statement C: "encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods."

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36. Staff finds that the two (2) smaller lots would be able to read more alike to the homes and lots north of their lot and on the east side of the street. Purpose, statement D to "encourage single family Development on combinations of 25' x 75' Historic Lots" the proposed two (2) lots would maintain the compatibility that already exists on the west side of Lowell Avenue.

37. The proposal of two (2) smaller-sized lots can be viewed as a compatible design and lot size when looking to the North and East side of Lowell Avenue and to the purpose statements of the Historic District.

38. The proposed two (2) lots would not increase or decrease the compatibility of existing lots on Lowell in terms of lot size and density and would create more consistent structures within the Historic District Design Guidelines as future houses would be more compatible in width, size, and general massing.

39. If the plat amendment is approved, each lot will maintain 9,742 square feet which allows each lot to pursue a Conditional Use Permit to build a duplex per lot. Should this plat amendment be approved, the opportunity for the applicants to pursue two additional units on this lot (resulting in four (4) units total) is a possibility.

40. The Planning Commission must make a finding of Good Cause prior to forwarding a positive recommendation for City Council's consideration.

41. LMC § 15-15-1 defines Good Cause as follows: Providing 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.

42. This plat amendment would allow for additional density with the pursuant of two Conditional Use permits per lot.

43. Increasing the density by two (2) per lot, for a total of four (4) lots would require extensive additional impact mitigation than what has currently been considered for maintaining the current density.

44. Among other items, water, sewer, and fire access would require reevaluation and the private road easement above Lowell that allows access to the duplex would need to be reassessed.

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Conclusions of Law

1. There is Good Cause for the Northstar Subdivision – Lot 1 Amended Plat because it resolves non-conformities, resolves the existing non-conforming deed line, preserves the character of the HR1 neighborhood, and does not increase density.

2. The Northstar Subdivision – Lot 1 Amended Plat is consistent with Land Management Code Section 15-7.1-3(B), Section 15-7.1-6, and Chapter 15-2.13.

3. Neither the public nor any person will be materially injured by the Northstar Subdivision – Lot 1 Amended Plat.

4. Approval of the Northstar Subdivision – Lot 1 Amended Plat, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planning Director, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with Utah 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, 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. 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.

4. The property owners are to assume all obligations under the Release, Waiver, and Agreement by such an amendment in a form approved by the City Attorney, to be recorded prior to recordation of the Plat Amendment.

5. In the case of one owner of the duplex intending to redevelop their lot, both lots would require agreement and be subject to demolishing the duplex in conjunction.

6. The Building Footprint for each Lot is 2,818 square feet

Approved 10.13.2021

Commissioner Hall seconded the motion.

VOTE: The motion passed unanimously.

B. Land Management Code Amendments - Park City Historic Sites Inventory - The Planning Commission Will Consider Amendments to Land Management Code Section 15-11-10, the Park City Historic Sites Inventory, to Update Address Changes to the Landmark Historic Sites on Rossie Hill Drive and Update the Status of 1302 Norfolk Avenue, Formerly Under Appeal. PL-21-04939. (A) Public Hearing; (B) Possible Recommendation for City Council Review on October 28, 2021.

Planner Ward reported that the Land Management Code Amendments were related to three Rossie Hill Drive properties and the status of 1302 Norfolk Avenue. No substantive changes were proposed. Planner Ward explained that the Lilac Hill East Subdivision had subdivided the three Rossie Hill Drive historic properties into five single-family lots. Since there was a private drive that accessed the rear lots, there would be new addresses. The first amendment would update the Rossie Hill Drive properties to reflect the new addresses, while also citing the previous addresses.

The second amendment related to 1302 Norfolk Avenue. Planner Ward reported that it was a Significant Historic Structure and was currently owned by the City. The Planning Department nominated the structure to the Historic Sites Inventory. The property owner then applied to demolish the structure. Staff denied the demolition permit, pending Historic Preservation Board action on the determination of Historic Significance of the home. The property owner requested a review by the Utah Property Rights Ombudsman to determine whether the structure could be demolished and the advisory opinion found that the demolition permit was entitled to approval. To prevent the demolition of the structure, the City purchased the structure. Planner Ward stated that the second amendment would clarify that the property was no longer under appeal and that it was a Significant Historic Structure on the Historic Sites Inventory.

The Historic Preservation Board reviewed the proposed amendments on September 1, 2021, and unanimously forwarded a positive recommendation for Planning Commission consideration. Staff recommended that the Planning Commission conduct a public hearing and considering forwarding a positive recommendation to the City Council.

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

MOTION: Commissioner Suesser moved to forward a positive recommendation to the City Council for consideration on October 28, 2021, for the Proposed Land Management Code

Approved 10.13.2021

Amendments, as outlined in the Draft Ordinance. Commissioner Van Dine seconded the motion.

VOTE: The motion passed unanimously.

7. ADJOURN

MOTION: Commissioner Suesser moved to adjourn. The motion was not seconded and there was not vote.

The Planning Commission Meeting adjourned at 8:36 p.m.

Approved by Planning Commission: _____

Approved 10.13.2021

PARK CITY, UTAH

LAND MANAGEMENT CODE

Consisting of

Ordinance No. 12-79 (January 1, 1980) Creating a Planning Commission, Board of Adjustment and Providing for the Administration and Enforcement of the City's Land Management Code; and Ordinance 8-80A, (August 22, 1980) Repealing and Re-enacting Ordinance No. 13-79, as Amended, to Provide for a Comprehensive Zoning of Park City and Adopting an Official Zoning Map.

Adopted August 22, 1980

Effective August 28, 1980

Reprinted as Amended June 15, 1981

$5.00

PARK CITY MUNICIPAL CORPORATION
P. O. Box 1480
Park City, Utah 84060

SECTION 4. DISTRICTS AND REGULATIONS

4.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

4.1.1. PURPOSE. To allow continuation of the land uses and architectural scale and styles of the original Park City residential area and to encourage densities that will preserve the desirable residential environment and that will allow safe and convenient traffic circulation.

4.1.2. PERMITTED USES. In a Historic Residential (HR-1) District, no building or structure shall be erected which is arranged, intended, or designed to be used for other than one or more of the following uses:

4.1.2.1. Single-unit detached dwelling.

4.1.2.2. Two-unit dwelling.

4.1.2.3. Home occupation.

4.1.2.4. Accessory buildings and uses customarily incidential to main use.

4.1.2.5. Three-unit dwellings. Three-unit dwellings may be permitted upon review by the Planning Director provided that all required parking must be fully enclosed in a parking structure situated so that the mass of the parking area is at least 50% below the natural grade.

4.1.2.6. Lockout room.

4.1.3. CONDITIONAL USES. The following uses may be considered by the Planning Commission for conditional use approval as provided by Park City Ordinance 12-79, Section 2.

4.1.3.1. Public and quasi-public institutional use.

4.1.3.2. Nightly rentals.

4.1.3.3. Child nursery.

4.1.4. LOT AND SIZE REGULATIONS.

4.1.4.1. Lot Size. The minimum lot area for a single-unit dwelling shall be 2,812 square feet. Two-unit dwelling shall have a lot size of 3,750 square feet. Three-unit dwelling shall have a lot size of 5,625 square feet. The minimum width of a lot shall be 37.50 feet, 15.00 feet back from front lot line.

4.1.4.2. Side Yard.

4.1.4.2.1. The minimum side yard for any structure or accessory buildings or uses shall be five feet except that a side yard shall not be required where

BUILDING PERMIT APPLICATION

BECOMES PERMIT WHEN SIGNED

LOG 311

*Date of Application	Date Work
5-11-83	

Receipt No.		Permit Number
29711	6-8-83	1362

*Proposed Use of Structure: DUPLEX

*Bldg. Address: #1 NORTHSTAR

*Address Certificate No.: 1061 LOWELL AVE

Assessors Parcel No.:

*Lot #	*Block	*Subd. Name & Number
1		NORTHSTAR

*Property Location: ☐ *If metes and bounds see instructions

*Total Property Area - In Acres or Sq. Ft.	Total Bldg. Site Area Used
19485 ☐	4500 ☐

*Owner of Property: DAN CONLON + HECTOR MESTRE — Phone:

*Mailing Address: C/O P.O. 2455 — City: PARK CITY UTAH

*Business Name Address: — Business Lic. No.:

*Architect or Engineer: STEVEN T. BAIRD — Phone: SLC 328-2541

*General Contractor: A.D.A.C. DEV. CORP — Phone: 649-0181

*Business Address	* State Lic. No.	*City/Co. Lic. No.
PO 2455 P.C. UTAH	36021-6	1095

*Electrical Contractor: ALPINE ELECTRIC — Phone: 649-8779

*Business Address	* State Lic. No.	* City/Co. Lic. No.
HIGHWAY 248 E COMPARK	35131-5	2080

*Plumbing Contractor: B.R. HALE PLUMBING — Phone: 268-9223

*Business Address	* State Lic. No.	* City/Co. Lic. No.
231 West 4500 So. MURRAY UT.	33607-5	2100

*Mechanical Contractor: — Phone:

*Business Address	* State Lic. No.	* City/Co. Lic. No.

*Previous Usage of Land or Structure (Past 3 yrs.): VACANT

*Dwell. Units Now on Lot	* Assessory Bldgs. Now on Lot
VACANT	VACANT

*Type of Improvement/Kind of Const.

☐ Sign ☒ Build ☐ Remodel ☐ Addition
☐ Repair ☐ Move ☐ Convert Use ☐ Demolish

*No. of offstreet parking spaces: 4 Covered Uncovered

SUB-CHECK | Zone: HR-1 | Zone Approved By:

Disapproved / (Approved) 6-8-83 Date — Sub-Ck. By

BUILDING FEE SCHEDULE

Square Ft. of Building: 7258 sf — Valuation: $336,275.30

☐ Rough Basement
☒ Finish Basement 686 sf
~~Carport sq. ft.~~ DECK 740 sf
Garage sq. ft. 1190 sf

Type of Bldg.: V-N — Occ. Group: R-3

No. of Bldgs.: 1 — R. Value: Walls R 19 / Roof R 30

No. of Stories: 2

No. of Bedrooms: 6

No. of Dwellings: 2

Type of Construction: ☒ Frame ☐ Brick Var. ☐ Brick ☐ Block ☐ Concrete ☐ Steel

Max. Occ. Load

Fire Sprinkler ☐ Yes ☒ No

Building Fees	2522	.06
Plan Check Fees	1639	.34
Electrical Fees	[illegible]	
Plumbing Fees		
Mechanical Fees		
Water	1200	.00
Sewer		
Storm Sewer		
Moving or Demo.		
Temporary Conn.		
Reinspection		
Impt.	6725	.51
W. Devel.	5000	.00
less plan ck dept.	-200	.00
Total	16886	.91

Special Approvals	Required	Received	Not Req.
Board of Adjustment			
Health Dept.			
Fire Dept.			
Soil Report			
Water or Well Permit			
Traffic Engineer			
Flood Control			
Sewer or ~~Septic Tank~~	✓	✓	#1438
City Engineer (off site)			
Gas			

Comments: NEED HEAT LOSS & COMB. AIR PRIOR TO STARTING FRAMING
NOTE: Prior to foundation inspection, review and approval of final grading, drainage and landscape plans required.

Land Use Cert.
Electrical Dept.
HiBack C.G. & S.
Other

Bond Required ☐ Yes ☐ No Amount

This application does not become a permit until signed below.

Plan Chk. OK by

Signature of Approval — Date 10-8-83

This permit becomes null and void if work or construction authorized is not commenced within 180 days, or if construction or work is suspended or abandoned for a period of 180 days at any time after work is commenced. I hereby certify that I have read and examined this application and know the same to be true and correct. All provisions of laws and ordinances governing this type of work will be complied with whether specified herein or not the granting of a permit does not presume to give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction and that I make this statement under penalty of perjury.

Signature of Contractor or Authorized Agent — Date 6-8-83

* Signature of Owner (If owner) — (Date)

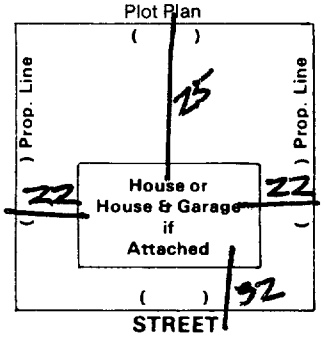
Minimum Setbacks in Feet

Front	Side	Side	Rear
15'	5'	5'	10'

Indicate Street If Corner Lot

Indicate North

Plot Plan



NOTE: 24 hours notice is required for all inspections.

PLANNING DEPT. USE

Census Tract.	Traffic Zone	Coordinate Ident. No.

New S.L.U. Code No. — Old S.L.U. Code No.

Certificate of Occupancy

943

Entry No. 244212 WESTERN STATES TITLE
REQUEST OF
FEE ALAN SPRIGGS, SUMMIT CO. RECORDER
$ 7.00 By Susan Robinson
RECORDED 12-30-85 at M
at: 4:47

PARTY WALL AGREEMENT, EASEMENTS AND RESTRICTIVE COVENANTS RUNNING WITH THE LAND

THIS AGREEMENT is made and entered into this 23rd day of December, 1985, by Williamsburg Savings Bank,formerly known as Washington Savings Bank, a Utah Corporation (hereinafter referred to as the "Bank").

RECITALS:

A. The Bank is the owner in fee of that certain tract of real property located at Park City, Summit County, State of Utah which is more particularly described in Exhibit "A" attached hereto and by this reference incorporated herein.

B. Situated on the above-described paral of land are two residential units in a duplex structure. The two halves of the structure are contiguous, join at the boundary line which separates the above-described tracts, and have in common a single wall (hereinafter referred to as the "party wall") running along said boundary line, extending through said two-family residential duplex structure, and including the roof of said structure, along said dividing boundary line. One half of said party wall is located upon each of the above-described tracts.

C. The Bank desires to set forth in a recordable document, its rights and obligations concerning the party wall.

NOW, THEREFORE, in consideration of the premises and of the rights and obligations set forth herein, and for the mutual benefit of the unit owners, the Bank agrees as follows:

1. The party wall referred to and described above is hereby agreed for all purposes to constitute a party wall. Except as herein modified or expended, all legal and equitable principles relating to party walls shall govern and apply to the party wall which is the subject of this Agreement.

2. The Bank or any subsequent owner of the parcels of land shall use or alter any improvements located on the tract which would jeopardize the support furnished by or the soundness or integrity of the party wall.

3. Any party who may purchase one of the units separately from the other shall share equally with the other unit owner any and all costs and expenses relating to damages, repair, replacement, restoration, or maintenance, the expenditure or incurring of which may be necessary or desirable to preserve the soundness or structural integrity of the party wall; provided, however, that if any such cost or expense becomes necessary or desirable as a result of the act or omission of one party, the cost or expense involved shall be borne by that party alone. In addition, all costs associated with maintenance, repairs, or replacements benefiting only one party (such as interior painting or redecorating) shall be borne solely by the party benefited.

4. Any demolition and/or new construction an owner may desire to carry out on one single unit owned by him, that party shall not be entitled to damage or demolish the party wall in whole or in part or alter or change the exterior design or structure of the building, whether on the party wall or on the unit owned by him, without obtaining the prior written consent of the other owner.

5. The Bank hereby grants such easements and rights of ingress and egress over, across, through and under the two separate units as are reasonably necessary to perform any necessary or desirable repairs, replacements, restoration, or maintenance in connection with the party wall, and in connection with utilities, including but not limited to water, sewer, electrical power, natural gas, telephone, whether for the benefit of the party who owns the tract over, across, through and under, which the utilities' accesses are provided or for the benefit of the other owner.

6. The Bank recognizes that, because of the proximity with respect to one another of the two units on the parcel of land described herein and of the improvements situated on said tracts, both the value of each unit and associated improvements and the ability of unit owner to use and enjoy his tract and improvements are, in large part, dependent upon the condition and use of the other owner's tract and improvements. Accordingly, each unit owner hereto agrees that (a) he will not use his tract and improvements in a way which does or would interfere with the other owner's use or enjoyment of his property or in a way which does or would materially and adversely affect the value of the other party's unit and (b) he will maintain his tract and improve-

ments so as not to interfere with the owner's use and enjoyment of his unit and so as not to materially and adversely affect the value of the other party's unit.

7. The Bank recognizes that there is a common outflow of sewer outside of the structure provided for the common benefit of the separate units. The common sewer line may have been installed over all or a portion of the separate units. The Bank agrees that the periodic costs assessed for the sewer and any and all repairs and maintenance costs for such sewer shall be shared equally by the owner of each unit. Each unit owner grants the other owner such easements and rights of ingress and egress over, across, through and under the tract owned by him as are reasonably necessary to permit the other party to perform any necessary repairs, replacements, or maintenance in connection with said sewer lines.

8. In the event that one owner defaults in any of the terms, conditions or covenants contained in this agreement, then the owner in default agrees to pay all costs of enforcing this Agreement or any damages arising out of the breach hereof including reasonable attorney's fee. In addition, the owners agree that in view of the uniqueness of the real property described herein, that either owner may maintain an action against the other owner for equitable relief in the form of a temporary restraining order or injunction to enforce the terms of this Agreement, and the owner in default under the terms, conditions and covenants of this Agreement shall pay all costs incurred in connection with such action, including reasonable attorney's fee.

9. This Agreement and each and every provision contained herein shall constitute easements and covenants running with the land, or equitable servitudes, as the case may be and shall be binding upon and shall inure to the benefit of the Bank and its respective grantees, transferees, heirs, devisees, personal representatives, successors, and assigns. At any time that the Bank transfers its ownership in fee simple of one unit in the real property described herein, then the Bank shall no longer be obligated under the terms and conditions of this Agreement, but its successor in interest shall be fully obligated and substituted for the Bank as if such successor in interest had signed and entered into this Agreement in the first instance. The provisions hereof shall remain in full force and effect, until both structures utilizing the party wall and/or sewer lines or other utility lines are totally destroyed or demolished, in accordance with the terms of this Agreement, at which time this Agreement shall in all respects cease to be of any further force and effect.

DATED this 23rd day of December, 1985.

WILLIAMSBURG SAVINGS BANK, formerly known as Washington Savings Bank, a Utah Corporation.

By: Randy H. Tesch
Its: Senior Vice President

By: Gary M. Unker
Its: Vice President

BOOK 368 PAGE 278

STATE OF UTAH }
ss.
COUNTY OF SALT LAKE}

On the 23rd day of December A.D. 1985 personally appeared before me Randy H. Tesch and Gary M. Unker, who being by me duly sworn did say, each for himself, that (s)he, the said Randy H. Tesch is the Sr. Vice President, and he, the said Gary M. Unker, is the Vice Pres. of Williamsburg Savings Bank, and that the within and foregoing instrument was signed in behalf of said corporation.

My Commission expires: 6-2-87

Notary Public, Residing at: Salt Lake City, Utah

EXHIBIT A

COMMENCING at the most Northerly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 35°59' East 67.89 feet; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence NOrth 54°01' East 143.5 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO access easement as shown on the recorded plat of North Star Subdivision.

COMMENCING at the most Easterly corner of Lot 1, NORTH STAR SUBDIVISION, as recorded; thence South 54°01' West 143.5 feet; thence North 35°59' West 67.89 feet; thence North 54°01' East 143.5 feet; thence South 35°59' East 67.89 feet to the point of BEGINNING.

TOGETHER WITH AND SUBJECT TO that certain non-exclusive access easement as shown on the recorded plat of North Star Subdivision.

BOOK 368 PAGE 279

WHEN RECORDED, RETURN TO:
Northstar Subdivision Homeowners Association
c/o Thomas T. Billings, Esq.
Van Cott, Bagley, Cornwall & McCarthy
36 South State Street, Suite 1900
Salt Lake City, UT 84111

ENTRY NO. 00891326
02/02/2010 11:14:09 AM B: 2019 P: 1331
Notice PAGE 1/2
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE 16.00 BY VAN COTT BAGLEY CORNWALL MCCARTHY

Affects Parcel ID Nos. NR-1, NR-1A, NR-2, NR-3

NOTICE OF REMOVAL OF PROTECTIVE COVENANTS

PLEASE TAKE NOTICE that the following-described parcels of real property are no longer subject to the provisions of and/or the beneficiaries of any obligations of the Northstar Homeowners Association pursuant to the Declaration of Protective Covenants for the Northstar Subdivision dated July 19, 1977 and recorded as Entry No. 139189 in Book M97 at Pages 387 through 404 of the official records of Summit County, Utah, as amended by a First Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00497969 in Book 01113 at Pages 00248 through 00249 of the official records of Summit County, Utah, and as further amended by a Second Amendment to the Declaration of Protective Covenants for the Northstar Subdivision recorded as Entry No. 00806996, in Book 1852 at Pages 1838 through 1841 of the official records of Summit County, Utah, and as may be further amended from time to time. Said real properties are more particularly described as follows:

Lot 1, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1.

Lot 1A, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-1A.

Lot 2, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-2.

Lot 3, Northstar Subdivision, Summit County, Utah. Parcel ID No. NS-3.

All common areas, access easements, and paved streets within said real properties or adjacent to Lots 1 and/or 1A.

DATED this 14th day of January, 2010.

NORTHSTAR HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation

By: Annie Lewis J. Beale
Its: Secretary

650 :416579v1

STATE OF NC)
: ss.
COUNTY OF Chatham)

The foregoing instrument was acknowledged before me this 14 day of January, 2010, by Annie Lewis J. Gordo, who is the Secretary of the Northstar Homeowners Association, a Utah nonprofit corporation.

Notary Public

NOTARY PUBLIC
WAKE COUNTY, NC
SILVIA C. WEST
MY COMMISSION EXPIRES
JUNE
30
2012

Planning Commission
Staff Report

Subject: **First Restated Black Diamond Plat**
Application: **PL-22-05484**
Author: **Virgil Lund, Planner I**
Date: **March 22, 2023**
Type of Item: **Administrative – Plat Amendment**

Recommendation

(I) Review the proposed First Restated Black Diamond Plat, (II) hold a public hearing, and (III) 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 (Exhibit A).

Description

Applicant:	Dana Herman Polly McLean, Applicant Representative
Location:	2280 Deer Valley Drive
Zoning District:	Residential Development
Adjacent Land Uses:	Resort, Recreation and Open Space
Reason for Review:	Plat Amendments require Planning Commission recommendation and City Council Final Action[1]

CUP Conditional Use Permit
HOA Homeowners Association
LMC Land Management Code
MPD Master Planned Development
RD Residential Development

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

Summary

The Applicant proposes to amend the Black Diamond Plat to convert Common Area to private ownership, shifting 336 square feet from Common to private for Unit 341, and 336 square feet from Common to private for Unit 352. The Applicant also proposes to correct the recorded Plat to reflect as-built conditions and to increase the Common Area by 265 square feet for the ski locker room and après lobby expansion.

[1] LMC § 15-12-15(B)(9)

Background

The Black Diamond Lodge is a 27 Multi-Unit Dwelling located in the Residential Development (RD) Zoning District in the Lower Deer Valley neighborhood. On March 8, 2000, the Planning Commission approved a Master Planned Development/Conditional Use Permit Application for the Mountain View Lodge (now known as Black Diamond Lodge) (Exhibit B).

The City Council approved the original Plat on August 31, 2000 (recorded with Summit County on October 27, 2000, Entry No. 575647 (Exhibit C)).

The Black Diamond Lodge is part of the twelfth amended and restated Deer Valley Resort Large Scale Master Planned Development (Exhibit D). The MPD shows 29 Units are permitted for the Black Diamond Lodge, and 27 have been built.

On March 21, 2020, the homeowner association (HOA) voted 80.1% to sell two Common Area spaces to the owners of Units 341 and 352. The HOA approved 336 square feet of common area for private use of Unit 341 and 336 square feet of common area for private use of Unit 352. The additional square footage was taken from attic/roof space and no new construction occurred. Building permits were not submitted for this conversion. The images below show the increase in private ownership square footage for Units 341 and 352.

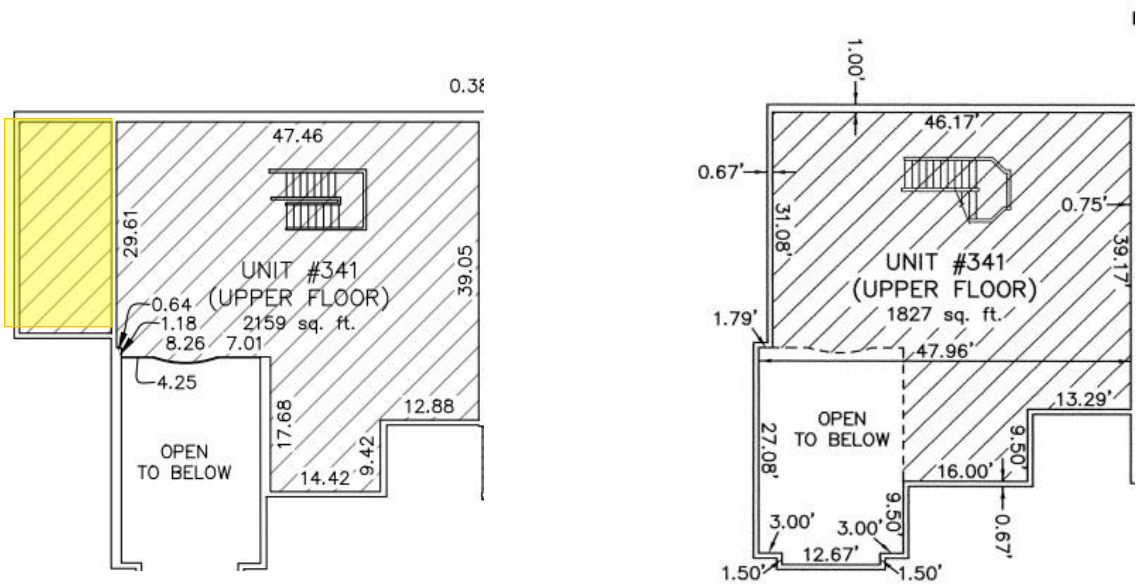


Figure 1: Draft Plat (left) compared to the Original Plat (right) for Unit 341. Additional area highlighted in yellow

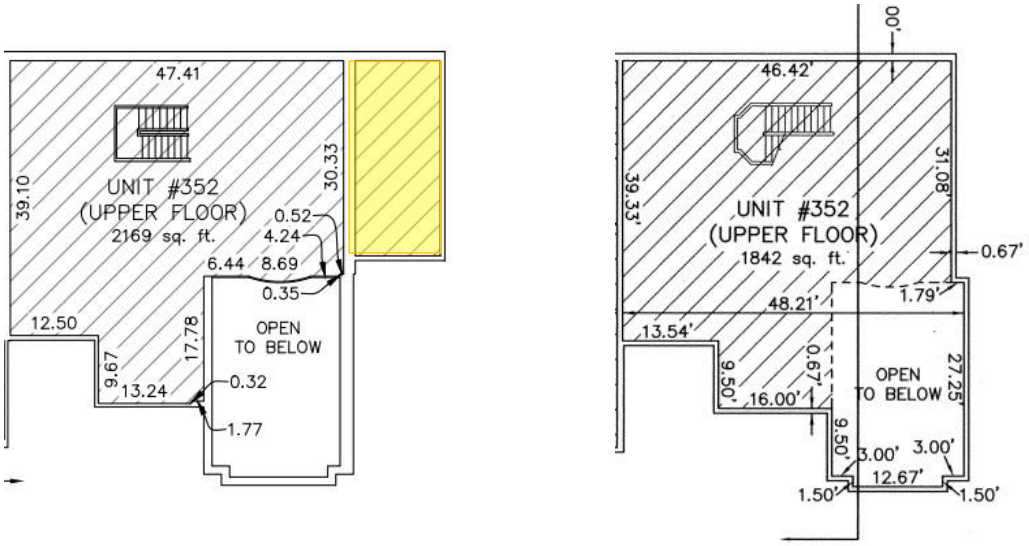


Figure 2: Draft Plat (left) compared to the Original Plat (right) for Unit 352. Additional area highlighted in yellow

The original Plat that is recorded with the County is a pre-construction Plat. This Plat was never amended to include minor changes that occurred during the construction process to show the building and Units in an “as-built” finished state. The Applicant proposes to correct the Plat to reflect what was constructed, instead of the pre-construction plans. 27 Units are shown on the proposed Plat with their as-built square footages. Park City has no record of re-model building permits that would have changed the square footages of each Unit. The original Building Permit for the Black Diamond Lodge, beginning with Building 2, was approved on January 26, 2001 (Exhibit F). The construction altered the square footages slightly to what was originally platted with Summit County.

Exhibit E shows the differences in square footages between the Recorded Plat and the Proposed Plat. There is a total increase of 504 square feet of private ownership square footage, which corrects discrepancies and includes the increase of private ownership for Unit 341 and Unit 352. For Common Area square footage, there is a decrease of 191 square feet between the Recorded Plat and the Proposed Plat. This corrects discrepancies and includes the increase of Common Area for the ski locker room and après lobby expansion. The Limited Common Area shows a decrease in 152 square feet which corrects discrepancies between the Recorded Plat and the Proposed Plat.

The image below shows the original Plat and the Proposed Plat for the increased Common Area:

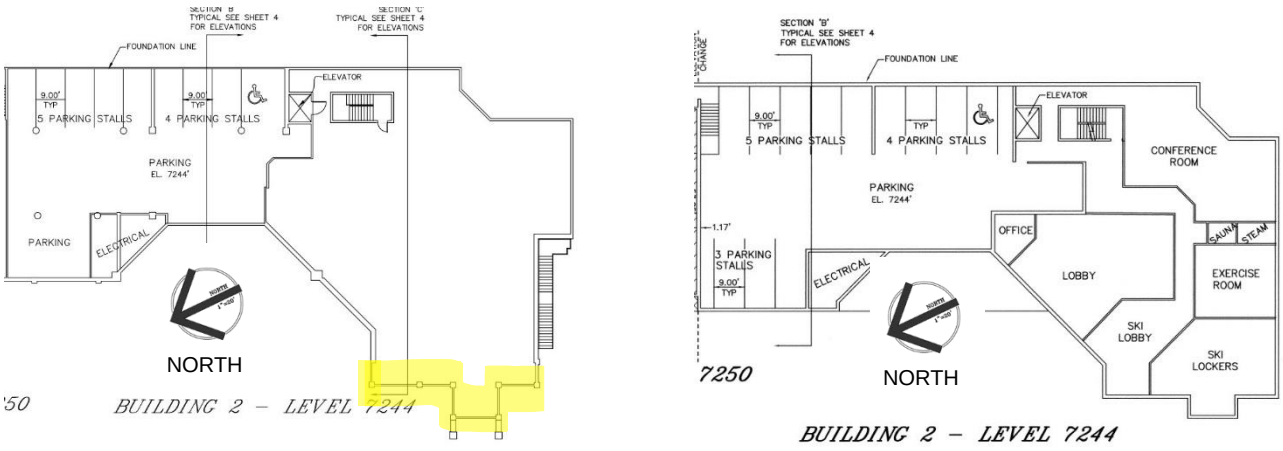


Figure 3: Draft Plat (left) compared to the Original Plat (right)

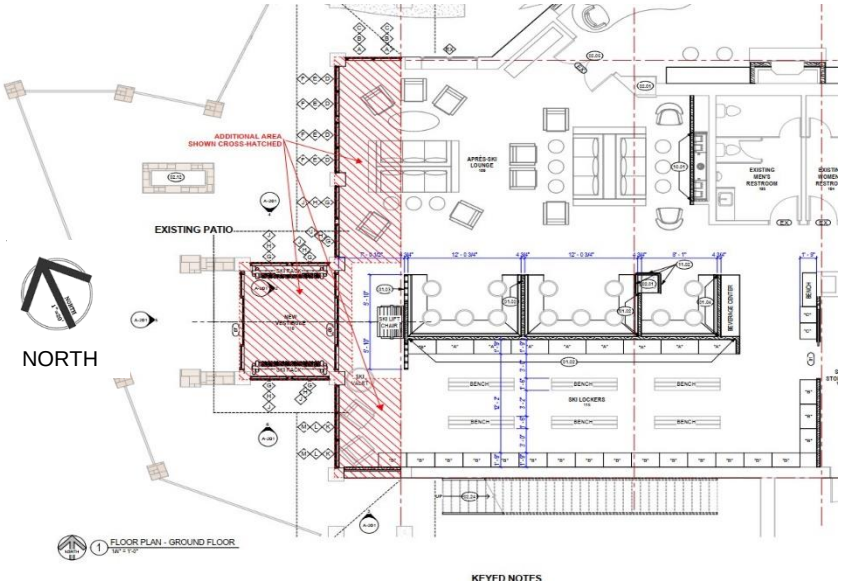


Figure 4: Proposed lobby expansion plans (please note shift in orientation)

Analysis

(I) The proposed Plat Amendment complies with the Residential Development (RD) Zoning District Requirements

The proposed Plat Amendment is consistent with the Lot and Site requirements of the RD Zoning District. All proposed changes to the residential units within the Plat are restricted to the building's interior Area and will not change the existing condominium structure. The proposed expansion of Common Area for the ski locker room and après lobby is within the existing rooflines and meets RD Zoning District Front Setbacks.

The table below outlines the RD Zoning District Lot and Site Requirements established in LMC § 15-2.13-3

RD Zoning District Requirement	Analysis of Proposal
Setbacks: Front: 20 feet Rear: 15 feet Side: 12 feet	**Complies** The proposed lobby expansion extends toward the Front Setback and complies; the Front Setback is 20.1 feet.

(II) The proposal, as conditioned, complies with LMC § 15-3-6, Parking Ratio Requirements

The following table outlines the current parking requirements required by LMC § 15-3-6

Residential Parking Ratio Requirements for Multi-Unit Dwellings	Parking Ratio
Apartment/Condominium not greater than 1,000 sf floor Area	1 Per Dwelling Unit
Apartment/Condominium greater than 1,000 sf and less than 2,000 sf floor Area	1.5 Per Dwelling Unit
Apartment/Condominium 2,000 sf floor Area or greater	2 per Dwelling Unit

The recorded Plat indicates 62 parking spaces were originally planned to be built on the pre-construction Plat for the Black Diamond Lodge Condominiums (Exhibit B). The 2000 CUP/MPD Application (Exhibit C) shows a Condition of Approval that two parking spaces be built for each Dwelling Unit, with additional guest parking spaces provided. With 27 Units and 61 parking spaces built, the Black Diamond Lodge meets the parking requirements.

The Proposed Draft Plat indicates 61 parking spaces were constructed. Under the current parking requirements from the LMC and parking requirements from the approved CUP, 54 spaces are required, plus additional guest parking. The Proposed Draft Plat complies with parking requirements with 61 parking spaces.

(III) The proposal complies with LMC § 15-7.1-3(B) *Plat Amendment*

Changes to platted elements including conversion of Common Area/limited Common Area to private Area within a condominium requires a Plat Amendment. Plat

Amendments shall be reviewed according to the requirements of LMC § 15-7-1.6 and approval shall require a finding of Good Cause.

LMC § 15-15-1 defines Good Cause as "[Providing 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 of Park City and furthering the health, safety, and welfare of the Park City community."

Staff finds Good Cause for this Plat Amendment because existing issues between the recorded Plat and as-built conditions are corrected.

(IV) The Development Review Committee reviewed this proposal on February 7, 2023, and did not identify any issues.[2]

Department Review

The Planning Department, Engineering Department, and City Attorney's Office reviewed this report and did not find an issues with the proposed Plat amendment.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on March 8, 2023. Staff mailed courtesy notice to property owners within 300 feet on March 7, 2023. The *Park Record* published notice on March 8, 2023.[3]

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 Ordinance No. 2023-XX, Approving the First Restated Black Diamond Plat, to the City Council for Consideration on April 4, 2023; or
- The Planning Commission may forward a negative recommendation for Ordinance No. 2023-XX, Denying the First Restated Black Diamond Plat, to the City Council and direct staff to make Findings for the denial; or
- The Planning Commission may request additional information for the First Restated Black Diamond Plat and continue the discussion to a date certain.

[2] 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).

[3] LMC § 15-1-21.

Exhibits

Exhibit A: Proposed Ordinance
Exhibit B: Original CUP/MPD Application
Exhibit C: Summit County Recorder Entry No 575647
Exhibit D: Twelfth Amended and Restated Deer Valley Resort Large Scale Master Planned Development
Exhibit E: Square Footage Comparisons
Exhibit F: Original Building Permit

Ordinance No. 2023-XX

AN ORDINANCE APPROVING THE FIRST RESTATED BLACK DIAMOND PLAT, LOCATED AT 2280 DEER VALLEY DRIVE, SUMMIT COUNTY, PARK CITY, UTAH

WHEREAS, the owners of the property located at 2280 Deer Valley Drive petitioned the City Council for approval of the First Restated Black Diamond Plat; and

WHEREAS, on March 8, 2023, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on March 7, 2023, courtesy notice was mailed to property owners within 300 feet of 2280 Deer Valley Drive and notice was posted to the property; and

WHEREAS, on March 22, 2023, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on March 22, 2023, the Planning Commission forwarded a positive/negative recommendation for City Council's consideration on April 4, 2023; and

WHEREAS, on April 4, 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 15-2.13 and 15-7.

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

SECTION 1. APPROVAL. The First Restated Black Diamond Plat Amendment, located at 2280 Deer Valley 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
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 from 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.

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

PASSED AND ADOPTED this 4th Day of April 2023.

PARK CITY MUNICIPAL CORPORATION

_____
Nann Worel, MAYOR

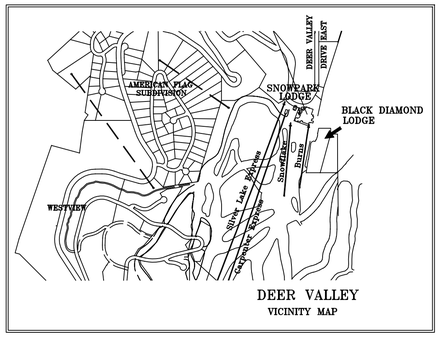
ATTEST:

_____
City Recorder

APPROVED AS TO FORM:

_____
City Attorney

Attachment 1 – Proposed Plat



DEER CREST ASSOCIATES, L.L.C.

BOUNDARY DESCRIPTION

All of Lot 1, Lot Line Adjustment Plat Black Diamond Subdivision, a two lot subdivision located in the South Half of Section 15, Township 2 South, Range 4 East, Salt Base and Meridian, according to the official plat thereof recorded as Entry No. 573025 on September 18, 2023. In the office of The Summit County Recorder; together with a non–exclusive easement for access to said Lot #1 from Deer Valley Drive, a public street, over a parcel of land being 10.00 feet on each side of the following described centerline: Beginning at a point in Deer Valley Drive, said point being South 52°23'13" East 5030.37 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 34°27'19" East 92.77 feet; thence South 09°22'15" West 428.07 feet to a point on the Northwesterly property line of said Lot #1.

Also together with a utility easement more particularly described as follows:

Beginning at a point which is South 3378.08 feet and East 4025.71 feet and South 89°56'57" East 6.84 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 00°30'11" West between said East 1/4 Corner and the Southeast Corner of said Section 16); and running thence South 11°55'00" West 76.60 feet to a non–tangent point of curvature of a 59.50 foot radius curve to the right, the center of which bears South 72°39'30" West; thence Southeasterly along the arc of said curve 20.16 feet along the arc of said curve 20.16 feet through a central angle of 19°24'48"; thence North 60°22'00" West 39.07 feet; thence North 16°26'32" West 72.95 feet; thence North 11°45'40" East 234.94 feet; thence North 48°23'23" West 67.56 feet to the Easterly Right of Way Line of Deer Valley Drive East; thence North 30°00'00" East along said Easterly Right of Way Line 50.00 feet to the Southwesterly Corner of Powder Run Condominiums recorded Nov. 01, 1985, Entry No. 241128 on file at the Summit County, Utah Recorder's Office; thence South 51°00'00" East 114.86 feet to the Southeasterly Corner of said Powder Run Condominiums, said point also being on the Westerly Line of the Deer Crest Associates, L.L.C. Property; thence along said Westerly and the Southerly Line of said Deer Crest Associates, L.L.C. Property the following two (2) courses: 1) thence South 11°55'00" West 245.63 feet; 2) thence South 89°56'57" East 6.84 feet to the point of beginning. Recorded September 9, 2023, as Entry No. 570774, Book 1329, Page 997–1002 on file at the Summit County, Utah Recorder's Office.

Together with a 34.00 foot wide access easement more particularly described as follows:

Beginning at a point on the Easterly Right of Way Line of Deer Valley Drive East, said point being South 3096.16 feet and East 3969.43 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 00°30'11" West between said East 1/4 Corner and the Southeast Corner of said Section 16); and running thence North 30°00'00" East along said Easterly Right of Way Line 34.90 feet; thence South 46°57'49" East 66.68 feet to a point of curvature of a 92.00 foot radius curve to the right, the center of which bears South 43°06'33" West; thence Southeasterly along the arc of said curve 94.43 feet through a central angle of 58°48'27"; thence South 11°55'00" West 173.71 feet to a point of curvature of a 58.00 foot radius curve to the left, the center of which bears South 78°05'00" East; thence Southwesterly along the arc of said curve 30.21 feet through a central angle of 29°50'26"; thence South 11°55'00" West 56.85 feet; thence North 25°26'26" West 37.60 feet to a point of curvature of a 92.00 foot radius curve to the right, the center of which bears North 64°33'34" East; thence Northwesterly along the arc of said curve 59.98 feet through a central angle of 37°21'26"; thence North 11°55'00" East 173.71 feet to a point of curvature of a 58.00 foot radius curve to the left, the center of which bears North 78°05'00" West; thence Northwesterly along the arc of said curve 59.49 feet through a central angle of 58°45'54"; thence North 46°57'49" West 58.81 feet to the point of beginning. Recorded September 18, 2023, as Entry No. 573026, Book 1334, Page 40–45 on file at the Summit County, Utah Recorder's Office.

Containing 12,839 Sq. Ft. or 0.29 acres more or less.

SURVEYOR'S CERTIFICATE

I, Jack J. Johnson, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147851 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of the law.

Jack J. Johnson

Date

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: that the undersigned is the owner of the hereon described tract of land, and hereby causes the same to be divided into private units, limited common areas, and common areas, as set forth, in this plat and in the declaration, hereafter to be known as The Black Diamond Lodge At Deer Valley, a Utah condominium project submitting the property to the provisions of the Utah Condominium Ownership Act and the undersigned, does hereby dedicate for the perpetual use of owners of condominiums in The Black Diamond Lodge At Deer Valley all common areas and do further dedicate for the use by emergency and utility service vehicles an ingress and egress easement over the common areas. The owner and it's representatives, hereby irrevocably offer for dedication to the City of Park City all the land for local government uses, easements and required utilities as shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

Also, the owner hereby dedicates to Snyderville Basin Sewer Improvement District, a non–exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

Executed this_____day of_____2023.

Black Diamond Lodge at Deer Valley Association of Unit Owners

By: Black Diamond Lodge HOA President
Dana Herman

GENERAL NOTES

1. All the area within boundary shown hereon is common area except building 1, 2 and 3, refer to Sheets 2 and 3 for common area designation.

2. Common areas shown hereon, are hereby designated as a non–exclusive utility and access easements.

3. The street address of Black Diamond Lodge is 2280 Deer Valley Drive East, Park City, Utah 84060.

4. Project Benchmark: Existing Park City Street Monument located Deer Valley Drive East, EL 7145.02, U.S.G.S. NAVD '29, as shown hereon.

5. The location of Condominium Units and improvements shown hereon were derived from Architectural drawings and floor plans.

6. All conditions of approval of the March 8, 2023 Planning Commission approval of Mountain View Lodge CUP, apply.

7. The floor plans, building sections and elevations shown on these Plats were prepared from information furnished by the architect, Otto Walker and Smith Layton and Assoc. As such, slight modifications during construction should be expected and Plat Amendments may be required. The owner agrees to construct the buildings as per this record of survey. If any changes are proposed after recordation of this plat, a plat amendment would be required to remedy any conflicts or differences.

8. The Black Diamond Lodge has no frontage on a City Street.

9. The Black Diamond Lodge Buildings are served by a 6 inch common sewer lateral. The ownership, maintenance and eventual replacement of the common sewer lateral is the sole responsibility of the Black Diamond Lodge Homeowners Association.

10.At the time of any resurfacing of roads within the Black Diamond Lodge development, the Homeowners Association shall be responsible to raise sewer manholes to grade, according to Snyderville Basin Sewer Improvement District Standards.

NARRATIVE TO AMENDMENT OF PLAT

1. All the area within boundary shown hereon is common area except building 1, 2 and 3, refer to Sheets 2 and 3 for common area designation.

2. Common areas shown hereon, are hereby designated as a non–exclusive utility and access easements.

3. The street address of Black Diamond Lodge is 2280 Deer Valley Drive East, Park City, Utah 84060

4. All easements dedicated in the original filing of this plat remain unchanged with this restated plat.

ACKNOWLEDGMENT

State of Utah
County of Summit }

On the _____ day of _____, 2023, personally appeared before me Dana Herman, who, being by me duly sworn, did say that he is the agent of Black Diamond Lodge HOA, and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Association and duly executed the same.

Notary Public My commission expires: _____

LEGEND

- SECTION CORNER
- STREET MONUMENT
- FOUND EXISTING IRON ROD
- 5/8"ø IRON PIPE w/CAP, L.S. 147581 (SET OR TO BE SET)
- AREA WITHIN BUILDING FOOTPRINT

FIRST RESTATED
BLACK DIAMOND PLAT

AMENDING THE COMMON AREAS APPURTENANT TO UNIT 341 AND UNIT 352 AND CORRECTIONS TO THE ORIGINAL PLAT PER AS–BUILT CONDITIONS A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 4

CITY COUNCIL

PRESENTED TO THE PARK CITY COUNCIL THIS _____ DAY OF_____ 20__. AT WHICH TIME THIS PLAT WAS APPROVED.

MAYOR

CITY RECORDER

CITY ENGINEER

REVIEWED FOR CONFORMANCE WITH AVAILABLE INFORMATION IN THE PARK CITY ENGINEERING DEPARTMENT ON THIS_____DAY OF _____ 20 __.

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS_____ DAY OF _____ 20__.

CHAIRMAN

SEWER DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS_____DAY OF_____ 20 __ .

S.B.S.I.D.

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS_____ DAY OF _____ 20__.

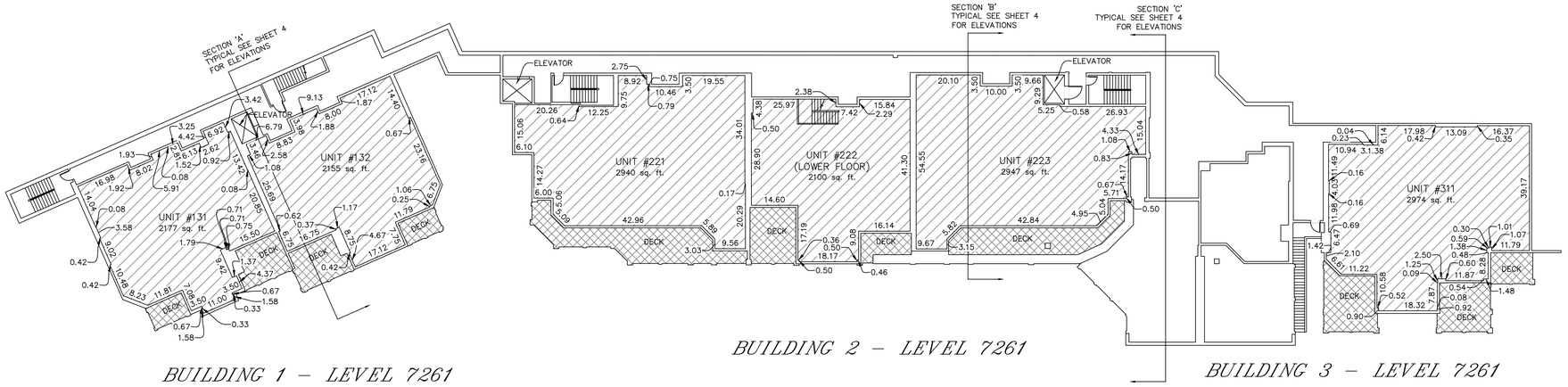
CITY ATTORNEY

RECORDED

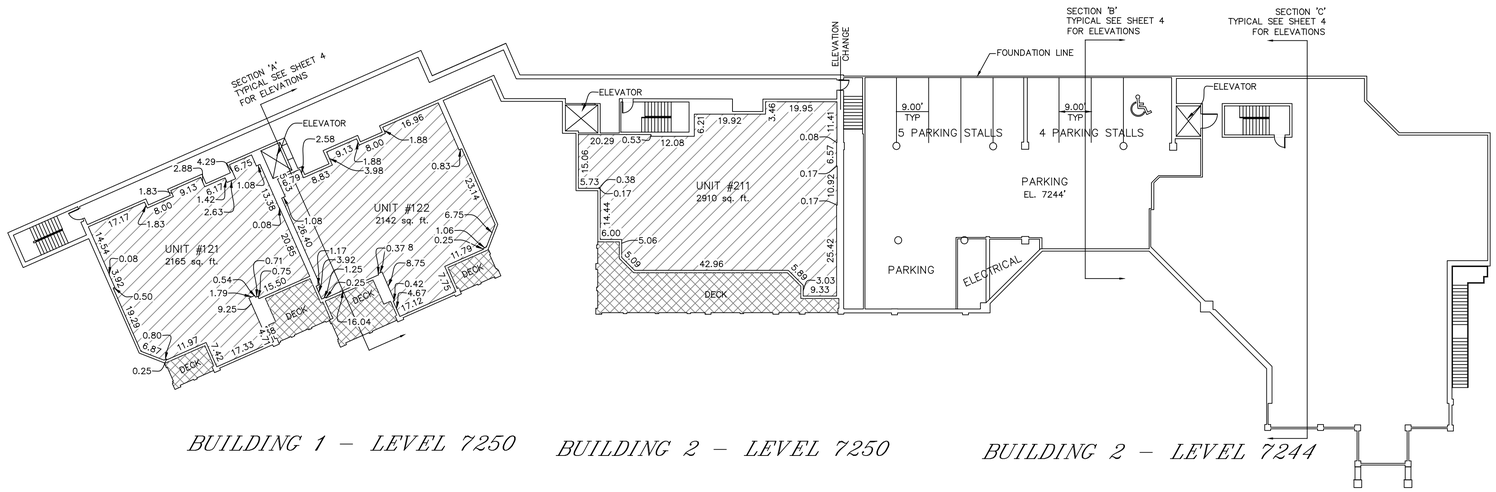
ENTRY NO._____ BOOK_____ PAGE _____
STATE OF UTAH . COUNTY OF SUMMIT
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF:

COUNTY RECORDER

Jack Johnson Consulting
Designing World Destinations
In-Person - 1910 Prospector Avenue - Suite 200 - Park City - Utah 84060
Telephone - 435.645.9001 -- Facsimile - 435.776.7590
www.jackjohnson.com

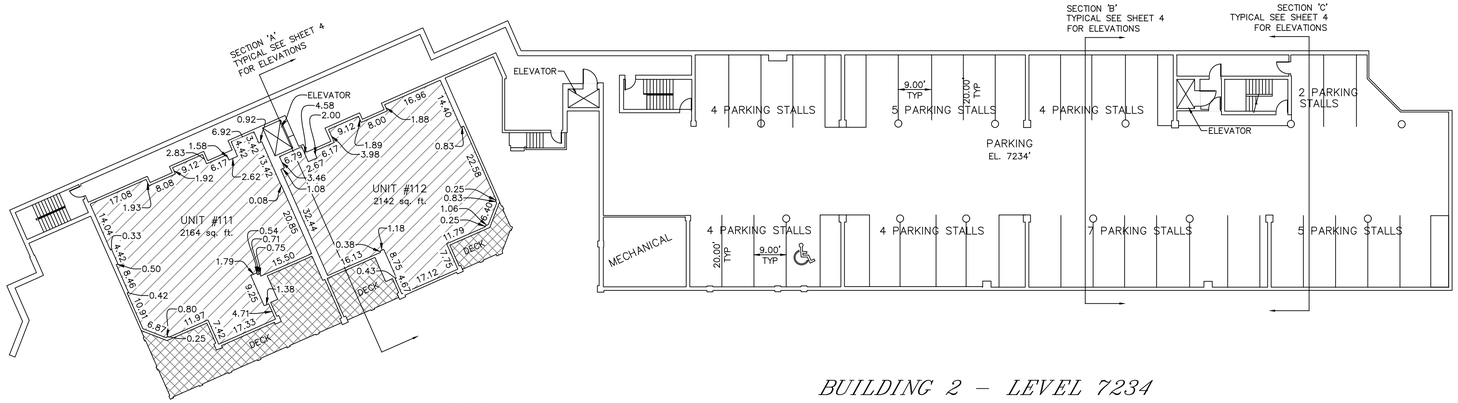


BUILDING 1 – LEVEL 7261 *BUILDING 2 – LEVEL 7261* *BUILDING 3 – LEVEL 7261*

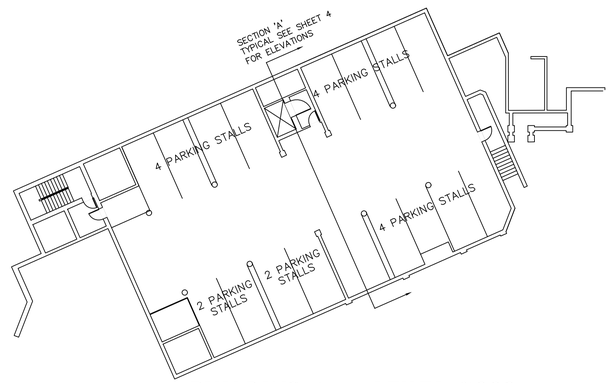


BUILDING 1 – LEVEL 7250 *BUILDING 2 – LEVEL 7250* *BUILDING 2 – LEVEL 7244*

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.



BUILDING 1 – LEVEL 7239 *BUILDING 2 – LEVEL 7234*



BUILDING 1 – LEVEL 7228

FIRST RESTATED

BLACK DIAMOND PLAT

AMENDING THE COMMON AREAS APPURTENANT TO UNIT 341 AND UNIT 352 AND CORRECTIONS TO THE ORIGINAL PLAT PER AS-BUILT CONDITIONS A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 4

RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____

STATE OF _____ COUNTY OF _____.

DATE _____ TIME _____

RECORDED AND FILED AT THE REQUEST OF:

_____

_____

COUNTY RECORDER

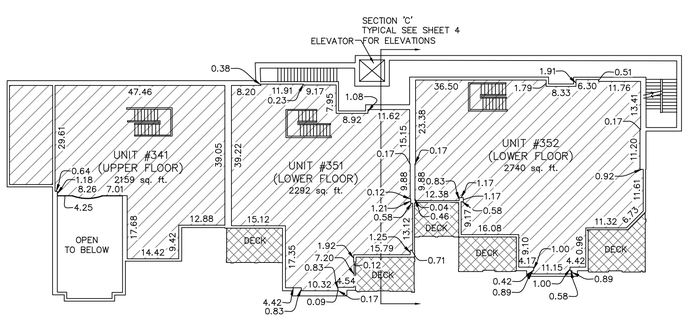
Jack Johnson Consulting

1910 PROSPECTOR AVENUE, SUITE 200
PARK CITY, UTAH 84060
(435) 645-9001

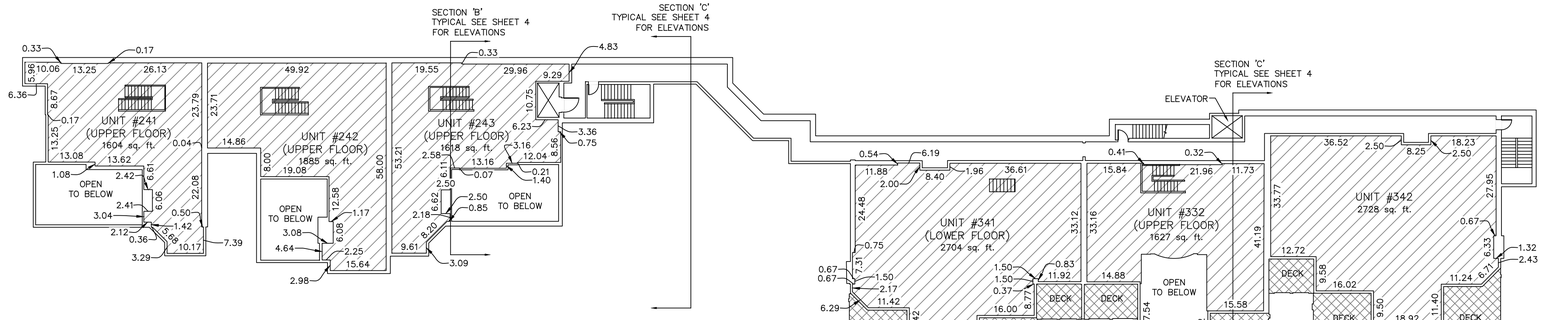
NORTH
1" = 20'

LEGEND

- COMMON AREA (CA)
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP (PO)

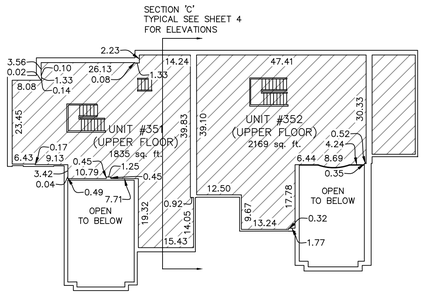


BUILDING 3 – LEVEL 7305

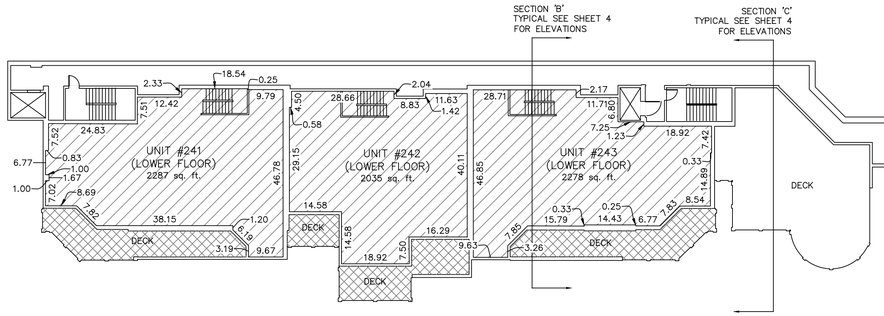


BUILDING 2 – LEVEL 7294

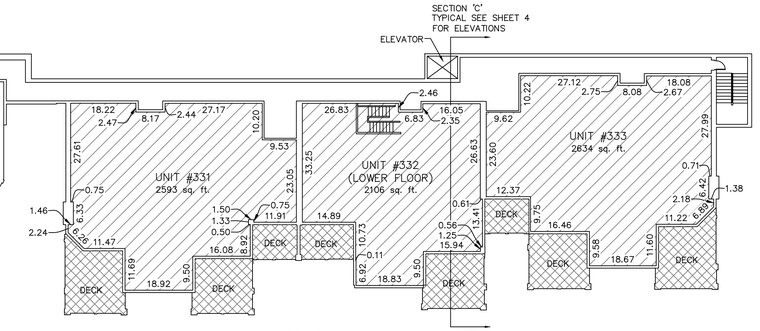
BUILDING 3 – LEVEL 7294



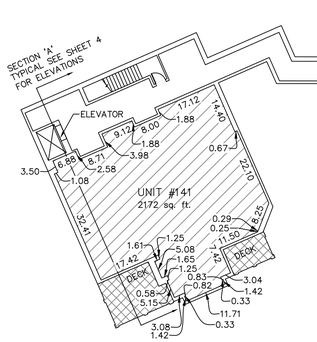
BUILDING 3 – LEVEL 7316



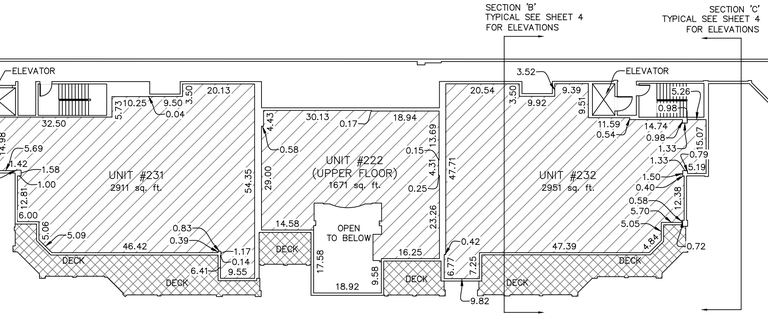
BUILDING 2 – LEVEL 7283



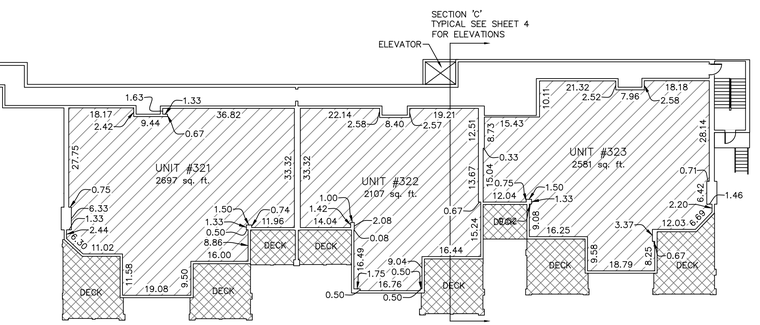
BUILDING 3 – LEVEL 7283



BUILDING 1 – LEVEL 7272



BUILDING 2 – LEVEL 7272



BUILDING 3 – LEVEL 7272

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.

RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____

STATE OF _____ COUNTY OF _____.

DATE _____ TIME _____

RECORDED AND FILED AT THE REQUEST OF:

_____

_____

COUNTY RECORDER

Jack Johnson Consulting

1910 PROSPECTOR AVENUE, SUITE 200
PARK CITY, UTAH 84060
(435) 645-9001

NORTH
1" =20'

LEGEND

- COMMON AREA (CA)
- LIMITED COMMON AREA (Limited Common Area)
- PRIVATE OWNERSHIP (PO)

FIRST RESTATED
BLACK DIAMOND PLAT

AMENDING THE COMMON AREAS
APPURTENANT TO UNIT 341 AND UNIT 352 AND CORRECTIONS
TO THE ORIGINAL PLAT PER AS-BUILT CONDITIONS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 15,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 4

961



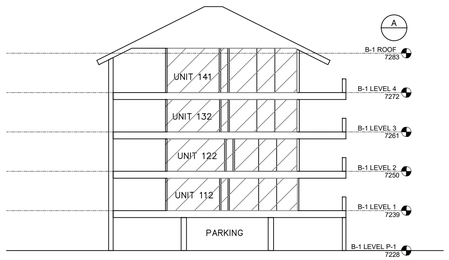
BUILDING 1 – WESTERLY



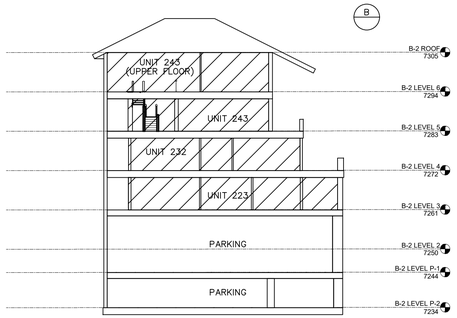
BUILDING 2 – WESTERLY



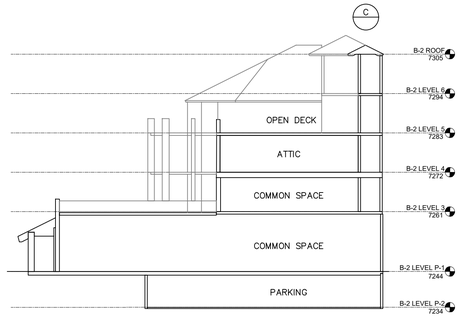
BUILDING 3 – WESTERLY



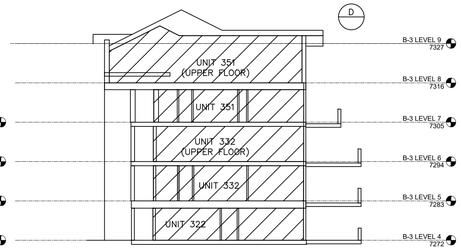
BUILDING 1



BUILDING 2



BUILDING 2



BUILDING 3

Unit Number			
Building 1	**Lower Floor Sq Ft**	**Upper Floor Sq Ft**	**Total Sq Ft**
111	2164		2164
112	2142		2142
121	2166		2166
122	2151		2151
131	2177		2177
132	2155		2155
141	2172		2172
Building 2	**Lower Floor Sq Ft**	**Upper Floor Sq Ft**	**Total Sq Ft**
211	2910		2910
221	2940		2940
222	2100	1671	3771
223	2947		2947
231	2911		2911
232	2951		2951
241	2287	1604	3891
242	2035	1885	3919
243	2278	1618	3896

Building 3	Lower Floor Sq Ft	Upper Floor Sq Ft	Total Sq Ft
311	2974		2974
321	2697		2697
322	2107		2107
323	2581		2581
331	2593		2593
332	2106	1627	3732
333	2634		2634
341	2704	2159	4863
342	2728		2728
351	2292	1835	4127
352	2740	2169	4909

NOTE: AVERAGE FLOOR TO CEILING HEIGHT IS 9'.

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.

LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP

FIRST RESTATED

BLACK DIAMOND PLAT

AMENDING THE COMMON AREAS APPURTENANT TO UNIT 341 AND UNIT 352 AND CORRECTIONS TO THE ORIGINAL PLAT PER AS-BUILT CONDITIONS
A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 15, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 4

RECORDED

ENTRY NO. _____ BOOK _____ PAGE _____
STATE OF _____ COUNTY OF _____.
DATE _____ TIME _____
RECORDED AND FILED AT THE REQUEST OF:

_____

_____
COUNTY RECORDER

Jack Johnson Consulting
1910 PROSPECTOR AVENUE, SUITE 200
PARK CITY, UTAH 84060
(435) 645-9001

MASTER PLANNED DEVELOPMENT APPLICATION

CITY COUNCIL
Approved _____
Denied _____

PARK CITY 1884

APPLICATION # _____

PLANNING COMMISSION
Approved 3-8-2000
Denied _____

Park City Municipal Corporation
PO Box 1480
Park City, Utah 84060
(435) 615-5060
(435) 615-4906 fax

RECEIPT # _____

I. PROJECT INFORMATION

NAME:
Mountain View Lodge

ADDRESS/LOCATION:
Snow Park Lodge / Multi-Family Parcel

LEGAL DESCRIPTION:
See Attached

II. APPLICANT

Please check one of the following: ☐ owner ☐ optionee ☐ buyer ☒ agent ☐ other

NAME:
Otto-Walker Associates c/o Mark Walker

MAILING ADDRESS:
PO Box 2672
Park City, UT 84060

PHONE #: 435-649-6373 FAX #: 435-649-6378

Date Received:

3.17.99 to replace 2.5.99 Application - Represent. changed KAN

M:\CDD\CD\APPLCTNS\MPD.DOC

III. SUBMITTAL REQUIREMENTS

❑1. Completed application form

❑2. Application and review fees paid (see fee schedule in the Planning Department).

❑3. Names, mailing addresses and stamped addressed envelopes for property owners within 300'

❑4. Two (2) complete sets of all plans including an area map, with the project location, existing vegetation, service providers identified, and slope analysis.

❑5. 8½" x 11" reduced plans

❑6. Copies of any previous agreements between the City and the property owners or between the property owners ad a third party.

❑7. *The applicant should be aware that there may be a request to provide presentation material for Planning Commission / City Council meetings. The presentation material may or may not include the following:*

- ❖ 20" x 30" Presentation Boards
- ❖ Location Map
- ❖ Elevations &/or Perspectives
- ❖ 8½" x 11" Overheads of Materials Outlined Above
- ❖ Photographs/Graphic Illustrations
- ❖ Massing models
- ❖ View analysis

PLEASE READ AND SIGN BEFORE APPLICATION SUBMITTAL

As the applicant for this proposal, I understand that my application is not deemed complete until a Project Planner has reviewed the application. I further understand I will be notified by mail when my application has been deemed complete. At that time I expect that my application will be processed within a reasonable time, considering the work load of the Staff Planner.

After you have read the above, please sign your name and date:

Name: Mel A. Wh

Date: MARCH 16, 1999.

MASTER PLANNED DEVELOPMENT FACT SHEET

PROJECT DESCRIPTION

1. On a separate piece of paper, please complete the following requests and attach to this application:
   a. Give a general description of the proposal and attach to the application.
   b. Provide a written statement describing the request and any other information pertaining to the proposed project.

2. Existing Zoning : Deer Valley MPD

3. Is project within Sensitive Lands Overlay? ☒ yes ☐ no

4. Current use of the property : Vacant

5. Total Project Area : Acres - 7.8 Square feet - _____

6. Number of Unit Equivalents: allowed: 42 proposed: 42
   (per Land Management Code - Section 10:12)

7. Number of residential units: 42

8. Commercial area: None (gross floor area)
   _____ (net leasable area)

9. Type(s) of business activity: Lobby & Check-In Desk

10. Number of parking spaces required: 84 Proposed: 92
    (per Land Management Code-Section 13)

11. Project accessed via: (check one)
    ☐ public road ☐ private road ☒ private driveway

12. Ownership/Occupancy: (check one)
    ☐ owner occupied ☐ lease ☒ nightly rental ☐ condominium ☐ timeshare

13. Water service availability: (check one)
    ☒ existing ☐ requires extension of the city service

14. Is this project part of an existing approval (MPD, subdivision, etc.)? ☒ yes ☐ no

15. Are there any previous agreements between the City and property owners or between the property owners and a third party? ☒ yes ☐ no

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department, 3rd floor Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

SIGNATURE OF APPLICANT: Mark A. Walker

NAME OF APPLICANT (please print) Otto-Walker Associates c/o Mark Walker

MAILING ADDRESS: PO Box 2672
Park City, UT 84060

PHONE # : home _____ work 435-649-6373

FAX # : 435-649-6378

TYPE OF APPLICATION : M.P.D.

AFFIRMATION OF SUFFICIENT INTEREST *

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

NAME OF APPLICANT: (please print) Deer Valley Resort Company

MAILING ADDRESS : Attn. Bob Wells
PO Box 1087, Park City, UT 84060

STREET ADDRESS/LEGAL DESCRIPTION OF SUBJECT PROPERTY:
See attached

SIGNATURE: See attached signature DATE: _____

*1. If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.
*2. If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.
*3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

PLEASE NOTE: THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department, 3rd floor Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

SIGNATURE OF APPLICANT: _____

NAME OF APPLICANT (please print) _____

MAILING ADDRESS: _____

_____

PHONE # : home _____ work _____

FAX # : _____

TYPE OF APPLICATION : _____

Mountain View Lodge

AFFIRMATION OF SUFFICIENT INTEREST *

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

NAME OF APPLICANT: (please print) Deer Valley Resort Company

MAILING ADDRESS : Attn. Bob Wells

Box 1087, Park City, UT 84060

STREET ADDRESS/LEGAL DESCRIPTION OF SUBJECT PROPERTY:

See Attached

SIGNATURE: _____ DATE: 2/8/99

*1. If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.
*2. If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.
*3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

PLEASE NOTE: THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

EXHIBIT A

MOUNTAIN VIEW LODGE

DESCRIPTION OF PROPERTY

Beginning at a point which is South 3378.33 feet and East 4309.36 feet from the East quarter corner of Section 16, Township 2 South, range 4 East, Salt Lake Base and Meridian; thence South 00°11'40" East 843.51 feet; thence South 90°00'00" West 469.89 feet; thence North 08°24'00" East 718.10 feet; thence North 64°30'00" East 62.00 feet; thence North 11°55'00" East 109.02 feet; thence South 89°56'57" East 283.66 feet to the point of beginning.

EXHIBIT 2
PARCELS WITH DENSITY RANGES
14-Apr-93

PARCEL NAME	APPROVED DENSITY OR DENSITY RANGE (1) (UNITS)	HEIGHT RANGE(2) (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY			
Snow Park Lodge/Multi-Family	0-42	28-75	5.70
South Multi-Family	20-30	28-45	2.87
Hotel/Sports Facility Parcel (3)	60-105	28-45	5.00
Snow Park Parking Area	0-200	28-45	9.93
TOTAL	263.5		

NOTES:
1. Density above minimum shown for parcels to be determined by site specific review of project plans.
2. Maximum height on parcels with range indicated to be determined by site specific review of project plans, applying standards established under Land Management Code.
3. Up to two (2) lock-out bedrooms per unit permitted as per Section I of the Permit. Lock-out bedrooms on these parcels will not be deemed as additional units for density purposes.

EXHIBIT A

MOUNTAIN VIEW LODGE

DESCRIPTION OF PROPERTY

Beginning at a point which is South 3378.33 feet and East 4309.36 feet from the East quarter corner of Section 16, Township 2 South, range 4 East, Salt Lake Base and Meridian; thence South 00°11'40" East 843.51 feet; thence South 90°00'00" West 469.89 feet; thence North 08°24'00" East 718.10 feet; thence North 64°30'00" East 62.00 feet; thence North 11°55'00" East 109.02 feet; thence South 89°56'57" East 283.66 feet to the point of beginning.

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

March 23, 2000

Mark Walker
Otto/Walker Architects
P O Box 2672
Park City UT 84060

NOTICE OF PLANNING COMMISSION ACTION

Project Name	Mountain View Lodge, 2280 Deer Valley Drive East
Project Description	Small scale MPD for a residential condominium project
Date of Meeting	March 8, 2000

Action Taken By Planning Commission Approved according to the findings of fact and conclusions of law in the staff report. The conditions of approval are listed below.

Conditions of Approval

1. All standard project conditions shall apply.
2. All conditions of approval of the Deer Valley Resort Seventh Amended and Restated MPD continue to apply.
3. A final exterior lighting and landscaping plan consistent with the preliminary landscaping plan, shall be submitted to and approved by the Planning Department prior to issuance of any building permits. All exterior lighting shall conform to requirements of the City's lighting ordinance.
4. Final architectural elevations consistent with the LMC, Park City Design Guidelines and the plans approved by the Planning Commission on October 27, 1999 shall be submitted for review and approval by the Planning Department prior to issuance of a building permit. Final plans shall be reviewed by staff for compliance with the Design Standards of the Sensitive Lands Ordinance. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review. A detailed review against specific requirements of the Uniform Building Code is a condition precedent to issuance of a building permit.
5. A Construction Mitigation Plan (CMP) submitted to and approved by the Community Development Department is required prior to issuance of any building permit. The CMP shall address construction phasing, staging, storage, circulation, parking, delivery, re-vegetation of disturbed areas, temporary signs and lighting, dust, mud, and dirt, and clean water standards if

applicable. The CMP shall also address disposal of all excavated materials. A detailed limits of disturbance plan shall be submitted as part of the CMP.

6. Approval of this Conditional Use Permit is valid for one year from the date of Planning Commission approval.
7. A financial guarantee, in a form and amount acceptable to the City, for the value of all public improvements, pedestrian amenities and trails, and all landscaping (including all landscaping required to re-vegetate and re-landscape all utility installations) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.
8. A final record of survey plat shall be submitted to the City for review and approval by the City Council and shall be recorded at the County prior to the sale of individual condominium units. The ADA compliant unit shall be indicated on the record of survey plat as common space in perpetuity. Conditions, Covenants, and Restrictions for this development shall be submitted to the City Attorney for review and approval and shall be recorded at the time of record of survey plat recording. A final subdivision plat shall be approved by the City Council and recorded prior to issuance of a footing and foundation permit.
9. All signs for this project shall comply with the Park City sign code. Each sign requires a sign permit, reviewed and approved by the Community Development Department prior to installation.
10. The City Engineer shall review and approve all associated utility, public improvements, grading, and drainage plans for compliance with City standards as a condition precedent to building permit issuance. The final utility plans shall be consistent with the preliminary utility plan on file with the City, dated February 28, 2000. Thirty foot (30') wide easements are required for all public water lines.
11. The Snyderville Basin Sewer Improvement District review and approval of the sewer plans is a condition precedent to final plat recording and building permit issuance.
12. Fireplaces in the individual condominium units shall be of a non-solid fuel burning type, such as gas fireplaces or pellet stoves. Wood burning fireplaces are allowed only in common areas.
13. The main access drive onto Deer Valley Drive East shall be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location.
14. The final parking layout will be reviewed and approved by the Community Development Department and shall be consistent with the plans reviewed by the Planning Commission on October 27, 1999 providing a minimum of 2 spaces per unit with additional guest parking spaces provided. The applicant shall provide details on parking enforcement within the parking structure prior to building permit issuance.
15. Final location and dimensions of all trails will be delineated on the final plat with guarantees for completion in place prior to granting any building permits for construction of the condominiums.

16. Final approval regarding snow shedding from roofs and porches will be granted after Community Development Department staff reviews the final architectural and structural plans and finds them in compliance with the City's snow shedding requirements.

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

Sincerely,

Kirsten A. Whetstone, AICP
City Planner

KAW/rr

IN REGARDS TO MOUNTAIN VIEW LODGE:

DEER CREST ASSOCIATES I LC
C/O LCC PROPERTIES GROUP LC
2121 AVENUE OF THE STARS, SUITE 1
LOS ANGELES, CA 90067-5041

DEER VALLEY RESORT COMPANY
PO BOX 889
PARK CITY, UT 84060-0889

DEER VALLEY RESORT COMPANY
PO BOX 889
PARK CITY, UT 84060-0889

POWDER RUN HOA
PO BOX 1801
PARK CITY, UT 84060

MAY 11 1999

MOUNTAIN VIEW LODGE
PROJECT DESCRIPTION

Located at the base of Deer Valley Resort at Snow Park, the Mountain View Lodge is situated on the eastern hillside overlooking the Snow Park Lodge and the ski facilities located adjacent to it. This proximity provides for direct ski in and ski out access, views of the Olympic venues, access to hiking/biking trails in the summer and other amenities associated with Deer Valley and Park City.

Facilities incorporated into the design of the Mountain View Lodge include 42 condominium units(which include eleven 3000 SF penthouse units, five 3100 SF townhouse units and twenty-six 2100 sf flats), a lobby/check-in area, health club and outdoor pool, guest ski locker area, ski bar, and people mover system. Parking will be handled underground and can accommodate 94 cars. The people mover will transport guests from the ski locker area up the hill to an unloading pavilion located adjacent to Little Stick Run. Ski home access is provided by a 25' trail located near the unloading area of the Burns Lift and ending at the guest ski locker area.

Guests will arrive at the Mountain View Lodge via Deer Valley Drive and then proceeding along an elevated accessway leading to the dropoff area and entrance to the underground parking facility. Within the parking structure, entrance corridors will be designed so as to direct guests to elevators for transport to the lobby and residential units.

The site, approximately 7.8 acres, is primarily wooded with Quaking Aspen and Scrub Oak the predominant species. Evergreens are scattered sparsely across the site. There are no visible rock outcroppings or other significant geological features.

The Lodge is to be set into the hillside so as to minimize its visual impact from surrounding areas and to allow the backdrop of the hillside soften the appearance of the building. The excess material from this site and the expansion of Wide West trail will be utilized as fill for the Olympic Ski venues on Champion and White Owl ski runs.

Mountain View Lodge has been designed with the mountains in mind. Units that step up the hillside, a roofline that also reflects the changing ridgelines, a sensitivity to protecting woodlands, minimizing impacts to viewsheds and blending natural materials into the architecture of the building while providing for the needs of future owners and guests, comprise the elements paramount to the success of this project.

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FEB 05 1999
PARK CITY
PLANNING DEPT.

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

May 11, 1999

NOTICE OF PUBLIC HEARING
TO ADJOINING PROPERTY OWNERS

Dear Property Owner:

The Park City Planning Department has received an application for a project to be located in your neighborhood as described below. The Planning Commission will review this proposal at their regularly scheduled meeting on Wednesday, May 26, at 6:30 p.m. in the City Council Chambers at City Hall (The Marsac Building), 445 Marsac Avenue and you are welcome to attend.

Project Location:	2280 Deer Valley Drive, Mountain View Lodge (southeast of the Snow Park Lodge at Deer Valley)
Applicant:	Black Diamond Corporation
Project Description:	Application for a small scale Master Planned Development to include 42 condominium units, a lobby/check-in area, health club and outdoor pool, guest ski locker area, and people mover system. Parking for 94 cars is located in an underground structure.

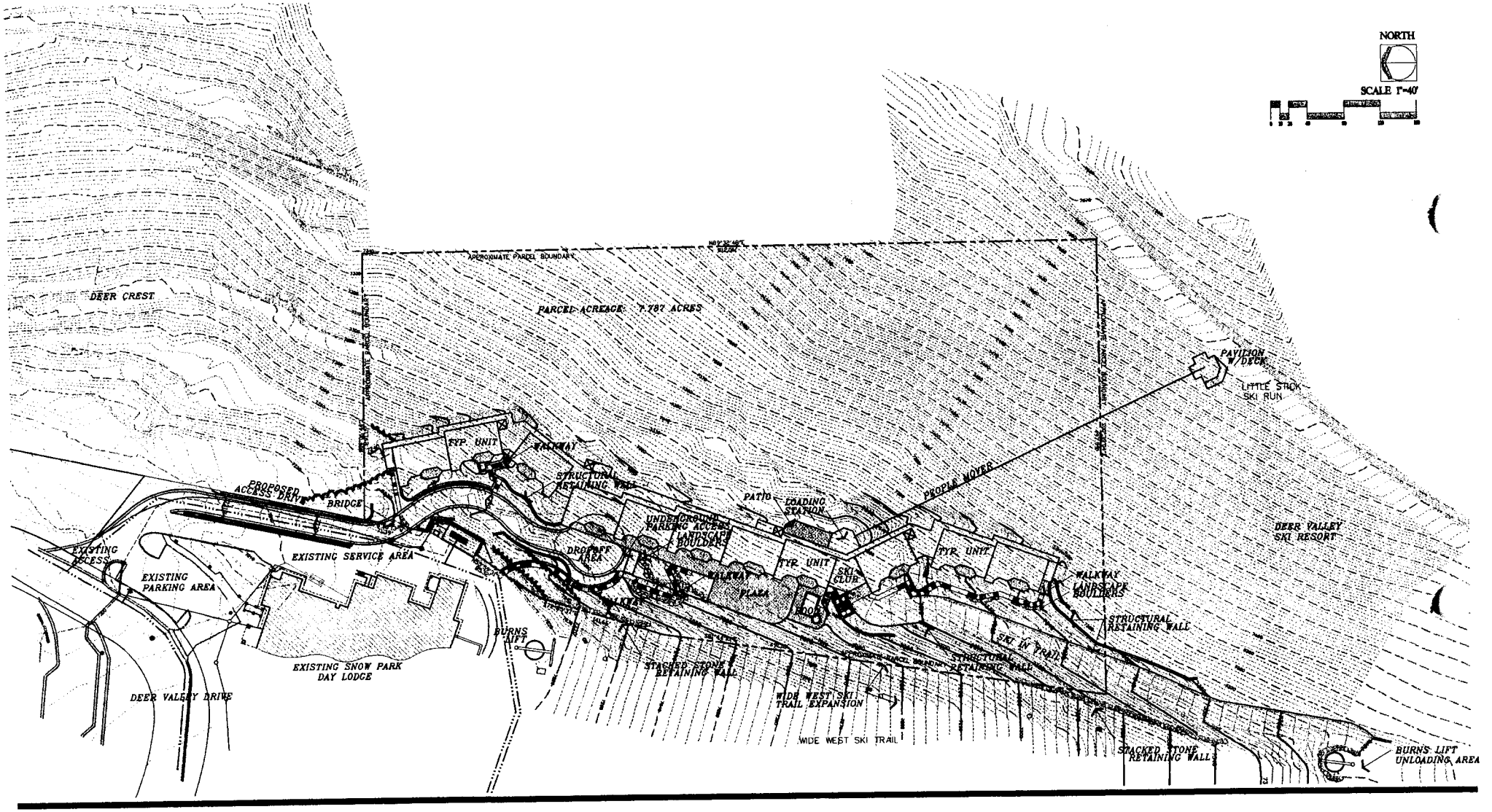
If you have any questions or comments regarding the proposal, please contact this office at (435) 615-5066 during normal business hours. You are invited to attend the meeting and address the Commissioners with your comments and questions, or send them to the Planning Staff and we will forward them for you.

Sincerely,

Kirsten A. Whetstone, AICP
City Planner

KAW/rr

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FEB 05 1999
PARK CITY
PLANNING DEPT.



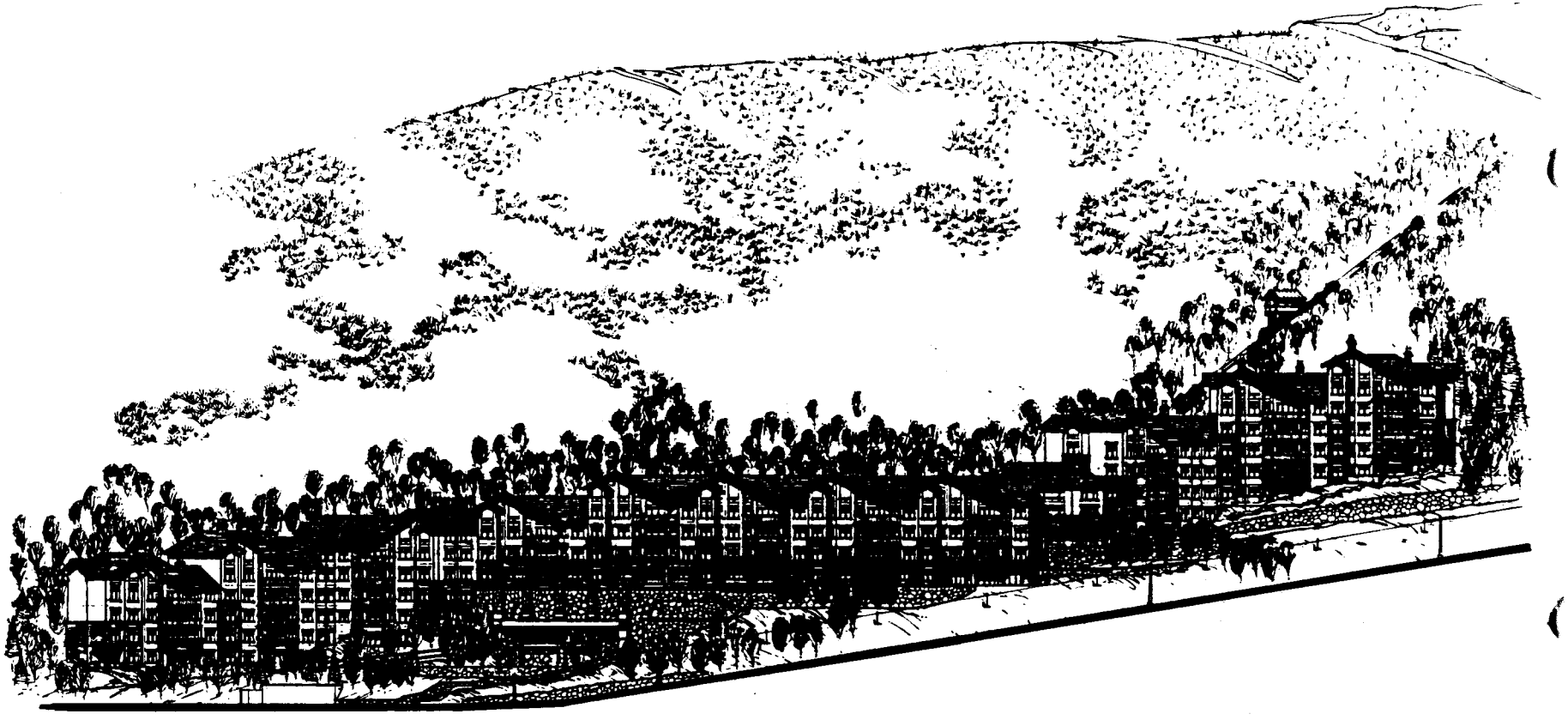
OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

FEBRUARY 1, 1999
SHEET FOUR

RECEIVED
FEB 05 1999
PARK CITY
PLANNING DEPT.



SCALE 1" = 20'

OTTO
WALKER
architects
3200 Highway 224, Suite C201, P.O. BOX 3472, Park City, Utah 84060 (435)649-6377

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

ELEVATION

FEBRUARY 1, 1999
SHEET FOURTEEN

S-18516

COMMITMENT FOR TITLE INSURANCE
ISSUED BY

PREPARED FOR:

Deer Valley Resort Company
P.O. Box 889
Park City, Utah 84060
Attn: Bob Wells

cc: Black Diamond Capital Corp.
P.O. Box 3965
Park City, Utah 84060
Leonard Scaglione

cc:

STEWART TITLE
GUARANTY COMPANY

STEWART TITLE GUARANTY COMPANY, A Texas Corporation, herein called the Company, for a valuable consideration, hereby commits to issue its policy or policies of title insurance, as identified in Schedule A, in favor of the proposed Insured named in Schedule A, as owner or mortgagee of the estate or interest covered hereby in the land described or referred to in Schedule A, upon payment of the premiums and charges therefor; all subject to the provisions of Schedules A and B and to the Conditions and Stipulations hereof.

This Commitment shall be effective only when the identity of the proposed Insured and the amount of the policy or policies committed for have been inserted in Schedule A hereof by the Company, either at the time of the issuance of this Commitment or by subsequent endorsement.

This Commitment is preliminary to the issuance of such policy or policies of title insurance and all liability and obligations hereunder shall cease and terminate six months after the effective date hereof or when the policy or policies committed for shall issue, whichever first occurs, provided that the failure to issue such policy or policies is not the fault of the Company.

Signed under seal for the Company, but this Commitment shall not be valid or binding until it bears an authorized Countersignature.

IN WITNESS WHEREOF, Stewart Title Guaranty Company has caused its corporate name and seal to be hereunto affixed by its duly authorized officers on the date shown in Schedule A.

STEWART TITLE
GUARANTY COMPANY

Stewart Morris Jr.
Chairman of the Board

STEWART TITLE GUARANTY CO. INCORPORATED 1908 TEXAS

Malcolm S. Morris
President

Countersigned by:

Authorized Signatory

HIGH COUNTRY TITLE
Company

PARK CITY, UTAH
City, State

Please direct inquiries to:
J. Scott Buchanan, Title Officer
(801) 649-9779

High Country Title
1729 Sidewinder Drive
PO Box 714
Park City, Utah 84060
Fax No. (435)649-4839

SCHEDULE A

05/12/98 ms

Order No.: S-18516

1. **Effective date:** 05/05/98 at 8:00 AM

2. **Policy or Policies to be issued:**

Amount of Insurance

X (a) A.L.T.A. Owner's $

Premium $

Proposed Insured:
Black Diamond Capital Corporation, a Delaware corporation

Amount of Insurance

(b) A.L.T.A. Mortgagee's $

Premium $

Proposed Insured:

$

(c) Leasehold $
Proposed Insured:

3. **The estate or interest in the land described or referred to in this Commitment and covered herein is:** Fee Simple as to Parcel 1, and Easement Rights as to Parcel 2.

4. **Title to the said estate or interest in said land is at the effective date hereof vested in:**
Deer Valley Resort Company, a Utah limited partnership

5. **The land referred to in this Commitment is described as follows:** Summit County, Ut

PARCEL 1:

BEGINNING at a point which is South 3378.33 feet and East 4309.36 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 00°11'40" East 843.51 feet; thence South 90°00'00" West 469.89 feet; thence North 08°24'00" East 718.10 feet; thence North 64°30'00" East 62.00 feet; thence North 11°55'00" East 109.02 feet; thence South 89°56'57" East 283.66 feet to the point of beginning.

(Continued)

SCHEDULE A, Paragraph 5, Continued

PARCEL 2:

A 20 foot wide easement, 10 feet on each side of the following described centerline:

Beginning at a point in Deer Valley Drive, said point being South 52°23'13" East 5030.37 feet from the East one-quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Baseline and Meridian, Summit County, Utah; thence South 34°27'19" East 92.77 feet; thence South 09°22'15" West 354.04 feet to a point on a Northwesterly property line of the property known as Snowpark Lodge Multi-Family parcel, said point being North 64°30'00" East 35.91 feet from a Northwesterly property corner.

SCHEDULE B
SECTION 2

Order Number: S-18516

The policy or policies to be issued will contain exceptions to the following unless the same are disposed of to the satisfaction of the Company:

1. **Taxes or assessments which are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the public records. Proceedings by a public agency which may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the public record.**
2. **Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of the land or by making inquiry of persons in possession thereof.**
3. **Easements, liens or encumbrances, or claims thereof, which are not shown by the public records.**
4. **Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the public records.**
5. **(a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water.**
6. **Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the public records.**

7. (Affects this and other property)
Taxes for the year 1998, now a lien, not yet due or payable. Taxes for the year 1997, have been paid. (Serial No. PC-900-4) (1997 Tax Amount $100,152.18)

8. Said property lies within the boundaries of Park City and is subject to any and all charges and assessments thereof.

9. Said property lies within the boundaries of Park City Water Service District and is subject to any and all charges and assessments thereof.

10. Said property lies within the boundaries of Snyderville Basin Sewer Improvement District and is subject to any and all charges and assessments thereof.

11. Right of Way and Easement 10 feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities through and across the land herein described, executed by Deer Valley Resort, a Utah limited partnership by Royal Street of Utah, a Utah corporation, its general partner and in favor of Mountain Fuel Supply Company, a corporation recorded October 29, 1981 as Entry No. 185176 in Book 202 at Page 17 of the official records, more particularly described as follows:

Beginning at a point located on the East right-of-way line of an existing Mountain Fuel Supply Company right-of-way, said point being South 3353.72 feet and East 3511.37 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence South 63°56'43" East 216.24 feet; thence South 70°00' East 219.50 feet; thence North 64°30' East 70.00 feet; thence North 20°00' East 92.50 feet; thence North 70°00' West 46.00 feet.

(Continued)

SCHEDULE B, Special Exceptions, Continued

12. Grant of Easement (30 foot wide Waterline Easement) in favor of Park City Municipal Corporation recorded April 20, 1998 as Entry No. 504727 in Book 1137 at Page 372 of the Official Records, more particularly described as follows:

    A strip of land 30 feet wide, 15 feet perpendicularly distant on each side of the following described centerline:

    Beginning at a point in Deer Valley Drive East Section "B"; said point being South 52°23'13" East 5030.37 feet, or South 3070.16 feet and East 3984.82 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian (Basis of Bearing being South 0°30'11" East from the East quarter corner of Section 16 to the Southeast corner of Section 16); thence South 34°27'19" East 92.77 feet; thence South 9°22'15" West 334.25 feet; thence South 30°15'07" West 57.33 feet; thence South 83°34'32" West 345.12 feet; thence South 00°53'25" West 467.52 feet; thence South 39°58'28" West 101.67 feet.

13. Grant of Easement (Last Chance Pump Station and adjacent property) in favor of Park City Municipal Corporation recorded April 20, 1998 as Entry No. 504728 in Book 1137 at Page 374 of the Official Records, more particularly described as follows:

    Parcel A:
    Beginning at a point veing South 49°22'40" East 5311.57 feet, or South 3458.20 feet and East 4031.58 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 30°15'07" West 80.86 feet; thence South 66°35'02" West 30.17 feet; thence North 30°15'07" East 24.30 feet; thence North 59°44'53" West 23.85 feet; thence North 30°15'07" East 80.86 feet; thence South 59°44'53" East 41.72 feet to the point of beginning.

    and

    Parcel B:
    Beginning at a point being South 49°22'40" East 5311.57 feet, or South 3458.20 feet and East 4031.58 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian; thence South 59°44'53" East 20.00 feet; thence South 30°15'07" West 80.86 feet; thence North 59°44'53" West 20.00 feet; thence North 30°15'07" East 80.86 feet to the point of beginning.

14. Reservations contained in that certain Special Warranty Deed executed by United Park City Mines Company and recorded August 17, 1979 as Entry No. 158547 in Book M139 at Page 252 of the official records, said reservations being set forth as follows:

(Continued)

SCHEDULE B, Special Exceptions, Continued

"Excepting and reserving unto Grantor, its successors and assigns, all ores and minerals situated in, upon or under the above described tract of land, together with all rights in connection with or relative to the mining, removal or sale of the same (but not including the right to enter upon the surface of the premises)."

15. Subject to a ski trail over, along and across the Southeast corner of the subject property, as disclosed by a Survey performed by Joe Dhaenens, filed December 22, 1994 as File No. S-1853, in the office of the Summit County Recorder.

+++

SCHEDULE C

Order Number: S-18516

The following requirements must be met and completed to the satisfaction of the Company before its policy of title insurance will be issued:

1. **Show that restrictions or restrictive covenants have not been violated.**
2. **Payment to or for the account of the grantors or mortgagors of the full consideration for the estate or interest, mortgage or lien to be issued.**
3. **Furnish proof of payment of all bills for labor and material furnished or to be furnished in connection with improvements erected or to be erected.**
4. **Pay all general and special taxes now due and payable including the following:**

( )**Record instrument conveying or encumbering the estate or interest to be insured, briefly described:**

Good and sufficient conveyance in favor of Proposed Insured purchaser.

5. Recordation of Easement set forth as Parcel 2 in Schedule A.

Judgments have been checked in the names of Black Diamond Capital Corporation, a Delaware corporation and Deer Valley Resort Company, a Utah limited partnership, and none have been found.

+++

NOTICE TO APPLICANT: If you require copies of any documents identified in this commitment for title insurance, the company will furnish the same upon specific request, either free of charge or for the actual cost of duplication for those copies requiring payment by the Company to obtain.

NOTICE TO APPLICANT: The land described in this Commitment may be serviced by services provided by Cities, Towns, public utility companies and other firms providing municipal type services which do not constitute liens upon the land and for which no notice of the existence of such service charges are in evidence in the Public Records. The applicant should directly contact all entities providing such service and make the necessary arrangements to insure payment for such services and continuation of services to the land.

RECEIPT

PARK CITY MUNICIPAL CORPORATION

P.O. BOX 1480
PARK CITY, UTAH 84060
PHONE 615-5221

DATE 2/5/1999

REC'D FROM BLACK DIAMOND CAPITAL CORP

UF☐ GF☐ CASH☐ $6300.00

CC _____ FUND☐ CHECK☐

WATER SERVICE	
BUSINESS LICENSE	
FINES	
PARKING TICKET NO.	
PARKING PERMIT	
MISC. REVENUES	
MPD	
MOUNTAINSIDE LODGE	
BUILDING PERMIT	
PLAN CHECK FEES	
CONNECTION FEE	
METER	
WATER DEV.	
1% STATE	
IMPACT	
IMPACT	
IMPACT	
IMPACT	
ELECTRICAL	
PLUMBING	
MECHANICAL	
SIGN PERMIT	

40723 REC'D. BY AL

Black Diamond Capital Corp
100 N. Tampa St. Suite 3675
Tampa, FL 33602
(813) 277-0631

Chase Manhattan Bank
New York, NY

1016
2/2/1999

Pay to
the Order Park City Municipal Corp.

Six Thousand Three Hundred and 00/100**********DOLLARS

**6,300.00

Park City Municipal Corp.
445 Marsac Avenue
Park City, UT 84060

Memo: Submittal Fees/Mtn. View Lodge

⑈0001016⑈ ⑆102100021⑆ 3230651551

EXHIBIT A

MOUNTAIN VIEW LODGE

DESCRIPTION OF PROPERTY

Beginning at a point which is South 3378.33 feet and East 4309.36 feet from the East quarter corner of Section 16, Township 2 South, range 4 East, Salt Lake Base and Meridian; thence South 00°11'40" East 843.51 feet; thence South 90°00'00" West 469.89 feet; thence North 08°24'00" East 718.10 feet; thence North 64°30'00" East 62.00 feet; thence North 11°55'00" East 109.02 feet; thence South 89°56'57" East 283.66 feet to the point of beginning.

RECEIVED
FEB 05 1999
PARK CITY
PLANNING DEPT.

ACKNOWLEDGMENT OF RESPONSIBILITY

This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application should be processed in my name and I am a party whom the City should contact regarding any matter pertaining to this application.

I have read and understood the instructions supplied by Park City for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge.

I will keep myself informed of the deadlines for submission of material and of the progress of this application. I understand that a staff report will be made available for my review the week prior to any public hearings or public meetings. This report will be on file and available at the Planning Department, 3rd floor Marsac Building.

I further understand that additional fees may be charged for the City's review of the proposal. Any additional analysis required would be processed through the City's consultants with an estimate of time/expense provided prior to an authorization to proceed with the study.

SIGNATURE OF APPLICANT: _____

NAME OF APPLICANT (please print) _____

MAILING ADDRESS: _____

_____

PHONE # : home _____ work _____

FAX # : _____

TYPE OF APPLICATION : _____

Mountain View Lodge

AFFIRMATION OF SUFFICIENT INTEREST *

I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

NAME OF APPLICANT: (please print) Deer Valley Resort Company

MAILING ADDRESS : Attn. Bob Wells

Box 1087, Park City, UT 84060

STREET ADDRESS/LEGAL DESCRIPTION OF SUBJECT PROPERTY:

See Attached

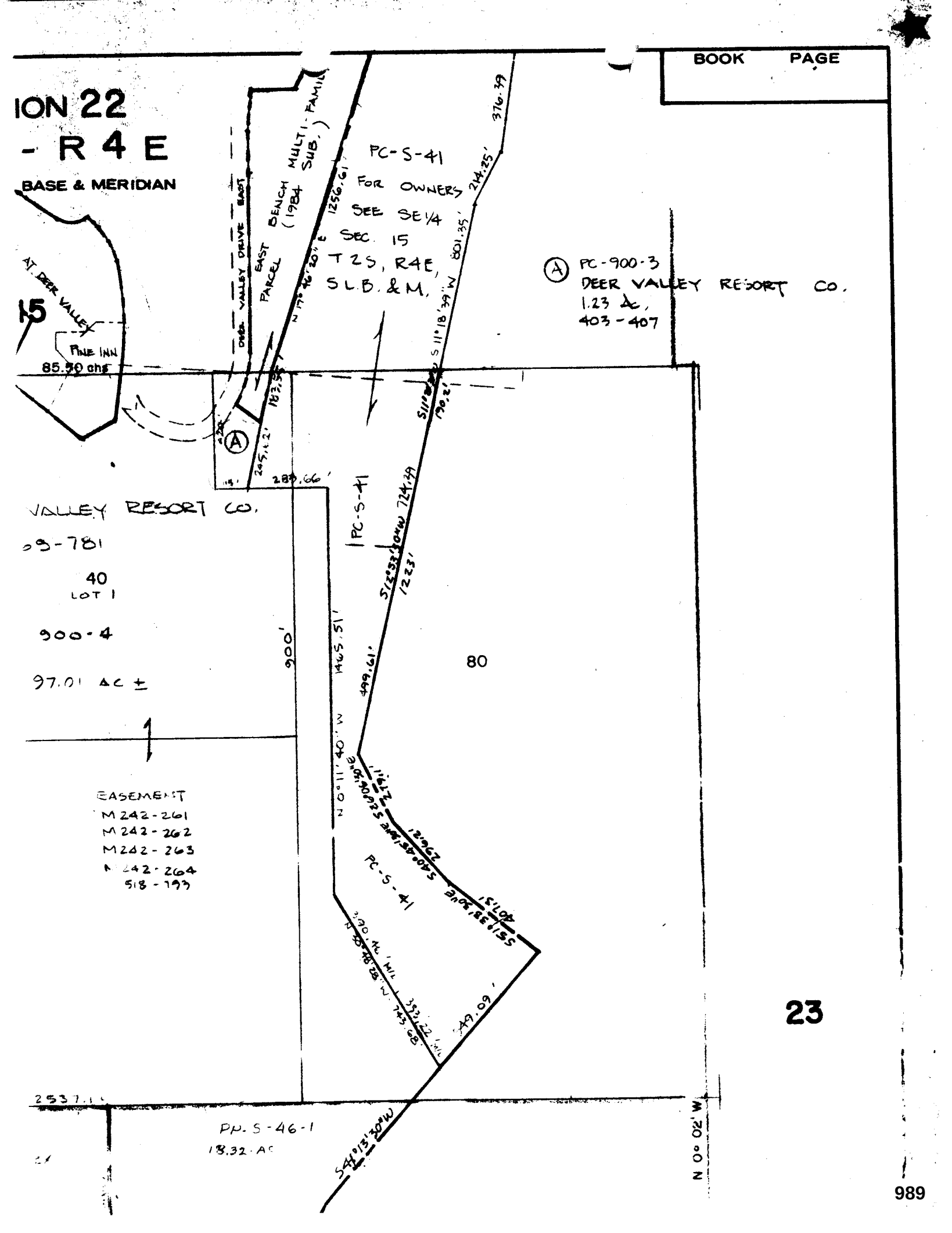
SIGNATURE: _____ DATE: 2/8/99

*1. If you are not the fee owner, attach another copy of this form which has been completed by the fee owner or a copy of your authorization to pursue this action.
*2. If a corporation is fee title holder, attach copy of the resolution of the Board of Directors authorizing this action.
*3. If a joint venture or partnership is the fee owner, attach a copy of agreement authorizing this action on behalf of the joint venture or partnership.

PLEASE NOTE: THIS AFFIRMATION IS NOT SUBMITTED IN LIEU OF SUFFICIENT TITLE EVIDENCE. YOU WILL BE REQUIRED TO SUBMIT A TITLE OPINION, CERTIFICATE OF TITLE, OR TITLE INSURANCE POLICY SHOWING YOUR INTEREST IN THE PROPERTY PRIOR TO FINAL ACTION.

RECEIVED
FEB 09 1999
PARK CITY
PLANNING DEPT.

M:\CDD\CD\APPLCTNS\CUP.DOC


BOOK PAGE
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- R 4 E
BASE & MERIDIAN
15
AT DEER VALLEY
PINE INN
85.90 chs
DEER VALLEY DRIVE EAST
EAST PARCEL
BENCH MULTI-FAMIL
(1984 SUB.)
PC-S-41
FOR OWNERS
SEE SE1/4
SEC. 15
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S.L.B. & M.
1256.61'
N 17° 46' 20" E
376.39
214.25'
S 11° 18' 39" W 801.35'
PC-900-3
DEER VALLEY RESORT CO.
1.23 Ac.
403-407
245.12'
289.66'
VALLEY RESORT CO.
09-781
40
LOT 1
900-4
97.01 AC ±
PC-S-41
S12°53'10"W 724.39'
1223'
900'
1465.51'
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499.61'
80
EASEMENT
M 242-261
M 242-262
M 242-263
M 242-264
518-793
PC-S-41
S 40°40'25" E 276.2'
S 55°13'30" E 401.51'
N 48°48'28" W 393.22'
349.09'
2537.1'
PP. S-46-1
18.32 AC
S 41°13'30" W
N 0° 02' W
23

file

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

August 24, 2001

Mr. Lenny Scaglione
Silver Lake Development
PO 3965
Park City, UT 84060

Lynda Fetter
Deer Crest Associates
PO Box 8888
Park City, UT 84060

Mr. Robert Simon, Esq.
Avalon Holdings
4380 SW Macadam Ave Suite 295
Portland, OR 97201

Dear Lynda and Gentlemen:

This letter is to clarify the conditions of approval of the Black Diamond Conditional Use Permit and the Rosewood Conditional Use Permit regarding the approved shared access drive. The Rosewood CUP includes a condition of approval that:

> A shared access for this project and Black Diamond Lodge is desired in a location approximately matching the road access shown to the Planning Commission on January 10, 2001, known as option X for the Snow Park site. The applicant (Deer Crest for Rosewood), Black Diamond Lodge, and Deer Valley Resort shall use their best efforts to agree on the construction and maintenance of the shared access in a manner equitable to all parties, monitored by the City Engineer and Community Development Director. The parties, including the applicant, shall agree by April 30, 2001 to an access easement agreement. If an agreement is not reached by this date the Rosewood CUP approval shall be suspended pending a CUP revision for replacement access.

The Black Diamond Lodge representatives have spent many hours working with the City and affected property owners, including Deer Valley Resort, to design a shared access road that does

not require relocation of a primary water main serving all of upper Deer Valley. Black Diamond has worked with the Community Development Department to procure an access easement across the Powder Run parcel, without which the Deer Crest parcels may not have access to Deer Valley Drive East. The design and engineering of this shared access road are approved. The easement for this road, dedicated to the City, is intended to provide permanent, legitimate access for the Black Diamond Lodge.

The Rosewood CUP is currently under suspension, pending either a signed agreement with Black Diamond or submittal and Planning Commission approval of a revised CUP providing alternative access. The Rosewood CUP was approved with the shared access drive, as shown on the site plan for the Snow Park parcel (known as option X). No permits, including grading permits, will be issued for the Rosewood CUP, if the proposed site plan is not in conformance with the approved plans.

The Black Diamond CUP includes a condition of approval stating the following:

> The main access drive onto Deer Valley Drive East shall be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location.

The finding of fact for this condition is that access to Deer Valley Drive East at this location is congested with traffic conflicts, due to the location of the skier parking and drop-off, Snow Park service area, Deer Valley Resort access, and future condominium/hotel traffic. The condition for shared access provides a separation in traffic activity and reduction in driveway cuts, to reduce these conflicts and mitigate safety issues on a busy City street.

Black Diamond CUP is in full force and effect and construction is very far along. The Black Diamond Lodge will not be required to submit an amended CUP for Planning Commission review in order to build an access road. Both the undesired access road that requires removal of the water line, and the shared access road have been approved, albeit the undesired access road still requires many technical details regarding utilities and design to be resolved.

The City is highly interested in a shared driveway that does not require relocation of the water line, especially given that a design solution is feasible. Please be aware that the relocation of the water line could jeopardize snow-making for the 2002 Winter Olympics. Thank you for your cooperation on this matter.

Sincerely,

Kirsten A. Whetstone, AICP
Senior Planner

cc. Eric DeHaan, City Engineer
Patrick Putt, Planning and Zoning Administrator

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

June 25, 2001

Dan Foley
Silverlake Development Corporation
PO Box 3965
Park City, UT 84060

Dear Dan,

The Planning Staff reviewed the plans for the shared driveway at Black Diamond Lodge and Rosewood Hotel. The following is a summary of the comments:

- As submitted, the plan does not address pedestrian access and circulation. The City is requesting a 5' paved sidewalk along the north and east edge of the driveway to accommodate pedestrians and trail users. At the time of construction of the Rosewood Hotel (or parking structure at Snow Park) a set of stairs or a path between the driveway and the Deer Valley parking area will be required to accommodate pedestrian circulation to Snow Park Lodge and the bus stop.

- A landscape plan specific to the shared driveway and retaining wall shall be reviewed and approved by the Planning Department before any permits are issued. The landscape plan shall address re-vegetation of all disturbed areas, including the Powder Run remnant parcel, the Deer Valley parcel, and the Deer Crest parcel (in particular the large area to be re-graded below the two 4' high rock walls). Landscaping in front of the wall is necessary to buffer the impact of this wall. Proper agreements with adjacent property owners may be necessary for all off-site landscaping. Please submit an elevation of the wall showing proposed vegetation.

- Additional design information is required for the wall. How are the logs treated? What type and color of stone is proposed? What is the proposed stone pattern? What type of grout is proposed? Please provide a rendering showing a portion of the wall (or a photo if this wall is similar to an existing one).

- Staff has concerns about the overall design of the wall. Concerns were raised about the compatibility of this wall to other walls in the area, ie. is it similar or is it an entirely new design that has no context to what exists currently. Staff requested additional design options or an explanation of how this proposed wall fits in. The pyramid shaped columns seem out of place. Is there a way to break up the vertical height with some horizontal elements? What is the material and color of the material between the columns? Stucco is

not consistent with walls in Deer Valley or Park City and will not be approved. Other walls recently approved in Deer Valley, including the wall for a service road at Stein's, was entirely stone. To create sufficient shadowing and relief on a wall of this size, the stone should be raised from the main wall surface by 12-18".

If you have any questions, or would like to meet with me to discuss alternative designs, please do not hesitate to call me at 615-5066. Thank you for your cooperation.

Sincerely,

Kirsten A. Whetstone, AICP
Senior Planner

copy:
Eric DeHaan, City Engineer
Jim Lavender, Jack Johnson Company
file

Black Diamond Lodge LLC

1245 Deer Valley Drive #3B
PO Box 3965
Park City, Utah 84060
Tel: 435.645.7277 Fax: 435.645.7278

April 10, 2001

Cedar Jordan
Heil Construction Company
P.O. Box 8888
Park City, Utah 84060

Re: Shared Driveway @ Deer Crest / Black Diamond

Dear Cedar,

In our meeting on April 3, 2001 we agreed to the structure of the arrangement between Black Diamond, Deer Crest, and Deer Valley Resort. The structure proposed by Deer Crest would allow for the commencement of the design and development of the shared access road, whereby Black Diamond would agree to pay for the design, up front, as part of its overall contribution towards the road. As I stated in that meeting, Black Diamond agrees to the structure. You are authorized to proceed with the development of the civil and engineering plans for the road, which I understand to be approximately $16,000.00 (sixteen thousand dollars).

With respect to the overall agreement, we have agreed that our contribution towards the road would be the actual cost to us for our existing road as it relates to our contract with Bodell Construction Company. The cost differential between our existing road and the shared access road would be borne equally by Deer Crest and Deer Valley Resort. We will further agree that the maximum cost to be shared by Deer Crest and Deer Valley Resort can be based on the difference in the Granite cost estimates (as finalized with a little more tinkering) for the two road scenarios, and that any savings achieved (which we expect to be material) can be passed back to Deer Crest and Deer Valley Resort. This arrangement complies with Black Diamond's original agreement, whereby Black Diamond will neither suffer, nor gain financially by virtue of the switch to the shared access road.

Please do not hesitate to give me call if you any further questions with respect to the above.

Sincerely,

Leonard Scaglione

Leonard Scaglione

Cc: Bob Wells
Lynda Fetter
Eric DeHaan
Doug Heil
Jim Lavender

KAW

Heil
CONTRACTORS-MANAGERS

April 6, 2001

Lenny Scaglione
Silver Lake Development
P.O. Box 3965
Park City, UT 84060

Re: Shared Driveway @ Deer Crest / Black Diamond

Dear Lenny,

In our meeting on April 3, 2001 with representation from Deer Valley, Deer Crest, and Black Diamond, I thought we had a clear understanding that we would proceed per my March 28, 2001 memo to Lynda Fetter, subject to minor adjustments to the Granite March 21, 2001 cost estimate for the Black Diamond driveway cost.

In our subsequent meeting on April 5, 2001, you indicated you would only proceed on either of the following two options.

a) Contribute the credit your contractor gives you for the Black Diamond driveway or;
b) Negotiate a change order add with your contractor for the differential between Granite's estimates for the Black Diamond driveway and the shared driveway.

This latter approach is unacceptable to Deer Crest, as it would require us to proceed based on an unknown Black Diamond contribution. This contribution is subject to future negotiations between you and your contractor that we do not control.

Therefore, to proceed with the design critical to the construction schedule, we require you to sign off on the Granite estimate (due April 9, 2001, incorporating the scope and quantity adjustment we agreed upon), as your contribution, and send us a letter confirming you will pay the design and development management costs from your contribution.

In my absence for the next two weeks, please respond to Cedar Jordan in our office or with Lynda Fetter so we can release the design as soon as possible.

Sincerely,

Jim Lavender

cc: Dan Foley
Bob Wells
Lynda Fetter
Eric Dehaan
Doug Heil
Cedar Jordan

2354 Keetley Road Heber City, UT 84032 P.O. Box 8888 Park City, UT 84060
(435) 655-8822 Fax (435) 645-9166

Heil
CONTRACTORS · MANAGERS

Memo

TO: Lynda Fetter

FROM: Jim Lavender

DATE: March 28, 2001

RE: Rosewood / Black Diamond Shared Access Driveway

Here is a schedule of estimated costs and how the shared access deal could be structured.

Item	Cost Estimate	Payer	Amount	Estimated Payment Date
1. Shared Driveway Design and Development Management	$ 60,000	Black Diamond	$ 60,000	May 2000
2. Shared Driveway Construction Cost (excluding heated concrete and Curb / Gutter	$ 450,000	Black Diamond Deer Valley	$ 340,000 $ 110,000	June 2001 July 2001
3. Heated concrete and Curb / Gutter	$ 170,000	Rosewood Developer or Deer Crest Deer Valley	$ 140,000 $ 30,000	Summer 2003
Total	**$ 680,000**		**$ 680,000**	

Black Diamond will likely require some financial assurance that the driveway would be finalized (Item #3) by some future date, even if Phase I of the Hotel has not proceeded.

This estimate assumes Black Diamond's driveway construction cost is $400,000 and assumes the shared driveway construction cost is $620,000.

Please let me know if you agree with this structure and if you would like us to proceed to coordinate this pursuant to our attached proposal.

P.O. Box 8888 Park City, UT 84060 (435) 655-8822 Office (435) 645-9166 Fax

From: TIM TWARDOWSKI
To: KIRSTEN WHETSTONE
Date: 1/2/01 12:34PM
Subject: agreement

Hi Kirsten. Ron Ivie forwarded to me a draft "cross property agreement" between Deer Valley and Black Diamond Lodge (for construction of a ski patrol and first aid building and stairway across property lines). I've given the agreement a quick look-over, but need more background info to go any further. Since you were the planner for Black Diamond Lodge, I'm assuming that you can help me out (hoping anyway). Can we meet to discuss this item? Let me know when is a good date/time for you--my calendar is generally open for this week. Thanks.
Tim

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

June 8, 2000

Mr. Leonard Scaglione
Silverlake Development Corporation
PO Box 3965
Park City, UT 84060

Dear Mr. Scaglione:

The property in question, 2280 Deer Valley Drive, being a part of the approved Black Diamond Subdivision plat, is located within the RD-MPD, Residential Development- Master Planned, Zoning District in Park City, Utah. The proposed use for 30 residential condominium units is permitted in this District subject to all conditions of the Mountain View Lodge Conditional Use Permit granted to you by the Park City Planning Commission on March 8, 2000 (see attached letter). At this time there is not a building moratorium in place in Park City, although during the Olympic Games (February 2002) there may be certain days when access to the site will be severely restricted. If you need additional information, please do not hesitate to call me at 615-5066.

Sincerely,

Kirsten A. Whetstone, AICP
Senior Planner

attach.

FAX 645-7278 & Hard Copy at

"EXHIBIT D"

DATE

NAME
COUNTY BUILDING AND ZONING DEPARTMENT
ADDRESS

RE: *(Legal Description)*
(Street Address)

Dear:

Please provide us with a letter confirming the existing zoning on the above described property, the permitted uses under that zoning designation, and whether the following existing or intended use of the property is permitted under this zoning and any other restrictions that may pertain to the property:

(insert description of the current and/or intended use of the property)

Also, please advise whether there is any building moratorium or other restriction with respect to the property, and if concurrency requirements are applicable.

Please send a copy of your letter to our lender at:

Bank of America, N.A.
Mail Code: FL2-753-18-01
200 Central Avenue, Suite 1800
St. Petersburg, Fl 33701
ATTN: Patricia A. Karlik

This information is needed for our files prior to the anticipated loan closing.

Thanks for your help and personal attention.

Yours truly,

BORROWER NAME
BORROWER TITLE

clarification of what actions are being taken. He directed Ms. Ryan to use her judgment in more clearly defining the language so the Planning Commission can debate what should or should not be mandated. In reading the element, he had noted that large administrative and financial requirements would be need in order to enact many of these items, and if it will be forwarded to the City Council for adoption, it should be accompanied by sufficient funding.

Commissioner Hier stated that he looked at the element as a guideline toward the Development Code, not necessarily as mandating anything.

Commissioner Erickson asked if Resolution 17-99 could be referenced in the new General Plan. Mr. Harrington explained that they avoid specific incorporation into the General Plan because it becomes a matter of mandatory compliance, and the General Plan should be generally directive rather than specific. Commissioner Erickson requested a statement that employee housing requirements are evenly applied against commercial and residential projects.

Discussion regarding the appointment of the Chair & Vice-Chair

Commissioner Larson suggested that discussion of these appointments be continued until the City Council has had an opportunity to appoint new commissioners. The Commissioners concurred.

Chair O'Hara stated that the Land Management Code may require action this evening, which can be addressed during the regular meeting.

Review of Regular Agenda

Consent Agenda

Chair O'Hara explained that the Consent Agenda items will be brought forward as a package, and the Planning Commission must approve or disapprove the Consent Agenda. If an item needs to be pulled from the Consent Agenda, it can be discussed now and pulled off during the regular meeting. He noted that one Consent Agenda item and two items on the regular agenda are listed as being tabled. That language should be revised to "continue to a date uncertain."

Commissioner Larson referred to the Consent Agenda item for [redacted] Deer Valley Drive, Mountain View Lodge, and the issue of looking for an alternative to utilizing an existing utility easement. He asked if that had been resolved. Planner Kirsten Whetstone replied that City Engineer

Eric DeHaan included language in a condition of approval requiring a 30-foot utility easement for the water line connection into Centennial Drive.

Commissioner Hays referred to 265 Woodside Avenue and asked why it was on the Consent Agenda since there are so many conditions attached. She also asked about the square footage of the structure. Planner Ray Milliner replied that the existing square footage is 700 square feet. The item was placed on the Consent Agenda because a condition of approval states that terracing and other issues will be resolved with the Building Department prior to any building permit issuance. If the Planning Commission prefers more discussion and input, the item can be pulled from the Consent Agenda. Commissioner Hays requested that this item be removed from the Consent Agenda.

Commissioner Larson stated that he had given a lot of thought to the excavation problem, and it was the general direction of the Planning Commission that they do not care if people dig underground. He suggested leaving physical excavation concerns to Ron Ivie and the Building Department.

Commissioner Hays felt that excavation was only one of many concerns which she believed the Planning Commission should address. She did not believe the addition to the house should overwhelm the existing structure, and she noted that this is a one-story historic home with a proposed four-story addition.

There was some debate as to whether the structure was historic. Planner Milliner commented that it was built in the early 70's. Commissioner Hays argued that the structure had been there all her life. Planner Milliner stated that the Staff determined that the structure did not meet the criteria for a historic structure. Commissioner Hays stated that simply because there is not a picture of the home prior to 1970 does not mean it did not exist. Planner Milliner offered to do further research on the structure if directed by the Planning Commission.

Commissioner Hays discussed height issues. She explained that the nature of the street is that there are tall buildings and short buildings. When walking up the stairs, this house creates the feeling that you are not walking next to a skyscraper. There is still a view, and the town can be seen. Adding three stories to the top of the house will prohibit anyone from seeing anything.

PARK CITY
1884

PLANNING COMMISSION REPORT

DATE: March 8, 2000
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP KAW
TITLE: 2280 Deer Valley Drive East, Mountain View Lodge CUP
TYPE OF ITEM: Small-Scale Master Planned Development

SUMMARY RECOMMENDATIONS Approve with conditions

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Dr East-(SE of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 29 residential condominium units and one ADA compliant unit on 5.8 acres.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort, Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Approve as conditioned**

B. Background

This request for approval of a small scale MPD for a residential condominium proposal at lower Deer Valley, known as Mountain View Lodge CUP, has been under staff and Planning Commission review since March of 1999. A public hearing was held on May 26, 1999. The Commission last reviewed the proposal on October 27, 1999 **(see Exhibit A)** where the applicant presented revisions reflecting 29 units in 3 building masses with underground parking (2 spaces per unit with some additional guest spaces are provided). The Commission spent considerable time at previous meetings discussing grading and site disturbance issues, building massing, architectural design, and building height (restricted to 33' as permitted in the RD

zoning district). At the October 27th meeting the Commission directed staff to draft findings of fact, conclusions of law, and conditions of approval and to return this item as a consent agenda item at the next meeting. Since October, staff and the applicant have been working on details of the preliminary utility plan and ADA compliance issues. Most of those details have been worked out to the satisfaction of the Community Development Department.

Staff has included in the conditions of approval a requirement that the guarantee for public improvements include funds for re-vegetation of landscaped areas disturbed by installation of the water line. At this time the applicants are looking for an alternative to utilizing an existing utility easement that runs between two lots in American Flag Subdivision. This easement is too narrow and also contains significant existing residential landscaping. The remaining minor issues are addressed in the conditions of approval that follow.

ANALYSIS

Land Management Code

Staff reviewed the proposal against the Conditional Use Permit standards for review, Section 1.13 (f) of the LMC (February 25, 1998) and the review criteria for Conditional Use Permits, Section 15-1.10 of the amended LMC (December 31, 1998) (see **Exhibit B** from October 27, 1999 staff report).

As revised and conditioned, the proposed CUP for Mountain View Lodges on the Snow Park parcel of the Deer Valley MPD meets the criteria and standards for review as stated in Chapter 1 of the Land Management Code.

General Plan

Staff has reviewed the proposal against the policies of the Park City General Plan and finds the proposal as conditioned consistent with the General Plan. Specifically, the General Plan encourages resort bed base residential development located in the vicinity of the resorts, directs development to the toe of the slopes to preserve visible hillsides, and encourages alternatives to the use of autos, and discourage driving where feasible. The General Plan also encourages new development to be compatible with the mountain resort character of Park City. The proposal is in-fill, bed base density located at the base of the resort. The proximity to the base area and pedestrian access to a bus route discourages use of the automobile. The proposed architectural character is compatible with the mountain resort, in use of materials and architectural theme, mass and scale. The proposed architectural intent and quality sets the tone and standard for future development in this area.

ADA Compliance

In order to comply with federal ADA (Americans with Disabilities Act) regulations for a hotel/nightly rental management concept, one of the units is required to be ADA compliant and be made available at all times for lease/rental to a qualified (ADA) person(s). The applicant's have agreed to provide one smaller, but comparable, ADA compliant unit to remain in common ownership by the Condominium Association and to be shown on the plat as common space. This unit could not be sold and must stay in the rental pool as an ADA compliant unit. Part of the

existing common area, previously shown as common area for a lounge/lobby/skier gathering space has been converted into this ADA unit. The exterior building massing has not changed as a result of this unit.

Access

In order to address staff's and the Commission's request that this proposal share, with future development at Deer Crest, access off of Deer Valley Drive to eliminate multiple curb cuts and driveways at this location, the applicants agree to move their access drive at such time as an acceptable shared access with Deer Crest is available. At this time the access to the Snow Park parcel is across an existing easement with Deer Valley, which entails moving a City water line. The applicants and Deer Valley have agreed to continue to discuss with Deer Crest the need for shared access.

STAFF RECOMMENDATION

Staff recommends the Commission approve with conditions the small scale MPD for the Mountain View Lodges as described on the Plans submitted and reviewed at the October 27, 1999 Planning Commission meeting, as modified to allow a portion of the common area to be used to construct an ADA compliant unit to be held in common by the entire Condominium Association. Staff bases the recommendation on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. This proposal requires Small Scale MPD approval, reviewed as a Conditional Use Permit (CUP) because it is a part of a larger MPD known as the Deer Valley MPD.

2. The proposed density of 29 units plus one ADA unit on the 5.8 acre site is consistent with the Deer Valley MPD density designation of 0 to 42 units. No height exceptions are requested. No commercial or retail uses are proposed as part of this CUP.

3. The adjacent street, Deer Valley Drive East, is of a size and capacity to accommodate traffic considerations of this development.

4. Access to Deer Valley Drive East for this development competes with existing access to Snow Park Lodge and future development at Deer Crest creating the potential for traffic conflicts and driveways that do not meet LMC spacing requirements.

5. Utilities must be provided to sustain the anticipated property uses. Easements are necessary for long-term utility maintenance.

6. The project complies with fire and emergency access requirements, by virtue of a fire protection plan that addresses type II non-combustible building materials and structural requirements, 13-D fire sprinkler systems, approved fire and emergency access, and fire separation of structures.

7. A financial guarantee for all landscaping and public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner. The guarantee must include any re-vegetation of ski runs or existing landscaping that is removed to install the water line. This financial guarantee is required prior to building permit issuance or plat recordation.

8. The applicant agrees to provide for City review and approval, prior to issuance of any building permits, a final landscape plan, final grading and utility plans, and detailed architectural elevations consistent with the plans presented to the Planning Commission on October 27, 1999 and consistent with the Preliminary Utility Plan dated February 28, 2000.

9. The applicant stipulates to the conditions of approval.

Conclusions of Law

1. The proposed project complies with all requirements outlined in the Land Management Code, specifically Sections 15.1.10 (December 31, 1998) and Chapter 10 (February 25, 1998).

2. The use is compatible with surrounding structures in use, scale, mass, and circulation.

3. The use is consistent with the Park City General Plan.

4. The use is consistent with the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development, including compliance with the Design Standards (Appendices A and B) as outlined in the Sensitive Lands Ordinance.

5. Any effects in difference in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval

1. All standard project conditions shall apply (**Exhibit C**).

2. All conditions of approval of the Deer Valley Resort Seventh Amended and Restated MPD continue to apply.

3. A final exterior lighting and landscaping plan consistent with the preliminary landscaping plan, shall be submitted to and approved by the Planning Department prior to issuance of any building permits. All exterior lighting shall conform to requirements of the City's lighting ordinance.

4. Final architectural elevations consistent with the LMC, Park City Design Guidelines and the plans approved by the Planning Commission on October 27, 1999 shall be submitted for review and approval by the Planning Department prior to issuance of a building

permit. Final plans shall be reviewed by staff for compliance with the Design Standards (Appendices A and B) of the Sensitive Lands Ordinance. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review. A detailed review against specific requirements of the Uniform Building Code is a condition precedent to issuance of a building permit.

5. A Construction Mitigation Plan (CMP) submitted to and approved by the Community Development Department is required prior to issuance of any building permit. The CMP shall address construction phasing, staging, storage, circulation, parking, delivery, re-vegetation of disturbed areas, temporary signs and lighting, dust, mud, and dirt, and clean water standards if applicable. The CMP shall also address disposal of all excavated materials. A detailed limits of disturbance plan shall be submitted as part of the CMP.

6. Approval of this Conditional Use Permit is valid for one year from the date of Planning Commission approval.

7. A financial guarantee, in a form and amount acceptable to the City, for the value of all public improvements, pedestrian amenities and trails, and all landscaping (including all landscaping required to re-vegetate and re-landscape all utility installations) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

8. A final record of survey plat shall be submitted to the City for review and approval by the City Council and shall be recorded at the County prior to the sale of individual condominium units. The ADA compliant unit shall be indicated on the record of survey plat as common space in perpetuity. Conditions, Covenants, and Restrictions for this development shall be submitted to the City Attorney for review and approval and shall be recorded at the time of record of survey plat recording. A final subdivision plat shall be approved by the City Council and recorded prior to issuance of a footing and foundation permit.

9. All signs for this project shall comply with the Park City sign code. Each sign requires a sign permit, reviewed and approved by the Community Development Department prior to installation.

10. The City Engineer shall review and approve all associated utility, public improvements, grading, and drainage plans for compliance with City standards as a condition precedent to building permit issuance. The final utility plans shall be consistent with the preliminary utility plan on file with the City, dated February 28, 2000. Thirty foot (30') wide easements are required for all public water lines.

11. The Snyderville Basin Sewer Improvement District review and approval of the sewer plans is a condition precedent to final plat recording and building permit issuance.

12. Fireplaces in the individual condominium units shall be of a non-solid fuel burning type, such as gas fireplaces or pellet stoves. Wood burning fireplaces are allowed only in common areas.

13. The main access drive onto Deer Valley Drive East shall be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location.

14. The final parking layout will be reviewed and approved by the Community Development Department and shall be consistent with the plans reviewed by the Planning Commission on October 27, 1999 providing a minimum of 2 spaces per unit with additional guest parking spaces provided. The applicant shall provide details on parking enforcement within the parking structure prior to building permit issuance.

15. Final location and dimensions of all trails will be delineated on the final plat with guarantees for completion in place prior to granting any building permits for construction of the condominiums.

16. Final approval regarding snow shedding from roofs and porches will be granted after Community Development Department staff reviews the final architectural and structural plans and finds them in compliance with the City's snow shedding requirements.

EXHIBITS

A. Minutes of the October 27, 1999 Planning Commission meeting.
B. **Analysis** section from October 27, 1999 Staff Report
C. Standard Project Conditions

xc M:\CDD\KAW\PC\PC2000\dvd2280.fin.wpd

Commissioner Larson reported that he, Commissioner Zimney, and Chair O'Hara attended the discussion of the skateboard park before the City Council. The City Council wants the Planning Commission to address the skateboard park in an expedited time frame. He stated that he had significant concerns about trying to piecemeal out the City Park. A number of changes are proposed in the next few years, and the Planning Commission should decide whether to plan the Park in total, addressing all the issues, or whether to address the skateboard park in a rapid fashion. He recommended that they continue the temporary skateboard park to allow time to properly plan the City Park. If the City Council wishes to take a different direction, the Planning Commission should be clearly directed to do so.

V. CONSENT AGENDA

[redacted] - CUP

499 Ontario Avenue - CUP for construction on a steep slope

265 Woodside Avenue - CUP for construction on a steep slope

226 Marsac Avenue - CUP

42-1/2 Ontario Canyon Road - CUP

MOTION: Commissioner Larson moved to REMOVE 265 Woodside Avenue from the Consent Agenda, to CONTINUE 226 Marsac Avenue to a date uncertain, and to APPROVE the remaining Consent Agenda. Commissioner Zimney seconded the motion.

VOTE: The motion passed unanimously.

Chair O'Hara noted that 265 Woodside Avenue will be discussed this evening as a regular agenda item.

Findings of Fact - Mountain View Lodge - CUP

1. This proposal requires Small Scale MPD approval, reviewed as a Conditional Use Permit (CUP), because it is a part of a larger MPD known as the Deer Valley MPD.

2. The proposed density of 29 units plus one ADA unit on the 5.8 acre site is consistent with the Deer Valley MPD density designation of

0 to 42 units. No height exceptions are requested. No commercial or retail uses are proposed as part of this CUP.

3. The adjacent street, Deer Valley Drive East, is of a size and capacity to accommodate traffic considerations of this development.

4. Access to Deer Valley Drive East for this development competes with existing access to Snow Park Lodge and future development at Deer Crest, creating the potential for traffic conflicts and driveways that do not meet LMC spacing requirements.

5. Utilities must be provided to sustain the anticipated property uses. Easements are necessary for long-term utility maintenance.

6. The project complies with fire and emergency access requirements by virtue of a fire protection plan that addresses type II non-combustible building materials and structural requirements, 13-D fire sprinkler systems, approved fire and emergency access, and fire separation of structures.

7. A financial guarantee for all landscaping and public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner. The guarantee must include any re-vegetation of ski runs or existing landscaping that is removed to install the water line. This financial guarantee is required prior to building permit issuance or plat recordation.

8. The applicant agrees to provide for City review and approval prior to issuance of any building permits a final landscape plan, final grading and utility plans, and detailed architectural elevations consistent with the plans presented to the Planning Commission on October 27, 1999, and consistent with the Preliminary Utility Plan dated February 28, 2000.

9. The applicant stipulates to the conditions of approval.

Conclusions of Law - Mountain View Lodge

1. The proposed project complies with all requirements outlined in the Land Management Code, specifically Sections 15.1.10 (December 31, 1998) and Chapter 10 (February 25, 1998).

2. The use is compatible with surrounding structures in use, scale, mass, and circulation.

3, The use is consistent with the Park City General Plan.

4. The use is consistent with the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development, including compliance with the Design Standards (Appendices A and B) as outlined in the Sensitive Lands Ordinance.

5. Any effects in difference in use or scale have been mitigated through careful planning and conditions of approval.

Conditions of Approval - Mountain View Lodge

1. All standard project conditions shall apply (Exhibit C).

2. All conditions of approval of the Deer Valley Resort Seventh Amended and Restated MPD continue to apply.

3. A final exterior lighting and landscaping plan consistent with the preliminary landscaping plan shall be submitted to and approved by the Planning Department prior to issuance of any building permits. All exterior lighting shall conform to requirements of the City's lighting ordinance.

4. Final architectural elevations consistent with the LMC, Park City Design Guidelines, and the plans approved by the Planning Commission on October 27, 1999, shall be submitted for review and approval by the Planning Department prior to issuance of a building permit. Final plans shall be reviewed by Staff for compliance with the Design Standards (Appendices A and B) of the Sensitive Lands Ordinance. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and Staff cannot agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review. A detailed review against specific requirements of the Uniform Building Code is a condition precedent to issuance of a building permit.

5. A Construction Mitigation Plan (CMP) submitted to and approved by the Community Development Department is required prior to issuance of any building permit. The CMP shall address construction phasing, staging, storage, circulation, parking, delivery, revegetation of

disturbed areas, temporary signs and lighting, dust, mud, and dirt, and clean water standards if applicable. The CMP shall also address disposal of all excavated materials. A detailed limits of disturbance plan shall be submitted as part of the CMP.

6. Approval of this Conditional Use Permit is valid for one year from the date of Planning Commission approval.

7. A financial guarantee in a form and amount acceptable to the City for the value of all public improvements, pedestrian amenities and trails, and all landscaping (including all landscaping required to re-vegetate and re-landscape all utility installations) to be completed according to the final approved plans shall be provided to the City prior to building permit issuance. All public improvements shall be completed according to City standards and accepted by the City Engineer prior to release of this guarantee.

8. A final record of survey plat shall be submitted to the City for review and approval by the City Council and shall be recorded at the County prior to the sale of individual condominium units. The ADA-compliant unit shall be indicated on the record of survey plat as common space in perpetuity. Conditions, Covenants, and Restrictions for this development shall be submitted to the City Attorney for review and approval and shall be recorded at the time of survey plat recording. A final subdivision plat shall be approved by the City Council and recorded prior to issuance of a footing and foundation permit.

9. All signs for this project shall comply with the Park City sign code. Each sign requires a sign permit, reviewed and approved by the Community Development Department prior to installation.

10. The City Engineer shall review and approve all associated utility, public improvement, grading, and drainage plans for compliance with City standards as a condition precedent to building permit issuance. The final utility plans shall be consistent with the preliminary utility plan on file with the City dated February 28, 2000. Thirty foot (30') wide easements are required for all public water lines.

11. The Snyderville Basin Sewer Improvement District's review and approval of the sewer plans is a condition precedent to final plat recording and building permit issuance.

12. Fireplaces in the individual condominium units shall be of a non-solid fuel burning type, such as gas fireplaces or pellet stoves. Wood burning fireplaces are allowed only in common areas.

13. The main access drive onto Deer Valley Drive East shall be shared with the future access drive for any Deer Crest proposal at this location to minimize driveway cuts and traffic conflicts at this location.

14. The final parking layout will be reviewed and approved by the Community Development Department and shall be consistent with the plans reviewed by the Planning Commission on October 27, 1999, providing a minimum of 2 spaces per unit, with additional guest parking spaces provided. The applicant shall provide details on parking enforcement within the parking structure prior to building permit issuance.

15. Final location and dimensions of all trails will be delineated on the final plat, with guarantees for completion in place prior to granting any building permits for construction of the condominiums.

16. Final approval regarding snow shedding from roofs and porches will be granted after Community Development Department staff reviews the final architectural and structural plans and finds them in compliance with the City's snow shedding requirements.

Findings of Fact - 499 Ontario Avenue

1. The proposed dwelling is located within the HR-1 zone.

2. The findings in the analysis section of this report are incorporated herein.

3. The proposed dwelling complies with the zoning requirements of the HR-1 zone.

4. The Board of Adjustment granted a special exception for additional height on July 20, 1999.

5. The CUP will not increase density on the lot.

Conclusions of Law - 499 Ontario Avenue

Black Diamond Capital Corporation

1245 Deer Valley Drive
Suite 3B
PO Box 3965
Park City, UT 84060
(435) 645-7277
Fax. (435) 645-7278

March 6, 2000

Kirsten A. Whetstone. AICP
Planning Department
PO Box 1480
Park City, Utah 84060

Via Facsimile: 615-4906

Dear Kirsten,

I have received a copy of your Staff Report for the consent agenda meeting on Wednesday, March 8th. While I believe you have accurately described the status of the project, I think the language with respect to the status of the access road requires some clarification.

Currently, via an easement from Deer Valley Resort, the access to our project utilizes the same entry off Deer Valley Drive as the access to Deer Valley's Snow Park Lodge. Using the access easement provided by Deer Valley necessitates the relocation of the existing City water line. Bob Wells is continuing to negotiate with Deer Crest, in an attempt to obtain an easement from them for an alternative access road to the project. We remain optimistic that we will have permission granted from Deer Crest to use their property for temporary construction access to the site, until such time as a permanent easement can be negotiated. The construction easement would allow us until next spring to finalize the plans for the permanent access. The easement would then be incorporated into the plans for the project as the permanent access road, and thus negate the need for the relocation of the water line. The entry point off Deer Valley Drive would remain the same using either easement. Once our permanent access has been constructed, we do not plan on changing or modifying it at that point.

Your Staff Report indicates the City's ultimate desire for shared access, thus minimizing the driveway cuts and traffic conflicts at this location. To accomplish this, the City essentially will have to require Deer Crest to enter their development at the same present Deer Valley access off Deer Valley Drive. I have spoken to Bob Wells again regarding this issue. While Bob indicated that the Resort would agree to cooperate with this condition, there are some underlying concerns as to both the feasibility and practicality of this resolution. That will not be known until there is a design for the Deer Crest project.

I felt it was imperative to reiterate our understanding with respect to the access road at this time, to eliminate the possibility of miscommunication at this critical juncture of our plans. Please feel free to call me if you have any questions with respect to the above.

Sincerely,

Leonard Scaglione

Leonard Scaglione
Black Diamond Capital Corp.

cc: Bob Wells – Deer Valley Resort

RECEIVED
MAR 22 2000
PARK CITY
PLANNING DEPT.

DRAFT

February 14, 2000

Kirsten Whetstone, AICP
Park City Municipal Corp.
P.O. Box 1480
Park City, Utah 84060

Re: Mountain View Lodge
Handicap Accessible Unit

Dear Kirsten,

Pursuant to our meeting on January 25, 2000 concerning the development of a handicap accessible unit in the proposed Mountain View Lodge, the following outlines the agreement of the developer for the same.

In addition to the 29 units conditionally approved for the Mountain View Lodge, the developer will construct a single level handicap accessible unit on Level 7261, on the plaza deck, between buildings two and three. The unit will be approximately 1,100 square feet, with finishes similar to those incorporated in the salable units. The unit will be dedicated to the Homeowners Association of Mountain View Lodge by the developer as common space, and as such will never be made available for sale.

I trust the developer commitment reflected above satisfies the ADA requirements for the Mountain View Lodge. Please do not hesitate to call if you have any questions.

Sincerely,

Mark Walker
Applicant for Black Diamond Capital

RECEIVED
FEB 14 2000
PARK CITY
PLANNING DEPT.

From: ERIC DEHAAN
To: WHETSTONE, KIRSTEN
Date: 2/24/00 4:10PM
Subject: Re: Mountain View Lodges

The EWP report on Mountain View itemized several improvements that are needed. What I need in my file is a revised Preliminary Utility Plan from Jack Johnson Company adequately incorporating these improvements. You will be interested in the off-site waterline alignment because there could be impacts such as grading and tree removal that I would need your input on. Once we get to that point you could do the normal Planning Commission staff report for their small-scale MPD or CUP, complete with the condition that a financial security for public improvements is required prior to building permit or plat approval, together with all the other usual conditions. The utility plan is expected in about a week, but we will need several days to review it with Jerry Gibbs before we can say it is OK as the utility plan for Mountain View Lodge so you can finalize the staff report.

>>> KIRSTEN WHETSTONE 02/22/00 10:21AM >>>
Please let me know what you need to have in your files, regarding the water line and maintenance agreement with Deer Valley, etc. prior to returning to the Planning Commission for action on Mountain View Lodges. Dan Foley is asking if you will need a letter from Deer Valley and Silver Lake Development regarding this issue, timing, maintenance, ... thanks. kirsten.

OTTO / WALKER Architects

2200 Park Avenue

Suite C201

Park City, Utah 84098

435.649.6373

Fax 435/649-6378

February 14, 2000

Kirsten Whetstone, AICP
Park City Municipal Corp.
P.O. Box 1480
Park City, Utah 84060

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Sincerely,

Mark Walker
Applicant for Black Diamond Capital

From: ERIC DEHAAN
To: KIRSTEN WHETSTONE
Date: 1/11/00 9:16AM
Subject: Mountain View Lodge

It took quite a while to get the paperwork in order, but I have now authorized EWP to help the Jack Johnson Company perform the necessary study to determine whether the Mountain View Lodge can be served with water as the Lodge is currently designed, without compromising the City's water system or fire protection elsewhere in Deer Valley. It is my hope that answers will emerge by the first of February.

Please let me know if you have any questions or concerns.

CC: JERRY GIBBS; JOHN LIND; PATRICK PUTT; RICK LEWIS

Commission is about to launch into General Plan amendments, and their two members want the subcommittee to wait until after that process has started before meeting again. She agreed that a new liaison will be necessary.

Commissioner Hier commented that, until the subcommittee meets again, anyone can attend the Snyderville Planning Commission meetings. Manager Shepard reported that she attended the Snyderville Basin meeting the previous evening, and Promontory was discussed at length. Two public hearings are scheduled next week on the Promontory development. She suggested that the Commissioners listen to the radio for details.

IV. PUBLIC HEARING/DISCUSSION/ACTION ITEMS

1. 7700 Marsac Avenue, Park City Silver Mine Adventure - CUP for outdoor dining

This item was withdrawn.

2. 2650 Deer Valley Drive East, Comstock II - Rezone

This item was withdrawn.

3. Environmental Element of the General Plan

The Staff requested that this item be continued to December 15.

MOTION: Commissioner Hays moved to CONTINUE this item to December 15. Commissioner Larson seconded the motion.

VOTE: The motion passed unanimously.

4. 2440 Holiday Ranch - One year review of CUP for horses

This item will be reviewed administratively. Chair O'Hara requested an update.

Administrator Putt explained that this item was advertised in error, and a formal Planning Commission review is not required. A condition of approval called for Staff review at the end of one year. The Staff has received no complaints associated with this CUP. They will verify for compliance with the conditions of approval and take the appropriate action.

5. 2280 Deer Valley Drive, Mountain View Lodge - CUP

The Staff requested that this item be continued to a date uncertain.

MOTION: Commissioner Larson moved to CONTINUE this item to a date uncertain. Commissioner Hays seconded the motion.

VOTE: The motion passed unanimously.

6. **210 Ontario Avenue - Plat amendment**

Planner LoPiccolo noted that this application was reviewed by the Planning Commission on October 27 when they discussed the request to replat seven full lots and five partial lots of platted Old Town. The 12 lots will comprise four lots for four single-family dwellings. One dwelling will be off of existing McHenry, one off of Ontario Drive, and a proposed 20-foot-wide driveway will extend to units 3 and 4 on lots 3 and 4. The Planning Commission has discussed the proposed street vacation and reviewed what they perceived as a loss of open space. Planner LoPiccolo reported that the Planning Commission was satisfied with the project subject to findings and conditions and requested that this item return as a Consent Agenda item. The Staff recommended that the Planning Commission forward a positive recommendation to the City Council for the street vacation and the plat amendment.

Chair O'Hara noted that this item was noticed for public hearing although a public hearing was previously held and closed.

Chair O'Hara reopened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Commissioner Larson requested that Matt Twombly tie a trail from McHenry to Second Street on the existing trail at the Virginia Mining Claim to allow people to come off of McHenry, down to Ontario, and into town. He requested that this be included on the trails master plan.

Commissioner Hier asked if that request should be included in the conditions of approval. Administrator Putt stated that the request will be on record in the minutes, and the Staff will pass it along to the trails coordinator.

MOTION: Commissioner Larson moved to forward a POSITIVE recommendation to the City Council on the Ivers plat amendment with the findings of fact, conclusions of law, and conditions of approval outlined in the staff report. Commissioner Hier seconded the motion.

VOTE: The motion passed 5 to 1, with Commissioners Hier, Jones, Larson, O'Hara, and Zimney voting in favor of the motion and Commissioner Hays voting against the motion.

From: ERIC DEHAAN
To: KIRSTEN WHETSTONE
Date: 11/2/99 4:46PM
Subject: Mountain View Lodge

The applicants for Mountain View Lodge still haven't given us a utility plan, to the best of my knowledge. They have showed us two different ones at the two recent meetings we have had, but they haven't left us a copy of their preferred utility plan. Could you call the applicant and get us the latest utility plan? I would like to double check all their water problems, and I would like to meet with Ron Ivie about fire protection to see if there is any way the proposed building can be protected. Thanks.

9. This approval shall expire one year from the date of City Council approval unless this plat amendment is recorded prior to that date.

10. The potential for a lock-out unit is precluded from this property.

8. 2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Whetstone reviewed the request for a Small Scale Master Planned Development for 29 residential condominium units located south and east of the Snow Park Lodge on Deer Valley Drive East. The Planning Commission has discussed this project over the last few months and seen several concepts. Issues raised at the last meeting relate to the massing of Building 2 and compatibility issues with five-story elements. The Staff met with the applicant to review detailed architectural plans and discuss grading issues, and she indicated the Staff reviewed revisions to the plan, as reflected on the 28-unit alternative in the packet. After discussing grading issues and seeing the retaining wall that would be required behind the building, the Staff felt it was better for the building to retain the slope. The Staff reviewed the 29-unit alternative against the 16 conditional use requirements and policies of the General Plan and recommended approval of the 29-unit configuration. Findings and conditions have been drafted, but utility issues must still be resolved. The intent this evening is to hear final comments from the Planning Commission on the general layout, and the Staff will return with revised conditions at the next meeting.

Commissioner Larson stated that he stood above the Snow Park parking lot and looked at each building he could see for three- versus four-story uninterrupted vertical expanses, and he could not find one example. He maintained support of three-story uninterrupted vertical expanse and believed they were getting close. He used this argument to support the Building 2, 28-unit option, because it follows the topography down the hill and more closely follows the three-story facade. Building 1 follows those planning criteria, and it appeared that Building 3 was stepped back.

Jeff Graham, representing the applicant, explained that Building 3 has three vertical planes. He indicated the columns on the first three floors and how the building steps back from that plane to the fourth floor element. The fifth floor steps back another eight feet.

Chair O'Hara stated that he also visited the site and favored the 29-unit plan. He commended the applicants on the progress with this project and how far they have come from the original plans which were presented.

Based on the Staff's review and recommendation, Commissioner Jones favored the 29-unit configuration and felt it was a better design architecturally. Commissioners Erickson, Zimney, and Hier agreed with Commissioner Jones and favored the 29-unit configuration. Commissioner

Erickson suggested that this item return as a Consent Agenda item at the next meeting.

9. 7901 Royal Street East, The Knoll Estates - CUP for entrance gate

Chair O'Hara noted that it has previously been implied when gate issues have been addressed that, if all the items in the conditional use review are met, the Planning Commission has no choice but to approve. He did not believe that was correct, and he read from Section 113 of the Land Management Code, "Conditional use procedures are intended to provide greater flexibility in land uses while at the same time preserving neighborhood character, assuring compatibility between conditional uses, uses on adjoining properties, and the City at large." He believed that meant they had leeway to do what they wish with gates. He noted that there has been material representation by the applicant that this gate is only needed at specific high-use times to control illegal parking. If this request is approved, he suggested a condition be added stating that the gate is only to be closed on weekends, holidays, or times of high use at the resort.

Commissioner Hays stated that she had not seen sufficient evidence that the gate was necessary. Before proceeding, she suggested waiting one more winter to see how the parking structure at the Chateau will affect the area. She found the proposed gate as pictured to be very intrusive and large and commented that books have been written about gated communities and what they do to communities. They weaken traditional neighborhoods, are always applied for by the affluent, and create a sense of separation to the community and visitors. She believed the gate would create a competitive disadvantage for other developers and result in a snowball effect. She stated that she did not favor this proposal, and she believed the use was not significant enough to warrant this type of facility. She suggested a guard or better signage as alternatives.

Commissioner Larson stated that he has tried to make the point throughout this process that the applicant needs to exhaust all other alternatives. He visited the site and was underwhelmed by the signage and the attempts to control on-street parking. There is construction parking everywhere, and he could understand why the public was confused. If the Planning Commission approves the gate, he suggested that something be done similar to Sullivan Road and that review criteria be established as a standard for other requests. He believed this matter should be postponed until the Land Management Code had been modified appropriately.

Commissioner Jones supported Commissioners Hays and Larson. As a compromise, he suggested allowing the development of an entry way without gates.

Commissioner Zimney felt the applicant had presented compelling reasons for a gate. She would agree to wait one season, but she was convinced

From: ERIC DEHAAN
To: JERRY GIBBS; JOHN LIND; RICH HILBERT
Date: 11/18/99 4:35PM
Subject: Mountain View Lodge

I received a new utility plan for the Mountain View Lodge today. This is the proposed hotel/condo next to the Snow Park Lodge in Deer Valley. Once again they proposed to run a series of PRVs for their water supply line off of the high pressure side of the Last Chance Pump Station, reducing the pressure first from 510 psi to 300 psi and then again to 120 psi. I told them that this proposal wasn't in line with our earlier discussions and that I was expecting that **any** connection to the 510 psi side of Last Chance would **not** be acceptable.

CC: KIRSTEN WHETSTONE; RICK LEWIS

PLANNING COMMISSION REPORT

DATE: October 21, 1999 ([redacted] meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP
TITLE: 2280 Deer Valley Drive East, Mountain View Lodge CUP
TYPE OF ITEM: Small-Scale Master Planned Development

SUMMARY RECOMMENDATIONS Review revised plan.

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Dr East-(SE of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 29 residential condominium units on 5.8 acres.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort, Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Discussion item only**

B. Background

On March 24 the Planning Commission discussed a proposal (Concept 1) for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD (see Exhibit A). On April 20, 1999 the applicants submitted revisions (Concept 2). This second plan was for the same number and mass of units in a taller more tightly clustered plan. Although not discussed at the May 12 meeting, a report discussing Concept 2 and a memo from the legal staff, discussing vested density, were given to the Commission to review. City planning and legal staffs met with the applicants on May 6, 1999 where staff reiterated concerns about the amount of site disturbance, building massing and height, access, compatibility with Snow Park Lodge, and skier/pedestrian circulation issues. The legal department provided clarification of the density issue.

On May 26 the applicants presented a revised concept plan (Concept 3) to the Planning Commission reducing the number of units from 42 to 31 with a 30% reduction in total massing. Two buildings higher on the slope were deleted and total site disturbance was reduced by 40%. Building heights were decreased to a maximum of 55'. Staff indicated that the applicants were moving in the right direction by reducing the mass; proposing heights more compatible with the neighborhood; providing more building separation, adding stepping and articulation; keeping building mass and site disturbance lower on the slope; minimizing slope disturbance, and re-designing pedestrian circulation to Snow Park Lodge.

At the May 26 meeting, the Commission indicated that a height variance was not possible given the vested density of zero, based on reviewing this site independent of the Snow Park parking lot parcels. The base height for the RD zoning district is 33' to the peak of a pitched roof, measured from existing grade. The Commission expressed concern that the proposed buildings should be revised to be more compatible in mass and scale with the Snow Park Lodge.

On July 1 the applicants submitted revisions based on the May 26 Planning Commission comments and public hearing. Concept 4 included three buildings meeting the 33' height limit, as measured from existing grade to the highest point on the ridge. Additional building articulation and stepping was provided. The skier/people mover was deleted in favor of an at grade pedestrian connection and tunnel to Snow Park Lodge. There was a significant reduction in site disturbance and building massing from the original plans as the unit number was reduced by a third and the building envelopes were contained in the lower portion of the parcel, at the toe of the slope. A reduction in overall unit numbers from 31 to 29 from the previous plans was shown. The Commission continued to have concerns about the site grading and general layout as the buildings relate to the ski slope, overall height of exposed west elevations, and compatibility with Snow Park Lodge.

On September 22 the applicants returned to the Planning Commission with revised plans addressing grading, site layout, and height issues. The entire grading concept was re-evaluated and re-designed to focus slope retention behind the buildings. By lowering the drop-off/arrival area by 8' and shifting it to the west the project interfaces with the existing ski run with gradual slopes and pedestrian scale retaining walls and landscaped areas. Open space continued to be in the range of 80% of the parcel with 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal. The applicants presented a model and other visual aids to explain additional changes to the architectural elevations to minimize perceived massing. The buildings did not exceed the 33' height limit, as measured from existing grade.

Future development at Snow Park was discussed by the Commission. Bob Wells discussed how development on the parking lot parcels could potentially impact existing developments at Lower Deer Valley to a greater degree than the proposed development and Deer Valley made an offer to agree to utilize the Unit Equivalent formula during development of the parking lot. This would set a massing cap, in addition to a density cap, on future development at Snow Park. Currently there is no unit size restriction, or building massing cap, for the remainder of the parcels at Snow Park.

C. Current Proposal

In response to the Commission's comments regarding building massing at the September 22, 1999 meeting the applicants met with Planning staff to discuss proposed changes to the architectural elevations (see Exhibit B). It was generally agreed that the Commission had concerns with the north end of Building Two and to some extent the five story elements of Building Three. Planning staff was presented with concept drawings revising the elevations for these buildings. The revised elevations did the following:

- Removed a unit from the fourth story of Building Two on the north end and dropped the roof-line to match the roof-line elevation of Building One (**see Building Two- 28 unit option**).
- Shifted the lower three stories of Building Two in the middle portion of the building forward by up to 14' to create a significant horizontal break from the two upper stories, effectively stepping down the slope towards the ski run. This break, coupled with the 10'-20' horizontal and vertical shifts between the north and middle sections of Building Two, provides building articulation that significantly reduces the perception of a flat vertical and horizontal plane (**see site plan**) on the west facing elevation.
- Demonstrated further how the drop-off area and garage entrance near the lobby entrance of the main building acts as a porte-cochere entry, with a 10' to 12' wide common plaza area above, and lends a sense of arrival for the development. Stone columns and walls tie the building to the ground on either side, visually preventing the perception of a building floating above a hole (**see Building Two either option**).
- Added a penthouse element to the middle portion of Building One by raising an existing three story element by half a floor, maintaining the same overall building height of the upper most ridge line (**see Building One -28 unit option**).
- Added lower roof elements at the third story level of Building Three and recessed the porches for the upper levels on the three occasions where there is a fifth story element to break the vertical plane. Horizontal and vertical breaks of 10' to 20' further reduce the perception of this building to a predominantly four story building (**see Building Three elevation**).

Staff is satisfied that these changes reduce the visual perception of building height, create additional stepping with the terrain, and de-emphasize the fifth story elements. The articulation in vertical and horizontal building walls, as well as the articulated and interesting roof lines of this proposal convinced staff that the buildings could be considered compatible with the surrounding area, as well as set a positive tone for future architecture in the area.

Upon review of these changes by the applicant's engineers and grading specialists, a problem surfaced, leading to the submission of the two options for Buildings One and Two in your packet. The problem that surfaced is one of slope retention. If you examine the Grading Study (see Exhibit C) for the two options it becomes clear that the unit removed for the 28 unit option, at the north end of Building Two, was essentially helping to retain the slope behind it. When the unit was removed the grading study necessitated a two level retaining wall to keep the lowered roof

above the level of finished grade to meet UBC requirements. The result is that this retaining wall now becomes visible behind and above the new lower roof line.

Because of this problem, the applicant submitted a second option (**29 unit option**) for the Planning Commission to consider. The 29 unit option does everything the 28 unit option does (as outlined above), except for the following:

- Does not remove a unit from the fourth story of Building Two on the north end. The roof-line from Building One to Two steps up the hill instead of remaining on the same plane. (**see Building Two- 29 unit option**).

- Does not add the penthouse element to Building One, thus keeping the three story element on the west elevation as it previously was (**see Building One- 29 unit option**).

The applicants will demonstrate the differences between these two options at the meeting and will present the two options on larger scaled drawings. Staff has reviewed both options and supports the 29 unit option because of visual impacts of the retaining wall behind Building Two on the 28 unit option.

ANALYSIS

Land Management Code

Staff reviewed the 29 unit proposal against the Conditional Use Permit standards for review, Section 1.13 (f) of the LMC (February 25, 1998) and the review criteria for Conditional Use Permits, Section 15-1.10 of the amended LMC (December 31, 1998)

1. **Size and Location of the Site:** The 5.8 acre site is located within the Deer Valley MPD in the RD zone. It is of sufficient size for the proposed use of 29 condominium in three buildings with underground parking. Multi-family residential developments are conditional uses in the RD zone, subject to the specific requirements of the Conditional Use Review and the Deer Valley MPD. **The proposal complies with this criteria.**

2. **Traffic Considerations:** Additional traffic generated by the 29 units will not impact the capacity of Deer Valley Drive East. Staff is recommending a condition that the access drive to Deer Valley Drive East be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location. **As conditioned the proposal complies with this criteria.**

3. **Utility Capacity:** There is water, sewer, and electric capacity for this use. Improvements to the sewer system on lower Deer Valley Drive may be triggered by this or future uses in the Snow Park area. Sewer District sign-off is required prior to recording of the final subdivision plat and prior to issuance of any building permits. **As conditioned, this proposal complies with this criteria.**

4. **Emergency Vehicle Access:** Access to the garage and building is adequate for emergency vehicles and has been reviewed and approved by the Chief Building Official. **The proposal meets this criteria.**

5. **Location and Amount of Off-street Parking:** A minimum of 70 parking spaces are proposed. This number allows for two spaces per unit with an additional 12 guest, lock-out, and employee spaces. In the event of lock-outs, the Deer Valley MPD requires two spaces per unit for units containing up to three bedrooms and three spaces per unit for units containing more than three bedrooms. The final parking layout will be reviewed and approved by the Community Development Department prior to building permit issuance and upon review of the specific floor plans. Parking is located under the buildings. **As conditioned the proposal meets this criteria.**

6. **Internal Circulation System:** The applicant has agreed to provide sidewalks between the residential units and Snow Park Lodge, as well as trails through the property to connect to the trail system at Deer Valley. Final location and dimensions of all trails will be delineated on the final plat with guarantees for completion in place prior to granting any building permits. **As conditioned, the proposal meets this criteria.**

7. **Fencing, Screening and Landscaping to Separate Uses:** There is adequate separation from the proposed building to adjoining uses. A preliminary landscape plan has been submitted and reviewed by Planning staff. There is adequate landscaping and buffering proposed to soften retaining walls and exposed vertical walls associated with the parking structure and buildings. Additional landscaping is proposed to soften the interface between the buildings and ski run. A final landscape plan, consistent with the preliminary plan, is required prior to issuance of any building permits to address in detail all landscaping around the building and site as well as how all disturbed areas will be re-vegetated following construction. **The proposal meets this criteria.**

8. **Building Mass, Bulk, Orientation, and the Location of Buildings on Site; Including Orientation to Adjacent Buildings or Lots:** The development is broken into three buildings, two share a common parking structure. These three buildings are oriented low on the site at the toe of the slope that provides 500 vertical feet of hillside backdrop above the proposed roof lines. Additional landscaping and buffering may be needed to satisfy the needs of Deer Valley Ski Resort in order to minimize conflicts with "ski-to" skiers on the lower ski run.

   As revised, the three buildings are compatible is mass and scale with neighboring residential condominium buildings and with the Snow Park Lodge. The buildings are comprised of elements of three, four, and five stories. Building One is predominantly three stories with elements of four. Buildings Two and Three are predominantly four stories with elements of five. Where the building consists of five stories substantial horizontal building stepping, recessed porches, lowered roof elements, and additional balcony detailing are used in combination to reduce the perception of five stories. The

buildings comply with the 33' height limit for the zone, as measured from existing grade to the peak of the roof.

The buildings are oriented in a staggered fashion along the existing ski run and Burns lift. The plans have been revised to reflect a gentle slope and grade transition from the ski run to the buildings, so the buildings do not appear to perch over the ski run and Snow Park Lodge. The view from the public street (Deer Valley Drive East) is of the narrow ends of the buildings situated behind the Snow Park Lodge. The site is not immediately adjacent to the other residential developments at Snow Park and relates more directly to the Deer Valley ski resort and Snow Park Lodge. **As revised, the proposal meets this criteria.**

9. **Useable Open Space:** The MPD requires 60% of the land to be open space. Approximately 80% of the parcel remains in open space, with 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal. Staff recommends that the undisturbed open space be platted as unbuildable at the time of the final subdivision plat. **The proposal meets this criteria.**

10. **Signs and Lighting:** No signs are proposed at this time. A master sign plan, if applied for, will be reviewed against provisions of the sign code. Exterior lighting will also be reviewed at the time of building permit review for compliance with the City's lighting ordinance. **As conditioned the proposal meets this criteria.**

11. **Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing:** Architectural details are in keeping with the Park City Design Guidelines and are compatible with surrounding uses. At the time of building permit issuance, the final submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review.

The buildings as proposed utilize hardy board composition horizontal and vertical siding with accent stucco in darker shades of compatible earthtones. Trim and fascia are proposed to be rough sawn wood in natural or earthtone stain finishes. Columns throughout are proposed to be of non-combustible materials wrapped with wood trim. Railings are proposed to be iron with wood trim accents. Windows are aluminum clad wood construction bronze in color. Native field stone in a roughly squared random pattern is proposed for all stone work. Actual color samples and final design details must be approved by staff prior to building permit issuance. The roof is proposed to be a 40 year architectural grade asphalt shingle that projects a defined shadow element. The color has not been determined. Additional and specific details, such as trim widths, sill dimensions, siding dimensions and orientation (vertical/horizontal), colors and textures, etc. will be reviewed by staff for compliance with the Design Guidelines, prior to issuance of any building permits. All changes to these details shall be reviewed by staff

and or the Planning Commission in the event of disagreement with staff's decision. **As conditioned, the proposal meets this criteria.**

12. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors That Might Affect People and Property off Site:** Not applicable.

13. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash Areas:** As this is a relatively small condominium project with no retail, professional office, or restaurant uses, large delivery vehicles are not anticipated. Service vehicles can load and unload from within the parking garage. A trash dumpster is located in the garages in an enclosure. The garage entrance is designed to allow emergency vehicle and service vehicles (such as garbage trucks) to enter and use the turn around without impacting city streets. **The proposal meets this criteria.**

14. **Expected Ownership and Management of the Project:** It is expected that the individual units will be separately owned condominiums with lock out units (see Exhibit D). The units and lockouts may be placed in a rental pool with the entire project being operated as a condominium hotel with the potential of an on-site management office and check-in lobby. **The proposal complies with this criteria.**

15. **Architectural and Uniform Building Code Review:** The buildings comply with the intent of the Park City Design Guidelines and the general requirements of the UBC. The current site configuration and building materials have received preliminary approval from the Chief Building Official and Fire Marshall. A detailed review against specific requirements of the Uniform Building Code is required as a condition prior to issuance of a building permit. At the time of building permit issuance, the submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element, the plans will be presented to the Planning Commission for review. **As conditioned, the proposal complies with this criteria.**

16. **Sensitive Lands Review:** The Deer Valley MPD states that limits of disturbance, vegetation protection, and building design standards as outlined in Appendices A and B of the Sensitive Lands Ordinance do apply. These design standards address building color and materials, windows and glass treatment, parking location and landscaping (not applicable if under the structure), roof top mechanicals, roof pitch and material, height controls, and underground utilities. Vegetation protection regulations in Appendix B address tree and vegetation removal to open view corridors, irrigation limits, and re-vegetation plans and regulations. **As conditioned, the proposal meets this criteria.**

In addition staff reviewed the proposal against the four standards for review as stated in Section 15-1.10 of the amended LMC as follows:

1. The Application complies with all requirements of the Land Management Code;

2. The Use is be Compatible with surrounding Structures in use, scale, mass and circulation;
3. The Use is consistent with the Park City General Plan, as amended; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

As revised and conditioned the proposed CUP for 29 condominium units on the Snow Park parcel of the Deer Valley MPD meets the above criteria for review and standards for review as stated in Chapter 1 of the Land Management Code.

General Plan

Staff has reviewed the proposal against the policies of the Park City General Plan and finds the proposal as conditioned consistent with the General Plan. Specifically, the General Plan encourages resort bed base residential development located in the vicinity of the resorts, directs development to the toe of the slopes to preserve visible hillsides, and encourages alternatives to the use of autos, and discourage driving where feasible. The General Plan also encourages new development to be compatible with the mountain resort character of Park City. The proposal is in-fill, bed base density located at the base of the resort. The proximity to the base area and pedestrian access to a bus route discourages use of the automobile. The proposed architectural character is compatible with the mountain resort, in use of materials and architectural theme, mass and scale. The proposed architectural intent and quality sets the tone and standard for future development in this area.

Other Issues for Discussion

Grading and Utilities

In reviewing the proposal against the CUP review criteria staff finds that the revised plan adequately addresses building location on the site, in terms of grading and interface with both the ski run and the existing slope. Staff is recommending a condition of approval that final grading at the entrance of the project, at Deer Valley Drive East, be reviewed and approved prior to recording of the final plat and issuance of any building permits. A utility issue involving relocation of a major water line serving Deer Valley is currently being reviewed by the City Engineer. Staff is recommending a condition of CUP approval that the water line relocation issue be resolved to the satisfaction of the Community Development Department prior to recording of the final subdivision plat and prior to issuance of any building permits for the condominium development.

Access

In order to address staff's and the Commission's request that this proposal share, with future development at Deer Crest, access off of Deer Valley Drive to eliminate multiple curb cuts and driveways at this location, the applicants agree to eliminate the "service road access" at such time as acceptable shared access with Deer Crest is available. At this time the only legal access to this Snow Park parcel is across an existing easement with Deer Valley. The applicants and Deer Valley will continue to discuss with Deer Crest the need for shared access and the City's

requirement for elimination of multiple access. Resolution of this access issue will also resolve the water line issue.

Excavated Material and Regrading of Deer Valley Ski Runs
Staff recommends that excavated materials from this development be utilized by Deer Valley, to limit the number of truck trips through town. Deer Valley has indicated to the applicants that they intend to use all of the excavated materials in preparing ski runs for the 2002 Olympic events, significantly reducing truck traffic through town.

STAFF RECOMMENDATION

Staff recommends the Commission review the revised plans and determine whether the 29 unit option meets the standards of review for Conditional Use Permits as stated in Chapter 1 of the LMC.

EXHIBITS

A. Location map
B. Revised plans- 28 unit option and 29 unit option
C. Grading study for Building Two
D. Applicant's letter

9. This approval shall expire one year from the date of City Council approval unless this plat amendment is recorded prior to that date.

10. The potential for a lock-out unit is precluded from this property.

8. **2280 Deer Valley Drive, Mountain View Lodge - CUP**

Planner Whetstone reviewed the request for a Small Scale Master Planned Development for 29 residential condominium units located south and east of the Snow Park Lodge on Deer Valley Drive East. The Planning Commission has discussed this project over the last few months and seen several concepts. Issues raised at the last meeting relate to the massing of Building 2 and compatibility issues with five-story elements. The Staff met with the applicant to review detailed architectural plans and discuss grading issues, and she indicated the Staff reviewed revisions to the plan, as reflected on the 28-unit alternative in the packet. After discussing grading issues and seeing the retaining wall that would be required behind the building, the Staff felt it was better for the building to retain the slope. The Staff reviewed the 29-unit alternative against the 16 conditional use requirements and policies of the General Plan and recommended approval of the 29-unit configuration. Findings and conditions have been drafted, but utility issues must still be resolved. The intent this evening is to hear final comments from the Planning Commission on the general layout, and the Staff will return with revised conditions at the next meeting.

Commissioner Larson stated that he stood above the Snow Park parking lot and looked at each building he could see for three- versus four-story uninterrupted vertical expanses, and he could not find one example. He maintained support of three-story uninterrupted vertical expanse and believed they were getting close. He used this argument to support the Building 2, 28-unit option, because it follows the topography down the hill and more closely follows the three-story facade. Building 1 follows those planning criteria, and it appeared that Building 3 was stepped back.

Jeff Graham, representing the applicant, explained that Building 3 has three vertical planes. He indicated the columns on the first three floors and how the building steps back from that plane to the fourth floor element. The fifth floor steps back another eight feet.

Chair O'Hara stated that he also visited the site and favored the 29-unit plan. He commended the applicants on the progress with this project and how far they have come from the original plans which were presented.

Based on the Staff's review and recommendation, Commissioner Jones favored the 29-unit configuration and felt it was a better design architecturally. Commissioners Erickson, Zimney, and Hier agreed with Commissioner Jones and favored the 29-unit configuration. Commissioner

EXHIBIT A

Erickson suggested that this item return as a Consent Agenda item at the next meeting.

9. 7901 Royal Street East, The Knoll Estates - CUP for entrance gate

Chair O'Hara noted that it has previously been implied when gate issues have been addressed that, if all the items in the conditional use review are met, the Planning Commission has no choice but to approve. He did not believe that was correct, and he read from Section 113 of the Land Management Code, "Conditional use procedures are intended to provide greater flexibility in land uses while at the same time preserving neighborhood character, assuring compatibility between conditional uses, uses on adjoining properties, and the City at large." He believed that meant they had leeway to do what they wish with gates. He noted that there has been material representation by the applicant that this gate is only needed at specific high-use times to control illegal parking. If this request is approved, he suggested a condition be added stating that the gate is only to be closed on weekends, holidays, or times of high use at the resort.

Commissioner Hays stated that she had not seen sufficient evidence that the gate was necessary. Before proceeding, she suggested waiting one more winter to see how the parking structure at the Chateau will affect the area. She found the proposed gate as pictured to be very intrusive and large and commented that books have been written about gated communities and what they do to communities. They weaken traditional neighborhoods, are always applied for by the affluent, and create a sense of separation to the community and visitors. She believed the gate would create a competitive disadvantage for other developers and result in a snowball effect. She stated that she did not favor this proposal, and she believed the use was not significant enough to warrant this type of facility. She suggested a guard or better signage as alternatives.

Commissioner Larson stated that he has tried to make the point throughout this process that the applicant needs to exhaust all other alternatives. He visited the site and was underwhelmed by the signage and the attempts to control on-street parking. There is construction parking everywhere, and he could understand why the public was confused. If the Planning Commission approves the gate, he suggested that something be done similar to Sullivan Road and that review criteria be established as a standard for other requests. He believed this matter should be postponed until the Land Management Code had been modified appropriately.

Commissioner Jones supported Commissioners Hays and Larson. As a compromise, he suggested allowing the development of an entry way without gates.

Commissioner Zimney felt the applicant had presented compelling reasons for a gate. She would agree to wait one season, but she was convinced

ANALYSIS

Land Management Code

Staff reviewed the proposal against the Conditional Use Permit standards for review, Section 1.13 (f) of the LMC (February 25, 1998) and the review criteria for Conditional Use Permits, Section 15-1.10 of the amended LMC (December 31, 1998)

1. **Size and Location of the Site:** The 5.8 acre site is located within the Deer Valley MPD in the RD zone. It is of sufficient size for the proposed condominium use in three buildings with underground parking. Multi-family residential developments are conditional uses in the RD zone, subject to the specific requirements of the Conditional Use Review and the Deer Valley MPD. **The proposal complies with this criteria.**

2. **Traffic Considerations:** Additional traffic generated by the proposal will not impact the capacity of Deer Valley Drive East. Staff is recommending a condition that the access drive to Deer Valley Drive East be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location. **As conditioned the proposal complies with this criteria.**

3. **Utility Capacity:** There is water, sewer, and electric capacity for this use. Improvements to the sewer system on lower Deer Valley Drive may be triggered by this or future uses in the Snow Park area. Sewer District sign-off is required prior to recording of the final subdivision plat and prior to issuance of any building permits. A new public water line is required to be constructed to tie into an existing water line in American Flag. Thirty foot wide utility easements are required for all public water lines. **As conditioned, this proposal complies with this criteria.**

4. **Emergency Vehicle Access:** Access to the garage and building is adequate for emergency vehicles and has been reviewed and approved by the Chief Building Official. **The proposal meets this criteria.**

5. **Location and Amount of Off-street Parking:** Parking is provided at a rate of 2 parking spaces per unit with additional spaces for guest parking. This is sufficient parking given the nightly rental character of this use. The final parking layout will be reviewed and approved by the Community Development Department prior to building permit issuance. Parking is located under the buildings. **As conditioned the proposal meets this criteria.**

6. **Internal Circulation System:** The applicant has agreed to provide sidewalks between the residential units and Snow Park Lodge, as well as trails through the property to connect to the trail system at Deer Valley. Final location and dimensions of all trails will be delineated on the final plat with guarantees for completion in place prior to granting any building permits. **As conditioned, the proposal meets this criteria.**

EXHIBIT B

7. **Fencing, Screening and Landscaping to Separate Uses:** There is adequate separation from the proposed building to adjoining uses. A preliminary landscape plan has been submitted and reviewed by Planning staff. There is adequate landscaping and buffering proposed to soften retaining walls and exposed vertical walls associated with the parking structure and buildings. Additional landscaping is proposed to soften the interface between the buildings and ski run. A final landscape plan, consistent with the preliminary plan, is required prior to issuance of any building permits to address in detail all landscaping around the building and site as well as how all disturbed areas will be re-vegetated following construction. **The proposal meets this criteria.**

8. **Building Mass, Bulk, Orientation, and the Location of Buildings on Site; Including Orientation to Adjacent Buildings or Lots:** The development is broken into three buildings, two share a common parking structure. These three buildings are oriented low on the site at the toe of the slope that provides 500 vertical feet of hillside backdrop above the proposed roof lines. Additional landscaping and buffering may be needed to satisfy the needs of Deer Valley Ski Resort in order to minimize conflicts with "ski-to" skiers on the lower ski run.

   As revised, the three buildings are compatible is mass and scale with neighboring residential condominium buildings and with the Snow Park Lodge. The buildings are comprised of elements of three, four, and five stories. Building One is predominantly three stories with elements of four. Buildings Two and Three are predominantly four stories with elements of five. Where the building consists of five stories substantial horizontal building stepping, recessed porches, lowered roof elements, and additional balcony detailing are used in combination to reduce the perception of five stories. The buildings comply with the 33' height limit for the zone, as measured from existing grade to the peak of the roof.

   The buildings are oriented in a staggered fashion along the existing ski run and Burns lift. The plans have been revised to reflect a gentle slope and grade transition from the ski run to the buildings, so the buildings do not appear to perch over the ski run and Snow Park Lodge. The view from the public street (Deer Valley Drive East) is of the narrow ends of the buildings situated behind the Snow Park Lodge. The site is not immediately adjacent to the other residential developments at Snow Park and relates more directly to the Deer Valley ski resort and Snow Park Lodge. **As revised, the proposal meets this criteria.**

9. **Useable Open Space:** The MPD requires 60% of the land to be open space. Approximately 80% of the parcel remains in open space, with 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal. Staff recommends that the undisturbed open space be platted as unbuildable at the time of the final subdivision plat. **The proposal meets this criteria.**

10. **Signs and Lighting:** No signs are proposed at this time. A master sign plan, if applied for, will be reviewed against provisions of the sign code. Exterior lighting will also be reviewed at the time of building permit review for compliance with the City's lighting ordinance. **As conditioned the proposal meets this criteria.**

11. **Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing:** Architectural details are in keeping with the Park City Design Guidelines and are compatible with surrounding uses. At the time of building permit issuance, the final submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review.

    The buildings as proposed utilize wood or hardy board composition horizontal and vertical siding with accent stucco in darker shades of compatible earthtones. Trim and fascia are proposed to be rough sawn wood in natural or earthtone stain finishes. Columns throughout are proposed to be of non-combustible materials wrapped with wood trim. Railings are proposed to be iron with wood trim accents. Windows are aluminum clad wood construction bronze in color. Native field stone in a roughly squared random pattern is proposed for all stone work. Actual color samples and final design details must be approved by staff prior to building permit issuance. The roof is proposed to be a 40 year architectural grade asphalt shingle that projects a defined shadow element. The color has not been determined. Additional and specific details, such as trim widths, sill dimensions, siding dimensions and orientation (vertical/horizontal), colors and textures, etc. will be reviewed by staff for compliance with the Design Guidelines, prior to issuance of any building permits. All changes to these details shall be reviewed by staff and or the Planning Commission in the event of disagreement with staff's decision. **As conditioned, the proposal meets this criteria.**

12. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors That Might Affect People and Property off Site:** Not applicable.

13. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash Areas:** As this is a relatively small condominium project with no retail, professional office, or restaurant uses, large delivery vehicles are not anticipated. Service vehicles can load and unload from within the parking garage. A trash dumpster is located in the garages in an enclosure. The garage entrance is designed to allow emergency vehicle and service vehicles (such as garbage trucks) to enter and use the turn around without impacting city streets. **The proposal meets this criteria.**

14. **Expected Ownership and Management of the Project:** It is expected that the individual units will be separately owned condominiums with lock out units (see Exhibit D). The units and lockouts may be placed in a rental pool with the entire project being operated as a condominium hotel with the potential of an on-site management office and

check-in lobby. In order to meet ADA regulations for this type of management, one ADA compliant unit is required and has been converted from existing common space. This unit needs to remain in common ownership (dedicated on the condominium plat as common space) and available for qualified persons at all times. **The proposal complies with this criteria.**

15. **Architectural and Uniform Building Code Review:** The buildings comply with the intent of the Park City Design Guidelines and the general requirements of the UBC. The current site configuration and building materials have received preliminary approval from the Chief Building Official and Fire Marshall. A detailed review against specific requirements of the Uniform Building Code is required as a condition prior to issuance of a building permit. At the time of building permit issuance, the submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element, the plans will be presented to the Planning Commission for review. **As conditioned, the proposal complies with this criteria.**

16. **Sensitive Lands Review:** The Deer Valley MPD states that limits of disturbance, vegetation protection, and building design standards as outlined in Appendices A and B of the Sensitive Lands Ordinance do apply. These design standards address building color and materials, windows and glass treatment, parking location and landscaping (not applicable if under the structure), roof top mechanicals, roof pitch and material, height controls, and underground utilities. Vegetation protection regulations in Appendix B address tree and vegetation removal to open view corridors, irrigation limits, and re-vegetation plans and regulations. **As conditioned, the proposal meets this criteria.**

In addition staff reviewed the proposal against the four standards for review as stated in Section 15-1.10 of the amended LMC as follows:

1. The Application complies with all requirements of the Land Management Code;
2. The Use is be Compatible with surrounding Structures in use, scale, mass and circulation;
3. The Use is consistent with the Park City General Plan, as amended; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

PARK CITY MUNICIPAL CORPORATION
STANDARD PROJECT CONDITIONS

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

2. The proposed project is approved as indicated on the final approved plans, except as modified by additional conditions imposed by the Planning Commission at the time of the hearing. The proposed project shall be in accordance with all adopted codes and ordinances; including, but not necessarily limited to: the Land Management Code (including Chapter 9, Architectural Review); Uniform Building, Fire and related Codes (including ADA compliance); the Park City Design Standards, Construction Specifications, and Standard Drawings (including any required snow storage easements); and any other standards and regulations adopted by the City Engineer and all boards, commissions, agencies, and officials of the City of Park City.

3. A building permit shall be secured for any new construction or modifications to structures, including interior modifications, authorized by this permit.

4. All construction shall be completed according to the approved plans on which building permits are issued. Approved plans include all site improvements shown on the approved site plan. Site improvements shall include all roads, sidewalks, curbs, gutters, drains, drainage works, grading, walls, landscaping, lighting, planting, paving, paths, trails, public necessity signs (such as required stop signs), and similar improvements, as shown on the set of plans on which final approval and building permits are based.

5. All modifications to plans as specified by conditions of approval and all final design details, such as materials, colors, windows, doors, trim dimensions, and exterior lighting shall be submitted to and approved by the Community Development Department, Planning Commission, or Historic District Commission prior to issuance of any building permits. Any modifications to approved plans after the issuance of a building permit, must be specifically requested and approved by the Community Development Department, Planning Commission and/or Historic District Commission in writing prior to execution.

6. Final grading, drainage, utility, erosion control and re-vegetation plans shall be reviewed and approved by the City Engineer prior to commencing construction. Limits of disturbance boundaries and fencing shall be reviewed and approved by the Community Development Department. Limits of disturbance fencing shall be installed, inspected, and approved prior to building permit issuance.

7. An existing conditions survey identifying existing grade shall be conducted by the applicant and submitted to the Community Development Department prior to issuance of a footing and foundation permit. This survey shall be used to assist the Community Development Department in determining existing grade for measurement of building heights, as defined by the Land Management Code.

8. A Construction Mitigation Plan (CMP), submitted to and approved by the Community Development Department, is required prior to any construction. A CMP shall address the following, including but not necessarily limited to: construction staging, phasing, storage of materials, circulation, parking, lights, signs, dust, noise, hours of operation, re-vegetation of

EXHIBIT C

disturbed areas, service and delivery, trash pick-up, re-use of construction materials, and disposal of excavated materials. Construction staging areas shall be clearly defined and placed so as to minimize site disturbance. The CMP shall include a landscape plan for re-vegetation of all areas disturbed during construction, including but not limited to: identification of existing vegetation and replacement of significant vegetation or trees removed during construction.

9. Any removal of existing building materials or features on historic buildings, shall be approved and coordinated by the Planning Department prior to removal.

10. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Planning Department for further direction, prior to construction.

11. Final landscape plans, when required, shall be reviewed and approved by the Community Development Department prior to issuance of building permits. Landscaping shall be completely installed prior to occupancy, or an acceptable guarantee, in accordance with the Land Management Code, shall be posted in lieu thereof. A landscaping agreement or covenant may be required to ensure landscaping is maintained as per the approved plans.

12. All proposed public improvements, such as streets, curb and gutter, sidewalks, utilities, lighting, trails, etc. are subject to review and approval by the City Engineer in accordance with current Park City Design Standards, Construction Specifications and Standard Drawings. All improvements shall be installed or sufficient guarantees, as determined by the Community Development Department, posted prior to occupancy.

13. The Snyderville Basin Sewer Improvement District shall review and approve the sewer plans, prior to issuance of any building plans. A Line Extension Agreement with the Snyderville Basin Sewer Improvement District shall be signed and executed prior to building permit issuance. Evidence of compliance with the District's fee requirements shall be presented at the time of building permit issuance.

14. The planning and infrastructure review and approval is transferrable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.

15. When applicable, access on state highways shall be reviewed and approved by the State Highway Permits Officer. This does not imply that project access locations can be changed without Planning Commission approval.

16. Vesting of all permits and approvals terminates upon the expiration of the approval as defined in the Land Management Code, or upon termination of the permit.

17. No signs, permanent or temporary, may be constructed on a site or building without a sign permit, approved by the Community Development Department. All multi-tenant buildings require an approved Master Sign Plan prior to submitting individual sign permits.

existing common area, previously shown as common area for a lounge/lobby/skier gathering space has been converted into this ADA unit. The exterior building massing has not changed as a result of this unit.

Access
At this time the access to the Snow Park parcel is across an existing easement with Deer Valley, which entails moving a City water line. The applicants and Deer Valley have agreed to continue to discuss with Deer Crest the need for alternative shared access.

STAFF RECOMMENDATION
Staff recommends the Commission approve with conditions the small scale MPD for the Mountain View Lodges as described on the Plans submitted and reviewed at the October 27, 1999 Planning Commission meeting, as modified to allow a portion of the common area to be used to construct an ADA compliant unit to be held in common by the entire Condominium Association. Staff bases the recommendation on the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact

1. This proposal requires Small Scale MPD approval, reviewed as a Conditional Use Permit (CUP) because it is a part of a larger MPD known as the Deer Valley MPD.

2. The proposed density of 29 units plus one ADA unit on the 5.8 acre site is consistent with the Deer Valley MPD density designation of 0 to 42 units. No height exceptions are requested. No commercial or retail uses are proposed as part of this CUP.

3. The adjacent street, Deer Valley Drive East, is of a size and capacity to accommodate traffic considerations of this development.

4. Access to Deer Valley Drive East for this development competes with existing access to Snow Park Lodge and future development at Deer Crest creating the potential for traffic conflicts and driveways that do not meet LMC spacing requirements.

5. Utilities must be provided to sustain the anticipated property uses. Easements are necessary for long-term utility maintenance.

6. The project complies with fire and emergency access requirements, by virtue of a fire protection plan that addresses type II non-combustible building materials and structural requirements, 13-D fire sprinkler systems, approved fire and emergency access, and fire separation of structures.

7. A financial guarantee for all landscaping and public improvements is necessary to ensure completion of these improvements and to protect the public from liability and physical harm if these improvements are not completed by the developer or owner. The guarantee must include any re-vegetation of ski runs or existing landscaping that is removed to

PARK CITY
1884

PLANNING COMMISSION REPORT

DATE: October 21, 1999 (October 27, 1999 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP KAW
TITLE: 2280 Deer Valley Drive East, Mountain View Lodge CUP
TYPE OF ITEM: Small-Scale Master Planned Development

SUMMARY RECOMMENDATIONS Review revised plan.

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Dr East-(SE of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 29 residential condominium units on 5.8 acres.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort, Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Discussion item only**

B. Background

On March 24 the Planning Commission discussed a proposal (Concept 1) for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD (see Exhibit A). On April 20, 1999 the applicants submitted revisions (Concept 2). This second plan was for the same number and mass of units in a taller more tightly clustered plan. Although not discussed at the May 12 meeting, a report discussing Concept 2 and a memo from the legal staff, discussing vested density, were given to the Commission to review. City planning and legal staffs met with the applicants on May 6, 1999 where staff reiterated concerns about the amount of site disturbance, building massing and height, access, compatibility with Snow Park Lodge, and skier/pedestrian circulation issues. The legal department provided clarification of the density issue.

On May 26 the applicants presented a revised concept plan (Concept 3) to the Planning Commission reducing the number of units from 42 to 31 with a 30% reduction in total massing. Two buildings higher on the slope were deleted and total site disturbance was reduced by 40%. Building heights were decreased to a maximum of 55'. Staff indicated that the applicants were moving in the right direction by reducing the mass; proposing heights more compatible with the neighborhood; providing more building separation, adding stepping and articulation; keeping building mass and site disturbance lower on the slope; minimizing slope disturbance, and re-designing pedestrian circulation to Snow Park Lodge.

At the May 26 meeting, the Commission indicated that a height variance was not possible given the vested density of zero, based on reviewing this site independent of the Snow Park parking lot parcels. The base height for the RD zoning district is 33' to the peak of a pitched roof, measured from existing grade. The Commission expressed concern that the proposed buildings should be revised to be more compatible in mass and scale with the Snow Park Lodge.

On July 1 the applicants submitted revisions based on the May 26 Planning Commission comments and public hearing. Concept 4 included three buildings meeting the 33' height limit, as measured from existing grade to the highest point on the ridge. Additional building articulation and stepping was provided. The skier/people mover was deleted in favor of an at grade pedestrian connection and tunnel to Snow Park Lodge. There was a significant reduction in site disturbance and building massing from the original plans as the unit number was reduced by a third and the building envelopes were contained in the lower portion of the parcel, at the toe of the slope. A reduction in overall unit numbers from 31 to 29 from the previous plans was shown. The Commission continued to have concerns about the site grading and general layout as the buildings relate to the ski slope, overall height of exposed west elevations, and compatibility with Snow Park Lodge.

On September 22 the applicants returned to the Planning Commission with revised plans addressing grading, site layout, and height issues. The entire grading concept was re-evaluated and re-designed to focus slope retention behind the buildings. By lowering the drop-off/arrival area by 8' and shifting it to the west the project interfaces with the existing ski run with gradual slopes and pedestrian scale retaining walls and landscaped areas. Open space continued to be in the range of 80% of the parcel with 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal. The applicants presented a model and other visual aids to explain additional changes to the architectural elevations to minimize perceived massing. The buildings did not exceed the 33' height limit, as measured from existing grade.

Future development at Snow Park was discussed by the Commission. Bob Wells discussed how development on the parking lot parcels could potentially impact existing developments at Lower Deer Valley to a greater degree than the proposed development and Deer Valley made an offer to agree to utilize the Unit Equivalent formula during development of the parking lot. This would set a massing cap, in addition to a density cap, on future development at Snow Park. Currently there is no unit size restriction, or building massing cap, for the remainder of the parcels at Snow Park.

C. Current Proposal

In response to the Commission's comments regarding building massing at the September 22, 1999 meeting the applicants met with Planning staff to discuss proposed changes to the architectural elevations (see Exhibit B). It was generally agreed that the Commission had concerns with the north end of Building Two and to some extent the five story elements of Building Three. Planning staff was presented with concept drawings revising the elevations for these buildings. The revised elevations did the following:

- Removed a unit from the fourth story of Building Two on the north end and dropped the roof-line to match the roof-line elevation of Building One (**see Building Two- 28 unit option**).
- Shifted the lower three stories of Building Two in the middle portion of the building forward by up to 14' to create a significant horizontal break from the two upper stories, effectively stepping down the slope towards the ski run. This break, coupled with the 10'-20' horizontal and vertical shifts between the north and middle sections of Building Two, provides building articulation that significantly reduces the perception of a flat vertical and horizontal plane (**see site plan**) on the west facing elevation.
- Demonstrated further how the drop-off area and garage entrance near the lobby entrance of the main building acts as a porte-cochere entry, with a 10' to 12' wide common plaza area above, and lends a sense of arrival for the development. Stone columns and walls tie the building to the ground on either side, visually preventing the perception of a building floating above a hole (**see Building Two either option**).
- Added a penthouse element to the middle portion of Building One by raising an existing three story element by half a floor, maintaining the same overall building height of the upper most ridge line (**see Building One -28 unit option**).
- Added lower roof elements at the third story level of Building Three and recessed the porches for the upper levels on the three occasions where there is a fifth story element to break the vertical plane. Horizontal and vertical breaks of 10' to 20' further reduce the perception of this building to a predominantly four story building (**see Building Three elevation**).

Staff is satisfied that these changes reduce the visual perception of building height, create additional stepping with the terrain, and de-emphasize the fifth story elements. The articulation in vertical and horizontal building walls, as well as the articulated and interesting roof lines of this proposal convinced staff that the buildings could be considered compatible with the surrounding area, as well as set a positive tone for future architecture in the area.

Upon review of these changes by the applicant's engineers and grading specialists, a problem surfaced, leading to the submission of the two options for Buildings One and Two in your packet. The problem that surfaced is one of slope retention. If you examine the Grading Study (see Exhibit C) for the two options it becomes clear that the unit removed for the 28 unit option, at the north end of Building Two, was essentially helping to retain the slope behind it. When the unit was removed the grading study necessitated a two level retaining wall to keep the lowered roof

above the level of finished grade to meet UBC requirements. The result is that this retaining wall now becomes visible behind and above the new lower roof line.

Because of this problem, the applicant submitted a second option (**29 unit option**) for the Planning Commission to consider. The 29 unit option does everything the 28 unit option does (as outlined above), except for the following:

- Does not remove a unit from the fourth story of Building Two on the north end. The roof-line from Building One to Two steps up the hill instead of remaining on the same plane. (**see Building Two- 29 unit option**).

- Does not add the penthouse element to Building One, thus keeping the three story element on the west elevation as it previously was (**see Building One- 29 unit option**).

The applicants will demonstrate the differences between these two options at the meeting and will present the two options on larger scaled drawings. Staff has reviewed both options and supports the 29 unit option because of visual impacts of the retaining wall behind Building Two on the 28 unit option.

ANALYSIS

Land Management Code

Staff reviewed the 29 unit proposal against the Conditional Use Permit standards for review, Section 1.13 (f) of the LMC (February 25, 1998) and the review criteria for Conditional Use Permits, Section 15-1.10 of the amended LMC (December 31, 1998)

1. **Size and Location of the Site:** The 5.8 acre site is located within the Deer Valley MPD in the RD zone. It is of sufficient size for the proposed use of 29 condominium in three buildings with underground parking. Multi-family residential developments are conditional uses in the RD zone, subject to the specific requirements of the Conditional Use Review and the Deer Valley MPD. **The proposal complies with this criteria.**

2. **Traffic Considerations:** Additional traffic generated by the 29 units will not impact the capacity of Deer Valley Drive East. Staff is recommending a condition that the access drive to Deer Valley Drive East be shared with the future access drive for any Deer Crest proposal at this location to minimize drive way cuts and traffic conflicts at this location. **As conditioned the proposal complies with this criteria.**

3. **Utility Capacity:** There is water, sewer, and electric capacity for this use. Improvements to the sewer system on lower Deer Valley Drive may be triggered by this or future uses in the Snow Park area. Sewer District sign-off is required prior to recording of the final subdivision plat and prior to issuance of any building permits. **As conditioned, this proposal complies with this criteria.**

4. **Emergency Vehicle Access:** Access to the garage and building is adequate for emergency vehicles and has been reviewed and approved by the Chief Building Official. **The proposal meets this criteria.**

5. **Location and Amount of Off-street Parking:** A minimum of 70 parking spaces are proposed. This number allows for two spaces per unit with an additional 12 guest, lock-out, and employee spaces. In the event of lock-outs, the Deer Valley MPD requires two spaces per unit for units containing up to three bedrooms and three spaces per unit for units containing more than three bedrooms. The final parking layout will be reviewed and approved by the Community Development Department prior to building permit issuance and upon review of the specific floor plans. Parking is located under the buildings. **As conditioned the proposal meets this criteria.**

6. **Internal Circulation System:** The applicant has agreed to provide sidewalks between the residential units and Snow Park Lodge, as well as trails through the property to connect to the trail system at Deer Valley. Final location and dimensions of all trails will be delineated on the final plat with guarantees for completion in place prior to granting any building permits. **As conditioned, the proposal meets this criteria.**

7. **Fencing, Screening and Landscaping to Separate Uses:** There is adequate separation from the proposed building to adjoining uses. A preliminary landscape plan has been submitted and reviewed by Planning staff. There is adequate landscaping and buffering proposed to soften retaining walls and exposed vertical walls associated with the parking structure and buildings. Additional landscaping is proposed to soften the interface between the buildings and ski run. A final landscape plan, consistent with the preliminary plan, is required prior to issuance of any building permits to address in detail all landscaping around the building and site as well as how all disturbed areas will be re-vegetated following construction. **The proposal meets this criteria.**

8. **Building Mass, Bulk, Orientation, and the Location of Buildings on Site; Including Orientation to Adjacent Buildings or Lots:** The development is broken into three buildings, two share a common parking structure. These three buildings are oriented low on the site at the toe of the slope that provides 500 vertical feet of hillside backdrop above the proposed roof lines. Additional landscaping and buffering may be needed to satisfy the needs of Deer Valley Ski Resort in order to minimize conflicts with "ski-to" skiers on the lower ski run.

   As revised, the three buildings are compatible is mass and scale with neighboring residential condominium buildings and with the Snow Park Lodge. The buildings are comprised of elements of three, four, and five stories. Building One is predominantly three stories with elements of four. Buildings Two and Three are predominantly four stories with elements of five. Where the building consists of five stories substantial horizontal building stepping, recessed porches, lowered roof elements, and additional balcony detailing are used in combination to reduce the perception of five stories. The

buildings comply with the 33' height limit for the zone, as measured from existing grade to the peak of the roof.

The buildings are oriented in a staggered fashion along the existing ski run and Burns lift. The plans have been revised to reflect a gentle slope and grade transition from the ski run to the buildings, so the buildings do not appear to perch over the ski run and Snow Park Lodge. The view from the public street (Deer Valley Drive East) is of the narrow ends of the buildings situated behind the Snow Park Lodge. The site is not immediately adjacent to the other residential developments at Snow Park and relates more directly to the Deer Valley ski resort and Snow Park Lodge. **As revised, the proposal meets this criteria.**

9. **Useable Open Space:** The MPD requires 60% of the land to be open space. Approximately 80% of the parcel remains in open space, with 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal. Staff recommends that the undisturbed open space be platted as unbuildable at the time of the final subdivision plat. **The proposal meets this criteria.**

10. **Signs and Lighting:** No signs are proposed at this time. A master sign plan, if applied for, will be reviewed against provisions of the sign code. Exterior lighting will also be reviewed at the time of building permit review for compliance with the City's lighting ordinance. **As conditioned the proposal meets this criteria.**

11. **Physical Design and Compatibility with Surrounding Structures in Mass, Scale, Style, Design, and Architectural Detailing:** Architectural details are in keeping with the Park City Design Guidelines and are compatible with surrounding uses. At the time of building permit issuance, the final submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element or detail, the plans will be presented to the Planning Commission for review.

The buildings as proposed utilize hardy board composition horizontal and vertical siding with accent stucco in darker shades of compatible earthtones. Trim and fascia are proposed to be rough sawn wood in natural or earthtone stain finishes. Columns throughout are proposed to be of non-combustible materials wrapped with wood trim. Railings are proposed to be iron with wood trim accents. Windows are aluminum clad wood construction bronze in color. Native field stone in a roughly squared random pattern is proposed for all stone work. Actual color samples and final design details must be approved by staff prior to building permit issuance. The roof is proposed to be a 40 year architectural grade asphalt shingle that projects a defined shadow element. The color has not been determined. Additional and specific details, such as trim widths, sill dimensions, siding dimensions and orientation (vertical/horizontal), colors and textures, etc. will be reviewed by staff for compliance with the Design Guidelines, prior to issuance of any building permits. All changes to these details shall be reviewed by staff

and or the Planning Commission in the event of disagreement with staff's decision. **As conditioned, the proposal meets this criteria.**

12. **Noise, Vibration, Odors, Steam, or Other Mechanical Factors That Might Affect People and Property off Site:** Not applicable.

13. **Control of Delivery and Service Vehicles, Loading and Unloading Zones, and Screening of Trash Areas:** As this is a relatively small condominium project with no retail, professional office, or restaurant uses, large delivery vehicles are not anticipated. Service vehicles can load and unload from within the parking garage. A trash dumpster is located in the garages in an enclosure. The garage entrance is designed to allow emergency vehicle and service vehicles (such as garbage trucks) to enter and use the turn around without impacting city streets. **The proposal meets this criteria.**

14. **Expected Ownership and Management of the Project:** It is expected that the individual units will be separately owned condominiums with lock out units (see Exhibit D). The units and lockouts may be placed in a rental pool with the entire project being operated as a condominium hotel with the potential of an on-site management office and check-in lobby. **The proposal complies with this criteria.**

15. **Architectural and Uniform Building Code Review:** The buildings comply with the intent of the Park City Design Guidelines and the general requirements of the UBC. The current site configuration and building materials have received preliminary approval from the Chief Building Official and Fire Marshall. A detailed review against specific requirements of the Uniform Building Code is required as a condition prior to issuance of a building permit. At the time of building permit issuance, the submitted architectural plans shall be consistent with plans approved by the Planning Commission. All changes shall be reviewed by the Planning Staff. If changes are of a substantial nature or if the applicant and staff can not agree on a specific architectural element, the plans will be presented to the Planning Commission for review. **As conditioned, the proposal complies with this criteria.**

16. **Sensitive Lands Review:** The Deer Valley MPD states that limits of disturbance, vegetation protection, and building design standards as outlined in Appendices A and B of the Sensitive Lands Ordinance do apply. These design standards address building color and materials, windows and glass treatment, parking location and landscaping (not applicable if under the structure), roof top mechanicals, roof pitch and material, height controls, and underground utilities. Vegetation protection regulations in Appendix B address tree and vegetation removal to open view corridors, irrigation limits, and re-vegetation plans and regulations. **As conditioned, the proposal meets this criteria.**

In addition staff reviewed the proposal against the four standards for review as stated in Section 15-1.10 of the amended LMC as follows:

1. The Application complies with all requirements of the Land Management Code;

2. The Use is be Compatible with surrounding Structures in use, scale, mass and circulation;
3. The Use is consistent with the Park City General Plan, as amended; and
4. The effects of any differences in use or scale have been mitigated through careful planning.

As revised and conditioned the proposed CUP for 29 condominium units on the Snow Park parcel of the Deer Valley MPD meets the above criteria for review and standards for review as stated in Chapter 1 of the Land Management Code.

General Plan

Staff has reviewed the proposal against the policies of the Park City General Plan and finds the proposal as conditioned consistent with the General Plan. Specifically, the General Plan encourages resort bed base residential development located in the vicinity of the resorts, directs development to the toe of the slopes to preserve visible hillsides, and encourages alternatives to the use of autos, and discourage driving where feasible. The General Plan also encourages new development to be compatible with the mountain resort character of Park City. The proposal is in-fill, bed base density located at the base of the resort. The proximity to the base area and pedestrian access to a bus route discourages use of the automobile. The proposed architectural character is compatible with the mountain resort, in use of materials and architectural theme, mass and scale. The proposed architectural intent and quality sets the tone and standard for future development in this area.

Other Issues for Discussion

Grading and Utilities

In reviewing the proposal against the CUP review criteria staff finds that the revised plan adequately addresses building location on the site, in terms of grading and interface with both the ski run and the existing slope. Staff is recommending a condition of approval that final grading at the entrance of the project, at Deer Valley Drive East, be reviewed and approved prior to recording of the final plat and issuance of any building permits. A utility issue involving relocation of a major water line serving Deer Valley is currently being reviewed by the City Engineer. Staff is recommending a condition of CUP approval that the water line relocation issue be resolved to the satisfaction of the Community Development Department prior to recording of the final subdivision plat and prior to issuance of any building permits for the condominium development.

Access

In order to address staff's and the Commission's request that this proposal share, with future development at Deer Crest, access off of Deer Valley Drive to eliminate multiple curb cuts and driveways at this location, the applicants agree to eliminate the "service road access" at such time as acceptable shared access with Deer Crest is available. At this time the only legal access to this Snow Park parcel is across an existing easement with Deer Valley. The applicants and Deer Valley will continue to discuss with Deer Crest the need for shared access and the City's

requirement for elimination of multiple access. Resolution of this access issue will also resolve the water line issue.

Excavated Material and Regrading of Deer Valley Ski Runs
Staff recommends that excavated materials from this development be utilized by Deer Valley, to limit the number of truck trips through town. Deer Valley has indicated to the applicants that they intend to use all of the excavated materials in preparing ski runs for the 2002 Olympic events, significantly reducing truck traffic through town.

STAFF RECOMMENDATION

Staff recommends the Commission review the revised plans and determine whether the 29 unit option meets the standards of review for Conditional Use Permits as stated in Chapter 1 of the LMC.

EXHIBITS

A. Location map
B. Revised plans- 28 unit option and 29 unit option
C. Grading study for Building Two
D. Applicant's letter

DEER CREST ESTATES
DEER HOLLOW
SNOW PARK PARCEL
SNOW PARK LODGE
BURNS LIFT
SNOWFLAKE LIFT
PINE INN
FUTURE DEER CREST ROOSEVELT GAP HOTEL/CONDOMINIUMS
FUTURE DEER CREST GRAND HOTEL
POWDER RUN
COMSTOCK LODGE
COURCHEVEL
FUTURE SNOW PARK VILLAGE
TRAIL'S END
LA MACONNERIE
IN THE TREES
LAKESIDE
AMERICAN FLAG
EVERGREEN
ASPENWOOD
THE PLAZA
STONEBRIDGE
DEER VALLEY LANES
PAYNGROVE
BRISTLECONE
THE LODGE AT DEER VALLEY
ROYAL STREET
DEER VALLEY DRIVE
Little Stick
Big Stick
Know You Don't
Lucky Bill
White Owl
Success
Last Chance
Roadrunner
Little Kate
Wide West
Dear Drop

EXHIBIT A

EXHIBIT B



28 UNIT OPTION

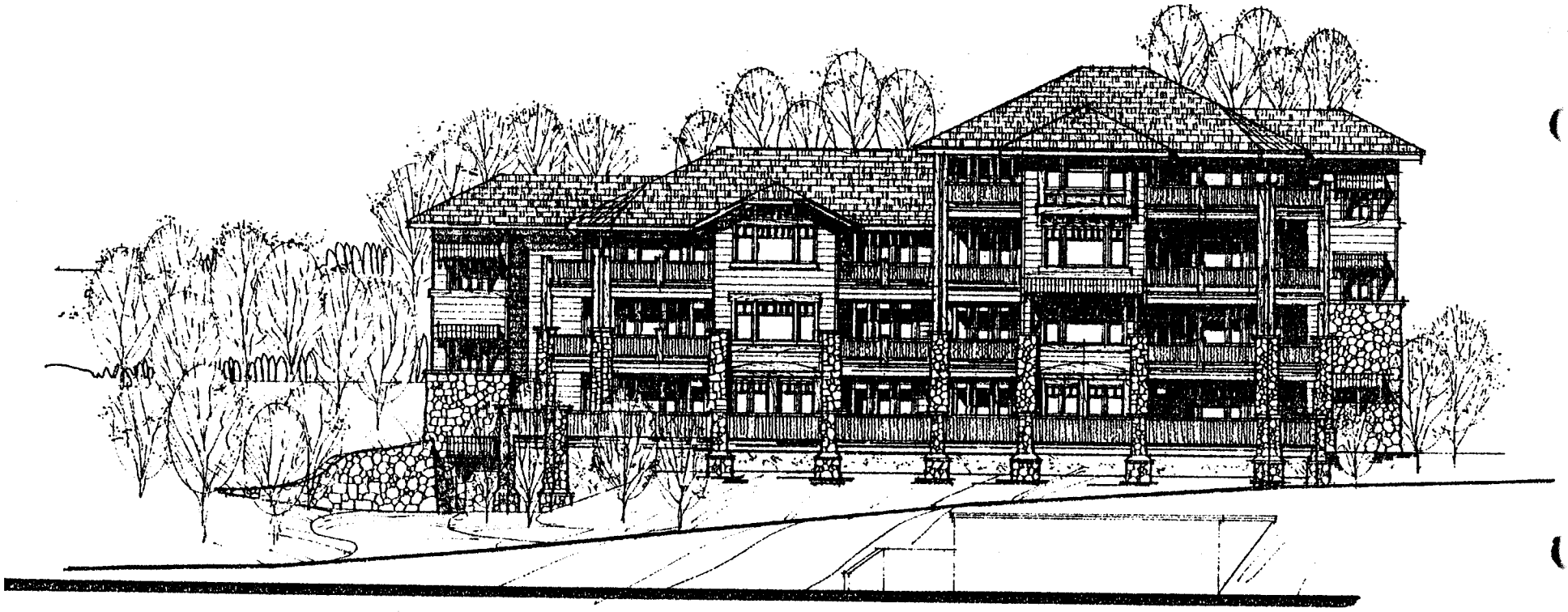
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PLANNING DEPT.

OTTO
WALKER
architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-8972

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING ONE ELEVATION

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SHEET FOURTEEN



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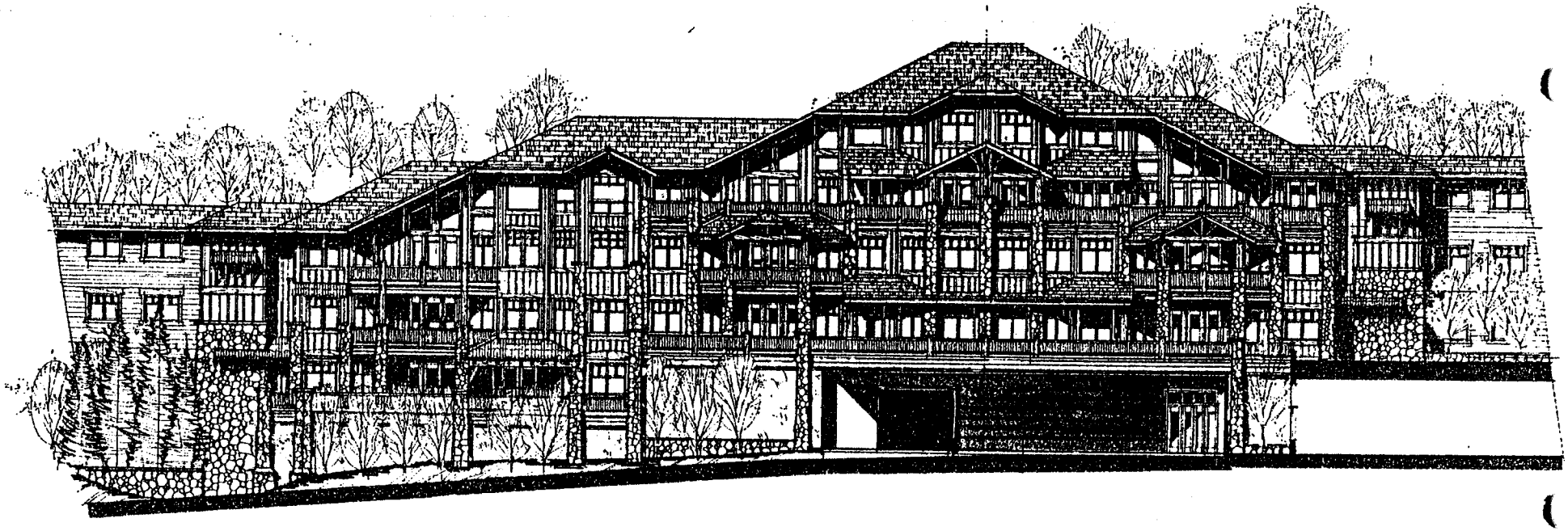
29 UNIT OPTION

OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 1672, Park City, Utah 84060 (435)649-6378

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BY BLACK DIAMOND CAPITAL CORP.

BUILDING ONE ELEVATION

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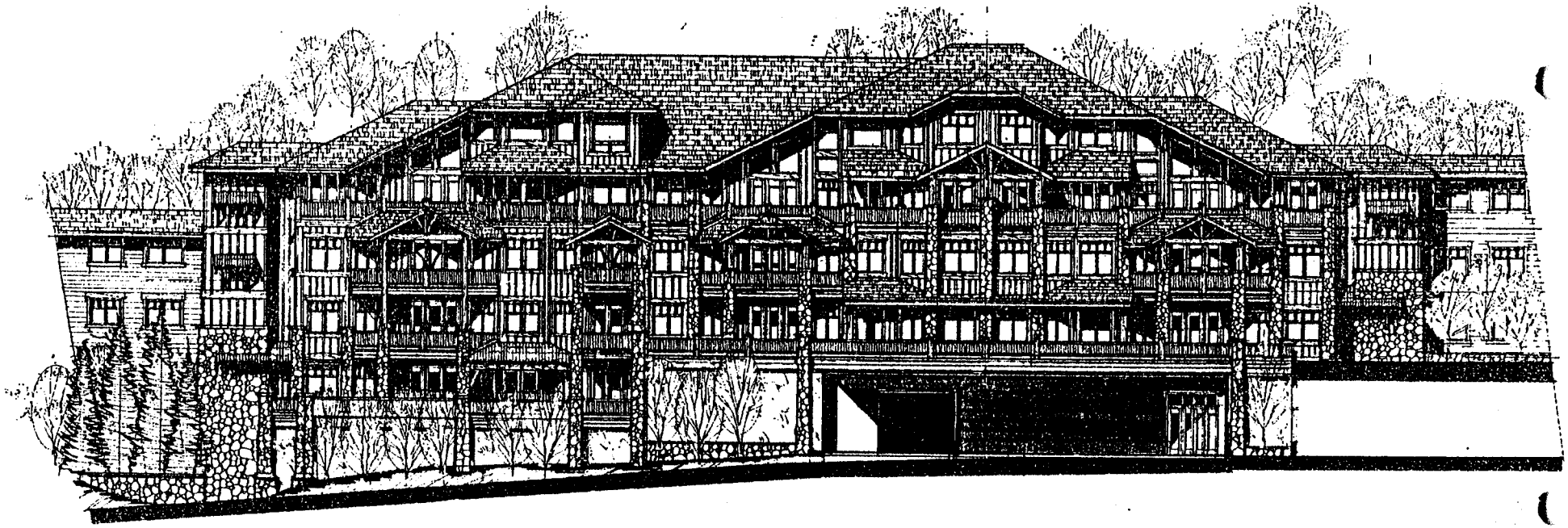
28 UNIT OPTION

OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-8378

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING TWO ELEVATION

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SHEET FIFTEEN



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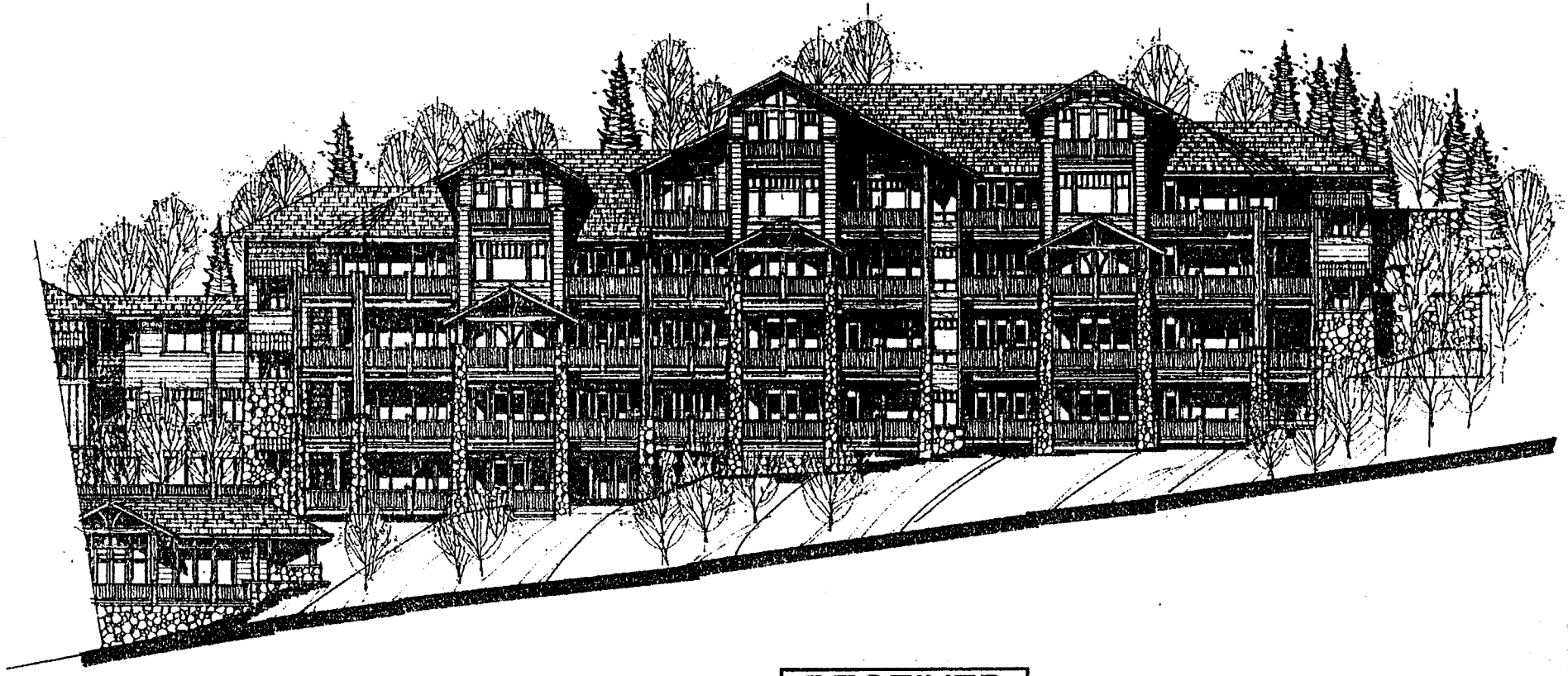
29 UNIT OPTION

OTTO
WALKER
architects
2200 Highway 224, Suite C301, P.O. BOX 2672, Park City, Utah 84060 (435)649-6879

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING TWO ELEVATION

OCTOBER 15, 1999
SHEET FIFTEEN



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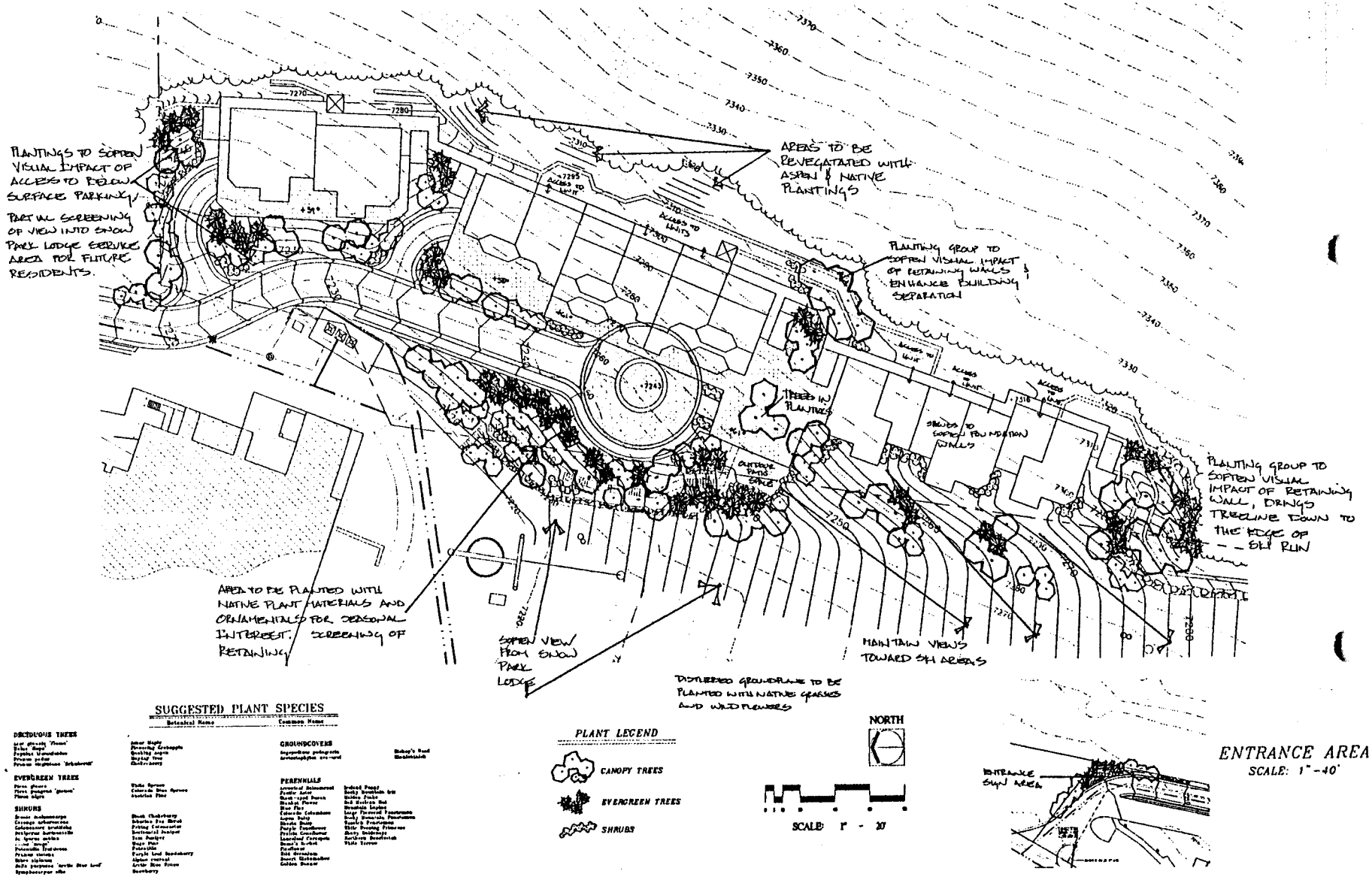
28 OR 29 UNIT OPTION

OTTO
WALKER
architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING THREE ELEVATION

OCTOBER 15, 1999
SHEET SIXTEEN



SUGGESTED PLANT SPECIES

Botanical Name	Common Name
DECIDUOUS TREES	
EVERGREEN TREES	
SHRUBS	
GROUNDCOVERS	
PERENNIALS	

OTTO WALKER architects

3200 Highway 224, Suite C201, P.O. BOX 3672, Park City, Utah 84060 (435)649-8373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

LANDSCAPE PLAN

OCTOBER 11, 1999
SHEET SEVEN

MOUNTAIN VIEW LODGE

ROOF: 40 YEAR ARCHITECTURAL GRADE ASPHALT SHINGLE WITH HEAVY BUTT-END

FLASHING : COPPER FLASHING AND DRIP EDGE

SIDING: HARDY BOARD COMPOSITION TYPE WOOD SIDING AND SYNTHETIC STUCCO SYSTEM (DRYVIT) WITH NATURAL EARTHTONE COLOR

TRIM AND FASCIA : SOLID ROUGH SAWN WOOD TRIM

COLUMNS : NON-COMBUSTIBLE BUILDING MATERIAL WRAPPED WITH WOOD TRIM

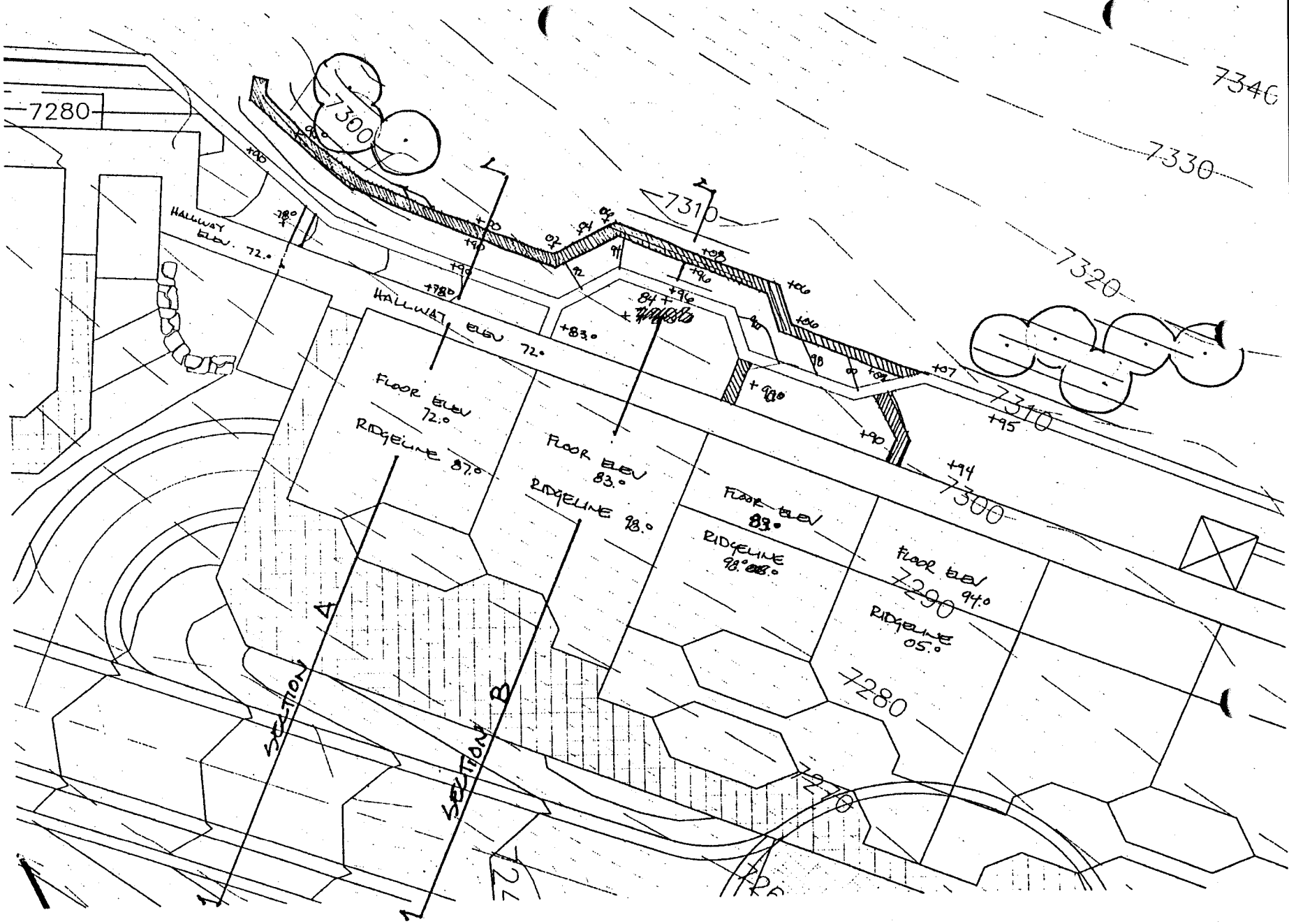
RAILING : ORNAMENTAL IRON WITH WOOD TRIM ACCENTS

WINDOWS : DOUBLE INSULATED CLEAR GLASS WITH ALUMINUM CLAD WOOD FRAME - BRONZE COLOR

STONE : NATIVE FIELD STONE WITH ROUGHLY SQUARED RANDOM PATTERN

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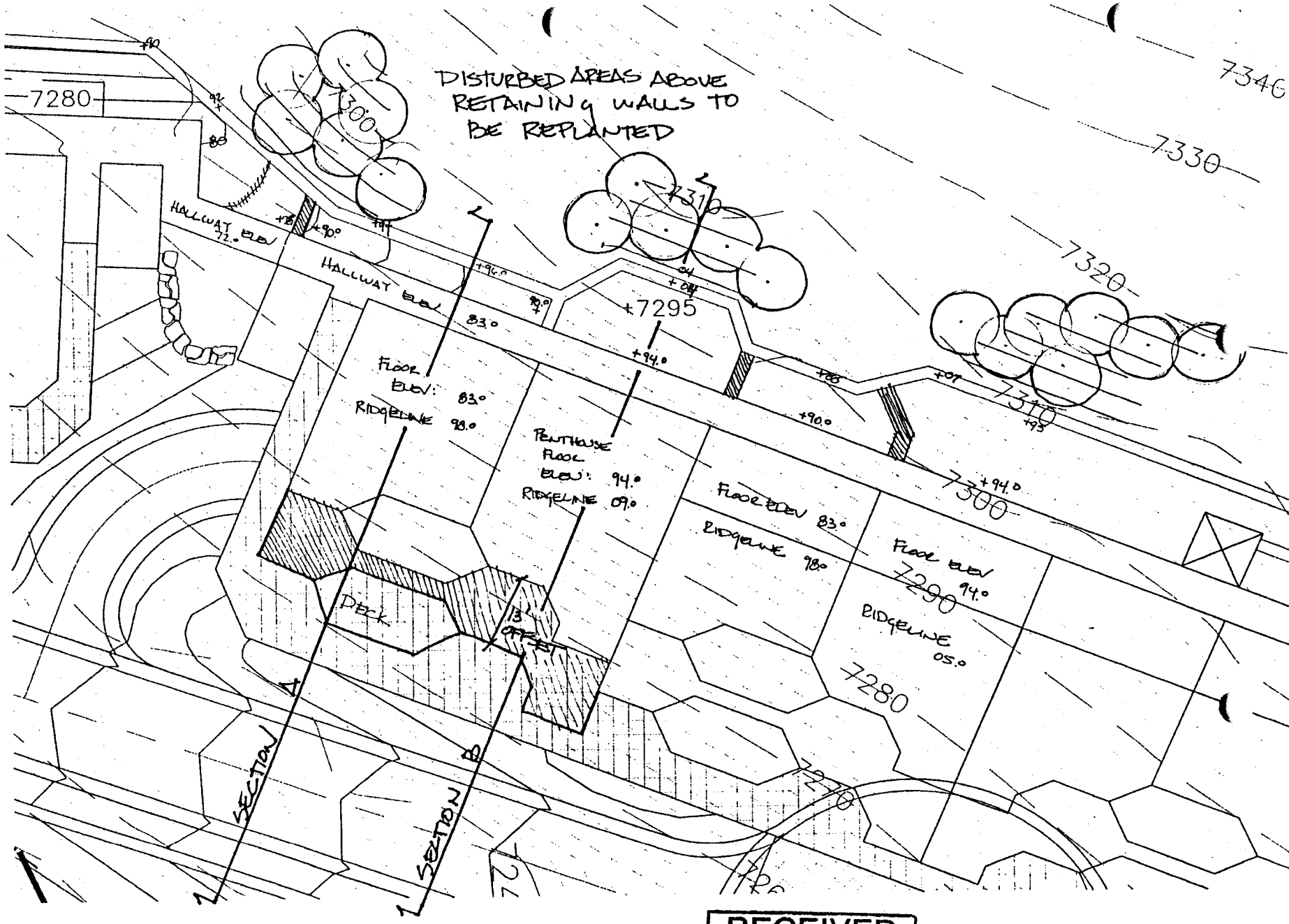
EXHIBIT C



MOUNTAIN VIEW LODGE
BUILDING TWO GRADING STUDY
28 UNIT OPTION

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SCALE: 1"=10'
OCTOBER 1999
JJC

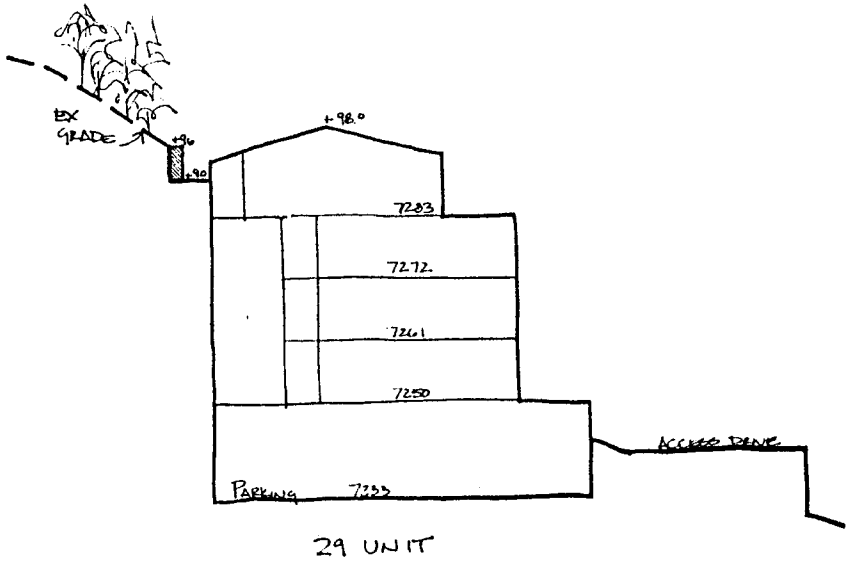


MOUNTAIN VIEW LODGE
BUILDING TWO GRADING STUDY
29 UNIT OPTION

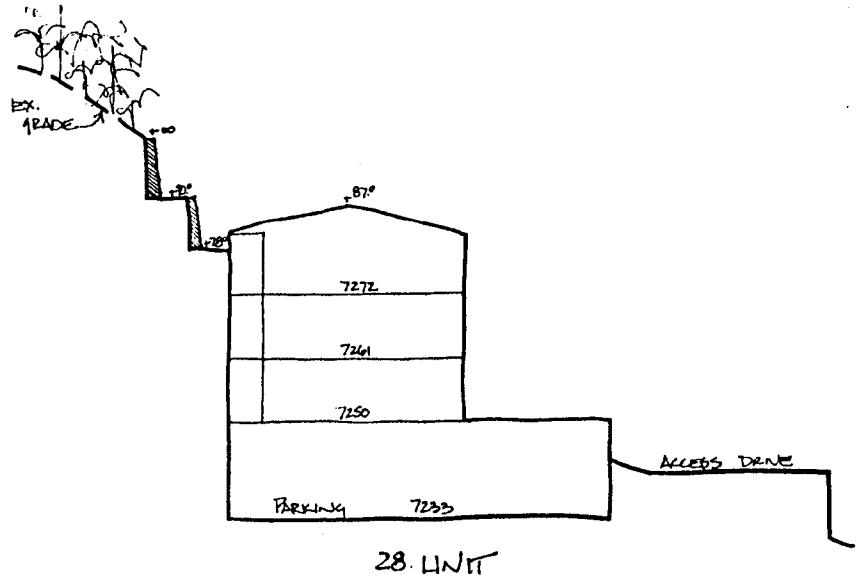
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OCT 14 1999
PARK CITY PLANNING DEPT.

SCALE: 1"=10'
OCTOBER 1999
JJC

1060



29 UNIT



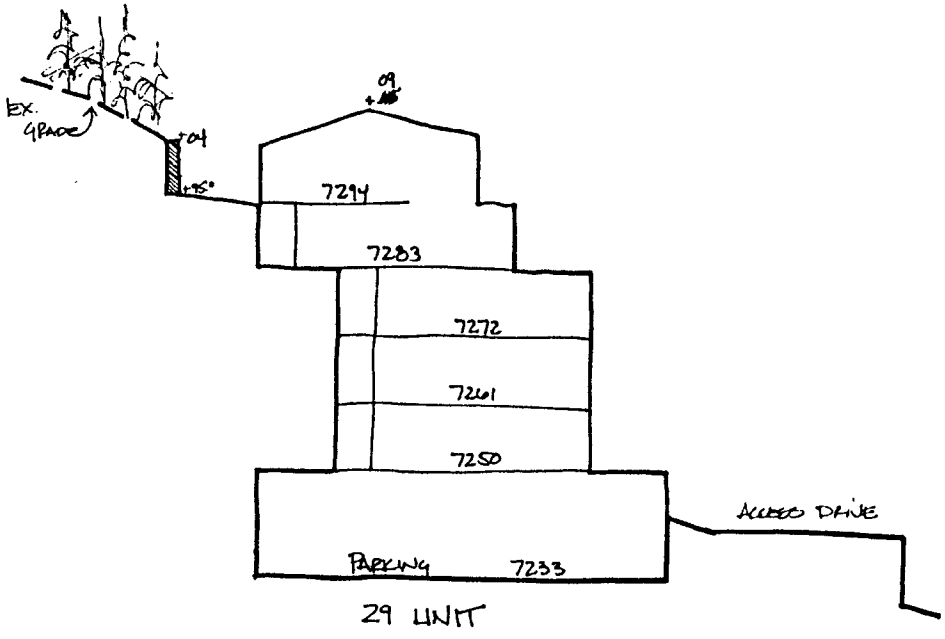
28 UNIT

MOUNTAIN VIEW LODGE
BUILDING TWO GRADING STUDY
TYPICAL SECTION

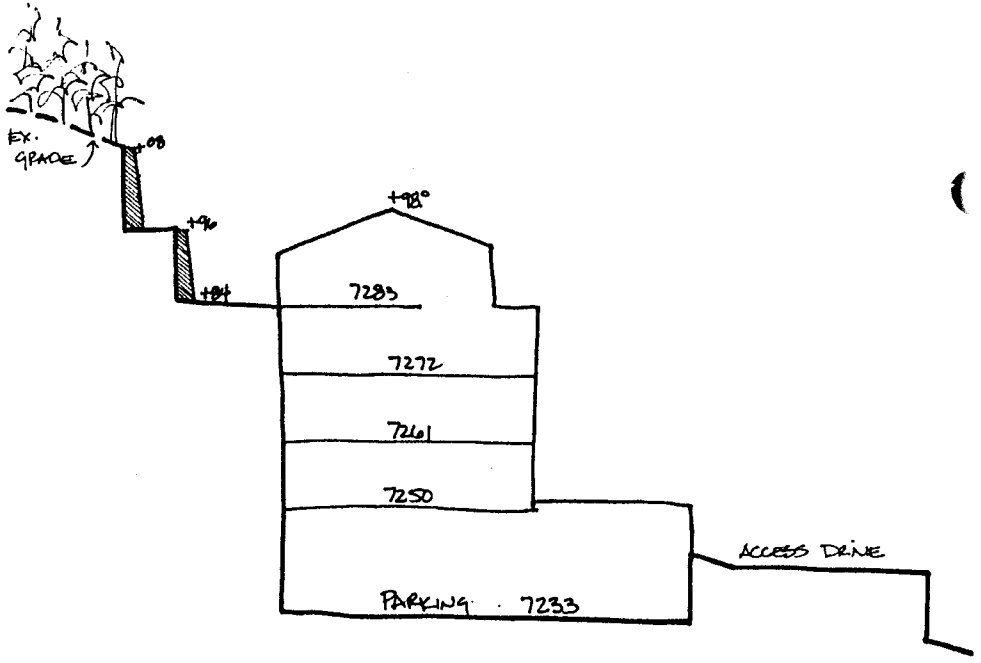
SECTION A

SCALE: 1"=10'
OCTOBER 1999
JJC

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PLANNING DEPT.



29 UNIT



MOUNTAIN VIEW LODGE
BUILDING TWO GRADING STUDY
TYPICAL SECTION

SECTION B

SCALE: 1"-10'
OCTOBER 1999
JJC

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OCT 14 1999
PARK CITY
PLANNING DEPT.

DRAFT

October 15, 1999

Kirsten A. Whetstone, AICP
Planning Department
PO Box 1480
Park City, Utah 84060

Dear Kirsten,

The following is a brief outline of how we are currently envisioning marketing the Mountain View Lodge with respect to the levels of service and amenities that will be available to owners in the event an approval is granted by the Commission to proceed with the project.

I am keenly aware that vehicular activity around the project is a concern to both the Staff and the Commission. Let me begin by saying there will be no commercial or retail facilities associated with the project. The project is solely designed as residential, for use only by the owners and their guests. There will be no generation of traffic relative to commercial deliveries. There are no restaurants, conference rooms, or retail stores. As you know, these are the types of amenities that typically generate the majority of both pedestrian and vehicular traffic. The only amenities contemplated now are an exercise room and perhaps two owner/guest ski locker rooms. The locker rooms will serve to eliminate the need for owners to store their skis in their units. We also anticipate many of the owners taking advantage of the Deer Valley Resort ski corral.

The units will be designed with lockout capabilities for rental purposes. We currently are contemplating on-site management to facilitate owner rentals as well as management of the facility. As such, we will probably incorporate into the final design a small check-in lobby, with office space and baggage storage. The owners will have the option of entering into a rental agreement with the on-site management company, or choosing an off-site management company to handle the management of their units. We anticipate that probably 80% to 90% of the owners looking to rent their units will enter into the on-site management agreement. I have learned that 16 out of 17 individuals under contract at the Chateaux Lodge have entered into on-site rental agreements. This anticipated percentage would dramatically cut down on the number of visits to the project by off-site management companies. We will also incorporate storage closets in strategic areas of the project for the on-site management company to use for storage of supplies necessary to turn over units. Again, this will virtually eliminate the vehicular traffic generated by frequent deliveries.

In summation, I can honestly say that the design, location, and ultimate uses of this relatively small-scale condominium project will lend itself to a minimum amount of vehicular traffic. The proximity of the Project to the base of Deer Valley skiing and the Snow Park Lodge will not only afford owners the opportunity to take advantage of the services which they provide, but also facilitate pedestrian versus vehicular traffic.

Respectfully,

Black Diamond Capital Corp.

EXHIBIT D

From: ERIC DEHAAN
To: KIRSTEN WHETSTONE
Date: 10/19/99 4:11PM
Subject: Mountain View Lodge

I asked the applicant and their engineer to detail the grading and utilities near the entrance to Mountain View Lodge off of Deer Valley Drive East. I haven't heard back from them - have you?

I told them that if they can move the access road up the hill (sharing with future Deer Crest development) or if they can show the road doesn't impact our existing utilities, then (and only then) I will support their project. Until then, I need to make sure they aren't being granted any approvals that would necessitate utility relocation. Please let me know if you have any questions. Thanks.

OTTO / WALKER Architects

2200 Park Avenue
Suite C201
Park City, Utah 84098
435/649-6373
Fax 435/649-6378

October 11, 1999

Ms. Kirsten Whetstone
Planning Department
Park City Municipal Corporation
445 Marsac Avenue
Park City, Utah

Re: Mountainview Lodge

Dear Kirsten,

The purpose of this letter is to inform you about a meeting that we had on October 6, 1999 with Mr. Ron Ivie, Park City Building Official and Fire Marshall. As per our meeting the following items were discussed.

1. Approval of the site plan for the Mountain View Lodge.

2. Fire Department access and prevention methods.

3. Type II, non-combustible building classification, as per uniform building code requirements.

4. Different types and uses of building materials for the project that will meet code requirements.

5. The use of solid timbers on the exterior of the building as an accent material was approved.

6. The use of composition type wood siding, such as hardy board, was approved for the siding material.

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OCT 12 1999
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PLANNING DEPT.

If you have any questions regarding this meeting and the items discussed please notify me at your earliest convenience.

Sincerely,

Mark A. Walker

cc. Dan Foley, Silver Lake Development

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Mr. Harrington stated that he preferred that Fairway Hills not be used as an example because of the litigation pending with that subdivision.

Commissioner Jones commented that the applicants made the case that their situation is unique, but this is not discussed in the CUP process. He asked Planner Whetstone to determine whether the criteria should be evaluated in the CUP process and how it should be done.

MOTION: Commissioner Larson moved to CONTINUE this matter to a date uncertain. Commissioner Jones seconded the motion.

VOTE: The motion passed unanimously.

5. **2280 Deer Valley Drive, Mountain View Lodge - CUP**

Planner Whetstone reviewed the request for a CUP for the Mountain View Lodge located at 2280 Deer Valley Drive East. The project is located southeast of the Snow Park Lodge. The parcel consists of 5.88 acres, and 29 residential units are proposed. The Planning Commission has reviewed other concepts in the past, and public hearings have been held. The Staff met with the applicants to discuss concerns and comments raised at the July meeting, including how the project fits into the site with regard to grade and slope retention. The Staff was also concerned about the impacts this project will have on buildings in the Snow Park Lodge area. The applicants have prepared a model to address and explain those concerns. The Staff has looked at the architectural character from the model and from some elevations and believes the architecture is more interesting than some of the more linear projects in the area. She felt the architecture could set the tone for future developments in the parking lot.

Jeff Graham, representing the applicant, presented the model which he believed would help identify some problems and concerns expressed by the Planning Commission. He stated that the model is a massing model which represents a great amount of detail but lacks window treatment and how the facades will be broken up. The purpose of the model is to answer and illustrate how the massing and the project fit together. He indicated the revisions made since the last meeting and reviewed section drawings corresponding with the model. The mass was pulled off the hillside in an effort to cluster the development and keep it from sprawling along the ski run or into the hillside. Vertical mass has been broken up, and the walls were lowered to reduce the turnaround area. Mr. Graham indicated the amount of distance between this project and the Snow Park Lodge and explained why he felt this project was compatible with adjacent projects. He referred to a letter from Bob Wells contained in the staff report and asked the Planning Commission to seriously consider the letter, because Mr. Wells made some strong points relative to this development. He stated that this parcel was historically envisioned for development, and Mr. Graham believed it related to a density issue of what would fit on

the parcel, what is compatible, and how it would work. The reason for the density range and the Snow Park parking lot is to allow flexibility to start reviewing design and how the design fits into the various parcels. He emphasized Mr. Wells' comment that no variance is being requested. The project fits within the current MPD and the Land Management Code. As part of this approval, Mr. Wells stated that he is willing to restrict the Snow Park parking lot to a unit equivalent formula which will help the City limit massing of the project.

Chair O'Hara opened the public hearing.

There was no comment.

Chair O'Hara closed the public hearing.

Commissioner Jones asked for clarification of the garage entry. Mark Walker, project architect, referred to an elevation drawing contained in the Staff report showing the entrance to the parking structure. Commissioner Jones asked about the wall material. Mr. Walker replied that the wall will be concrete, fire rated, and rock faced. Different materials may be used in other areas. The parking garage was discussed. Commissioner Jones commented that the structure appeared to be floating. He asked about pedestrian access. Mr. Walker indicated the pedestrian access points, including the tunnel underneath the driveway with direct access to the Snow Park Lodge.

Mr. Walker commented on the height and noted that it has been a challenge to fit this building on the site without the height imposing over Snow Park Lodge. The current proposal shows a height of five levels articulated with a three-level covered deck area and a separate roof structure to break up the vertical facade.
Commissioner Erickson declared that he has a conflict with the Olympic Organizing Committee for disposal of dirt from this property. The projected use of the excavated dirt will go under his contract, but he is not involved with this project.

Commissioner Larson commented on the tremendous amount of progress made on this project. He thanked the applicants for the model which helps in understanding what is happening on the site. He stated that his concern has always been compatibility with surrounding structures. The Planning Commission has purview over building mass, bulk, orientation, location, and uses compatible with surrounding structures from Chapter 15 of the LMC and the Sensitive Lands Ordinance. The surrounding neighboring structures are generally three floors modulating to four. In order to find compatibility for this MPD, he would have to see predominantly three- modulating to four-story structures across all three buildings. He believed that was achieved with Building 1. Building 2 still has 50- to 60-foot vertical elevations, and he wanted to see it stepped down

more. He requested that Building 3 also be changed to three modulating to four levels.

Commissioner Hier agreed with Commissioner Larson that some of the buildings still seem extremely tall. He requested that the applicants further explore the change to unit equivalency for parking lot structures for the rest of the development so there would be a volume cap as well as a unit equivalent cap. He suggested using the 42 units that were originally proposed, subtracting that from the floor cap, and extracting some overall reduction in full density to move forward with this project. Planner Whetstone stated that the master plan already speaks to caps on density, so they would have to look at an amendment to the Deer Valley master plan. One parking lot has a range of 0 to 200. The other one has a range of 65 to 105. Commissioner Hier felt a density reduction would have to be accomplished through a joint agreement between Deer Valley and this project.

Commissioner Jones disagreed and stated that it was his opinion that the important criteria deal with mass and bulk and compatibility with adjoining structures. He stated that he was not bothered by the density in the project or the parking lots because of their adjacency to skiing. He believed it was well within the intent of the General Plan and the Deer Valley plan to concentrate as much density as appropriate adjacent to these primary recreational facilities. He felt that circulation, vehicular access, and related issues should be addressed now rather than later.

Commissioner Hier asked Mr. Graham about the units proposed on a 2,000-square-foot unit equivalency. Mr. Graham replied that they would be in the range of 29 to 31 unit equivalents. Commissioner Hier expressed his preference for using unit equivalents because they would provide more flexibility and cap the volume.

Chair O'Hara agreed with Commissioner Jones that mass, scale, and access are bigger concerns than what is inside. He was more concerned with what the project would look like on the hillside in a prime location.

Mr. Graham stated that this project gets out of the neighborhood they are adjacent to. It gets out of the Snow Park area of the residential neighborhood. It is compatible with Powder Run, but there is a distinct vision line when moving from a residential neighborhood of Snow Park and into the ski area. That is why they felt they were compatible with the Snow Park area. The Planning Commission has raised a height issue, but what they have seen occurring at the Park City Mountain Resort, The Canyons, and 80% of the ski resorts in the Colorado area indicates that height is the latest trend at the base of the ski area. Mr. Graham stated that keeping the buildings to two and three stories would basically kill the project, because there is not a flat spot on the site

less than a 20% slope. They have pulled it down on the hillside, but it takes height to make it fit.

Commissioner Larson informed Mr. Graham that the Planning Commission had said three to four stories, and no one has mentioned two to three stories. The objection is five stories, because there are no five-story structures in the surrounding area.

Chair O'Hara asked for comment from the Commissioners that would provide direction to the Staff to prepare findings. He requested comments on the height and general site plan layout. He felt that the important issue for the life of the project was how much could be put into the project at a certain height and still be viable.

Commissioner Hier stated that he was pleased with the model. He believed subtle changes could be made to the front so it would look less imposing. The grading and overall site plan were an improvement over previous plans. He agreed that it is a ski area which is meant for people to come and stay. Given the overall impact on the rest of the Deer Valley development, he believed they should look at doing something to tie this project to the overall plan for the parking lot structures.

Commissioner Larson found the overall site plan satisfactory. He stated that he needed to see more detail on the parking structure in the middle building to insure that it would not appear to be a floating building. He stated that three to four stories is the test to be met in terms of building height. His primary concern is the side of Building 2, because it does not flow with the topography. He needed to be convinced that Building 3 does not present an imposing vertical structure.

Commissioner Erickson generally favored the applicant's proposal for site planning. He was interested in seeing the alternatives proposed with respect to height.

Commissioner Zimney agreed with Commissioner Erickson.

Commissioner Jones agreed with Commissioner Erickson. With respect to Building 3, the model seemed to represent something lower than what is shown in the rendering, and he needed to understand that height issue.

Chair O'Hara agreed with the site plan. He stated that he did not have much of an issue with the height in that area having seen the other buildings. He requested a finding of fact to provide leverage for keeping this from becoming another Island Outpost. They are not being sold density as much as architectural renderings, and they should be in sufficient detail and conditioned precedent to approval. He felt traffic was an issue in terms of service, delivery, and garbage trucks. He asked to see circulation and access plans for these services.

MOTION: Commissioner Hier moved to CONTINUE this matter. Commissioner Larson seconded the motion.

VOTE: The motion passed unanimously.

6. Hidden Hollow Subdivision

Due to a conflict of interest, Commissioner Zimney abstained from discussing this matter.

Special Projects Manager Nora Shepard reported that the purpose of the meeting this evening is to hold a public hearing. Many of the Planning Commissioners visited the site on Monday and, based on that site review, the applicant agreed to meet with the Staff to talk about building envelope locations. Manager Shepard felt it was helpful to walk around the site and understand where the roads and building locations are proposed. Commissioner Larson volunteered to meet with the Staff and applicants to determine the most appropriate building site locations. Manager Shepard requested that the Planning Commission conduct a public hearing this evening and allow the Staff time to work on some of the issues at a future meeting. She commented on the trails issues and noted that a proposed trail ties in between Deer Crest and the existing trails system in the Solamere area. The possibility of maintaining some kind of trail similar to the existing trail going down through the Aspen and out the dirt road to the Mayflower Frontage Road was discussed. The intent is to preserve a more rustic trail in that location. The Hidden Hollow Subdivision was originally a piece of Telemark Park, which later became Deer Crest. It was included in the litigation settlement for Telemark Park. What was identified at that time and during the annexation into the City was that this was an 84-acre parcel that could have four single-family lots. It is located between Morning Star Estates and the Deer Crest Snow Top subdivision. It is in a hollow and cannot be seen from anywhere in Park City. A visual analysis has been done, and the project can be seen from Highway 40 going toward Kamas. Much of the site is hidden from many vantage points. There are four proposed lots on 84 acres, with the smallest lot being four acres. Primary access for the subdivision comes from Deer Crest through the Snow Top subdivision. The secondary emergency access is a 20-foot-wide dirt road going out to meet the existing emergency access for Morning Star Estates which will be gated. The access will not be through Morning Star Estates or connected to it other than for emergency purposes. This parcel is in Summit County and has been recently annexed to Park City, which makes it different from the rest of the Deer Crest Development which is in Wasatch County. Hidden Hollow is being developed by another party, but it is still subject to the settlement agreement and will become subject to the Deer Crest CC&R's. Issues being discussed with the applicant are house size, whether outbuildings will be allowed, location of the houses, and trails systems. The Staff will continue to work with the applicant on these items as a follow up to the field trip. The project will be served

Manager Shepard commented on the accomplishments of the committee and stated that she believed it was a benefit to the City and to the County.

Review of Regular Agenda

7901 Royal Street East, The Knolls Estates - CUP for entrance gate

Commissioner Larson held to his original opinion that they should wait until the Chateau comes on line to see if the parking situation changes. They should also wait for a demonstration from the Homeowners and Deer Valley to be sure they have exhausted all means of controlling parking in the area before allowing a gate.

Chair O'Hara agreed. The applicants had commented in their previous presentation that if they could dedicate these streets to the City, the police could ticket and tow. This means they can ticket and tow but do not want to.

[redacted] Deer Valley Drive, Mountain View Lodge - CUP

Administrator Putt reported that this item was advertised as a public hearing in the paper but will be treated more like a work session. The applicant's architect has put together a model of the project showing the proposed buildings and the associated topo and hillside within the boundaries of the property. They also have a scale model of the Snow Park Lodge to help put the project in context with the surrounding area. The applicant has made significant inroads in dealing with the grading issues associated with this project and how the building relates to the ski runs and terrain directly around the project. The large retaining walls along the back of the building have not changed dramatically, although the buildings tend to mask the height of some of the walls. The applicants have revised the architecture and basic bulk of the three structures. The resulting building mass would have to relate to other projects in the area which were generally three to four stories. This project is generally three to four stories, with the exception of 4-1/2 and 5 story elements in the middle of the project. He requested comments from the Planning Commission on this issue and noted that some of the height could be eliminated, but the result could be less interest in the roof forms. The Staff is looking for an opinion from the Planning Commission regarding the massing. The Staff is satisfied with the general character of the architecture and believes it will set the tone for new construction in that area.

Revisions to Phase I of the Land Management Code rewrite

Administrator Putt reported that Commissioners Larson and Erickson attend the City Council work session in July on Phase I of the Land Management Code revisions. They made positive inroads, and the Planning Commission and City Council agreed on most issues. The City Council has remanded

PLANNING COMMISSION REPORT

DATE: September 13, 1999 (September 22, 1999 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP
TITLE: 2280 Deer Valley Drive East, Mountain View Lodge CUP
TYPE OF ITEM: Work session discussion

SUMMARY RECOMMENDATIONS Review and discuss the revised plans. Provide direction on building massing, grading, and site plan. The applicant will present a model of the project and additional visual aids at the work session.

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Dr East-SE of Snow Park Lodge)**
Proposal:	**Subdivision plat and Small Scale Master Planned Development for 29 residential condominium units on 5.8 acres.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort, Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Work session only**

B. Background

On March 24 the Planning Commission discussed a proposal (Concept 1) for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD. On April 20, 1999 the applicants submitted revisions (Concept 2). This second plan was for the same number and mass of units in a taller more tightly clustered plan. Although not discussed at the May 12 meeting, a report discussing Concept 2 and a memo from the legal staff, discussing vested density, were given to the Commission to review.

City planning and legal staffs met with the applicants on May 6, 1999 where staff reiterated concerns about the amount of site disturbance, building massing and height, access, compatibility with Snow Park Lodge, and skier/pedestrian circulation issues. The legal department provided clarification of the density issue.

On May 26 the applicants presented a revised concept plan (Concept 3) to the Planning Commission. Concept 3 included the following:

1. A reduction in number of units from 42 to 31.
2. A 30% reduction in total massing of units (approx. 74,000 sf from 103,000 sf plus support areas and underground parking structure).
3. Deleted two buildings, shifted remaining three buildings lower on the site.
4. A 40% reduction in total site disturbance.
5. Decreased building heights (from Concept 1) to 45-55' to peak.
6. An increase in open space to 80% of the site.
7. A people mover to the Little Stick ski run.

Staff indicated that the applicants were moving in the right direction by reducing the mass; proposing heights more compatible with the neighborhood; providing more building separation, adding stepping and articulation; keeping building mass and site disturbance lower on the slope; minimizing slope disturbance, and re-designing pedestrian circulation to Snow Park Lodge.

At the May 26 meeting, the Commission indicated that a height variance was not possible given the vested density of zero, based on reviewing this site independent of the Snow Park parking lot parcels. The base height for the RD zoning district is 33' to the peak of a pitched roof, measured from existing grade. The Commission expressed concern that the proposed buildings were not compatible in mass and scale with the Snow Park Lodge.

On July 1 the applicants submitted revisions based on the May 26 Planning Commission comments and public hearing. Concept 4 included three buildings meeting the 33' height limit, as measured from existing grade. Additional building articulation and stepping was shown. The skier mover was deleted in favor of an at grade pedestrian connection to Snow Park Lodge. There was a significant reduction in site disturbance and building massing from the original plans as the unit number was reduced by a third and the building envelopes were contained in the lower portion of the parcel. A reduction in overall unit numbers from 31 to 29 from the previous plans was shown. The Commission discussed the following issues:

- Building massing (particularly the middle building),
- Overall height of exposed west walls,
- Compatibility with Snow Park Lodge,
- Site grading and general site layout as it relates to the ski slope, and
- Density on the site.

The applicants agreed to re-look at the building design to minimize the vertical walls and to work with the engineers to better understand site grading and how the buildings and retaining walls interface with the ski run. There was concern that the buildings would appear perched over the

ski run and Snow Park lodge given all of the retaining walls and grade differences. The Commission requested the applicants consider moving the buildings further to the west, down the slope and closer to the ski run.

There was also continued concern about the density issue, give the density range of 0 to 42 for this parcel. Planning staff agrees with Commissioner Erickson's comments (see Exhibit A), reiterated by Bob Wells in his September 10, 1999 letter (see Exhibit B), that review of this proposed small-scale MPD is more about site specific project review and deciding whether the proposal meets the review criteria for Conditional Use Permits than about whether density should or should not be transferred off of the Snow Park parking lot sites.

Staff recognizes that there is an indirect transfer of density scenario given that there is an overall unit cap over all of the parcels involved that translates to a potential to "transfer" density between sites based on specific site review of the individual parcels. Development on the parking lot parcels has the potential to impact existing developments at Lower Deer Valley to a greater degree than the proposed development. Deer Valley has made an offer to amend the Deer Valley MPD that would require density in the parking lots be determined pursuant to the Unit Equivalent formula. Currently there is no unit size restriction, or building massing cap, for the remainder of the parcels at Snow Park (see Deer Valley Letter).

C. Concept 5- General Revisions and Characteristics

Concept 5 includes the following revisions (see Exhibit C):

The number of units remains at 29, however some of the units have been relocated to address concerns with building height and overall massing. Building One remains the same. By moving Building Two forward and Building Three southwards the overall heights and top elevation of these buildings has decreased. Building Two has less mass than previously and Building Three has additional mass. Building heights, as measured from existing grade, continue to remain at or below 33'. Vertical facade heights for Building One range from 28' to 38', from 20' to 45' for Building Two, and from 40' to 50' for Building Three. There are some areas of vertical facade heights of 40 to 50 feet that do not incorporate horizontal breaks Significant horizontal shifting (14-16' in several different location and levels) is now proposed for the center building. Roof elements at various places on the front facade have been added to break up many of the vertical planes.

The entire grading concept was re-evaluated and re-designed to focus slope retention behind the buildings. By lowering the drop-off/arrival area by 8' and shifting it to the west the project interfaces with the existing ski run with gradual slopes and pedestrian scale retaining walls and landscaped areas. The applicants will present a model and other visual aids at the work session in order to explain additional revisions.

Open space continues to be in the range of 80% of the parcel with over 90% of the open space consisting of land undisturbed by construction and landscaping associated with the proposal.

DISCUSSION

CUP Standards for Review

Grading
In reviewing the proposal against the CUP review criteria (Exhibit D) staff finds that the revised plan adequately addresses building location on the site, in terms of grading and interface with both the ski run and the existing slope. The buildings have been moved further west and down to the toe of the slope. Grade retention is now provided behind the buildings allowing the front to blend in to the grade of the existing ski slope. The front retaining wall for the access drive is gradual and pedestrian scale for the majority of the length (10' at the highest, sloping quickly to 5' and fading to 0' as it meets the grade of the slope). The applicants will discuss changes made to the site plan and grading to further explain and illustrate physical location of buildings on this site.

Massing
Staff has remaining concerns regarding compliance with criteria #11, "Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural detailing". Staff is primarily concerned with the five story vertical elements of Buildings Two and Three and have been working with the applicants over the past several weeks to reduce the visual perception of a four and five story building. Buildings in the surrounding area are primarily three stories, with some vertical elements up to four stories.

While all of the proposed buildings meet the 33' height requirement of the RD zoning district (as measured from existing grade), compatibility with the surrounding three and four structures suggests that the buildings should not read as primarily five story structures. The applicants are continuing to work on the massing of Buildings Two and Three and will present a model to illustrate how they believe the proposed buildings, with both horizontal and vertical stepping; lower roof elements; balconies, decks, and plazas throughout, and additional architectural detailing meets criteria #11.

Massing of the first building, closest to Snow Park Lodge, is compatible with surrounding buildings in the area. Massing of Building Two has been helped by incorporation of the horizontal break and shifting the top stories back. Massing on the third building furthest away from Snow Park Lodge can be made more compatible by eliminating the fifth story elements and lowering the roof lines to diminish impacts of the remaining fourth story elements. Staff is asking the Planning Commission to provide specific direction on the proposed massing.

Access
In order to address staff's and the Commission's request that this proposal share, with future development at Deer Crest, access off of Deer Valley Drive to eliminate multiple curb cuts and driveways at this location, the applicants agree to eliminate the "service road access" at such time as acceptable shared access with Deer Crest is available. At this time the only legal access to the Snow Park Multi-family parcel is across an existing easement with Deer Valley. There are

utility issues with the proposed driveway that still need to be worked out with the City Engineer.

Excavated Material and Regrading of Deer Valley Ski Runs
Staff recommends that the excavated materials be utilized by Deer Valley, to limit the number of truck trips through town. Deer Valley has indicated to the applicants that they intend to use all of the excavated materials in preparing ski runs for the 2002 Olympic events, significantly reducing truck traffic through town. In addition, staff recommends that re-grading of the Wide West Ski Trail be included in this CUP application, with Deer Valley as a co-applicant.

Sensitive Lands Ordinance
As final plans evolve, they will need to comply with the SLO design standards, as outlined in Appendices A and B from the Sensitive Lands Ordinance. These design standards address building color and materials, windows and glass treatment, parking location and landscaping (not applicable if under the structure), roof top mechanicals, roof pitch and material, height controls, and underground utilities. Vegetation protection regulations in Appendix B address tree and vegetation removal to open view corridors, irrigation limits, and re-vegetation plans and regulations.

STAFF RECOMMENDATION

Staff recommends the Commission review the proposed building massing and site plan and provide staff and the applicant with further direction on this proposal.

EXHIBITS

A. Minutes from the July 1, 1999 Planning Commission meeting
B. Letter from Bob Wells (September 10, 1999)
C. Applicant's letter and revised plans
D. CUP review criteria

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Commissioner Larson stated that 156 Norfolk also illustrates the same concept and fits the goal of the Planning Commission in terms of volumetrics and stepping. It is very sensitive to the goals of the Historic District.

Commissioner Hays did not feel that 156 Norfolk complied as much as the Bush house, which is more in scale with what needs to be on that street.

Mr. Ricks commented that Mr. Bush's house is an exception to most rules. The historic home originally on that lot was three feet from the rear property line at the widest point. The house proposed by Mr. Zaremba is approximately 13 feet from the property line. This house is required to have two parking place. One is achieved by the garage, and the other by parking in front of the garage, which requires 18 feet for one car. Mr. Bush's house does not have 18 feet from the property line to the garage, and he was unsure how that came about. In order to achieve the two parking places, he could not provide a two-car garage. He noted that the proposed house is set back further than the houses on each side by six to eight feet as a result of Code constraints and parking requirements. He agreed that Mr. Bush had a great house and applauded the designer for his adaptive use on an old structure. However, he is dealing with a different situation on a very restrictive site and did not think they should be compared.

Commissioner Jones recognized differences in sites, which is the reason for the CUP process, because criteria do not fit all sites the same. If an applicant is interested in building over 800 square feet, it is his charge to find a design that is appropriate for the site. The criteria are clear, and he believed Planner Satchell had done a good job of outlining the criteria for the project. The Planning Commission expects this project to meet the criteria or they will take action to deny.

2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Kirsten Whetstone reviewed the request for a CUP for a multi-family project at the base of Deer Valley Resort at the Snow Park Lodge. She reported that this item was reviewed at previous work sessions, and this is the fourth concept plan to come before the Planning Commission. The Planning Commission reviewed the project on May 26 and expressed concerns about the height exception. It was noted that there is a height range on this parcel of up to 70 feet based on density. The density range assigned on the parcel with the Deer Valley Master Plan is 0 to 42. This makes it difficult to move density without knowing how the site was tied to the Snow Park parking lot parcels. The base height in the RD

EXHIBIT A

zone is 33 feet, which is proposed in this fourth concept. On May 26, the Planning Commission directed the applicant to design a building that is more sensitive and compatible to the Snow Park Lodge. Planner Whetstone reviewed the current concept which reduces 42 units to 29 units and reduces total massing of the units from 103,000 square feet to 67,000 square feet. There are three buildings, one of which is smaller and not connected to the others and has its own parking structure. There has been a significant reduction in site disturbance from the initial plan, and the new plan is more clustered at the toe of the slope. The people mover has been eliminated, and there is more open space. The main difference is the decrease in the maximum building height as measured from existing grade. The next step will be to determine the site plan, height, and general massing and volumetrics. It will then be necessary to review the project specifically against the two appendixes in the Sensitive Lands Ordinance and the 15 criteria of the CUP. Once the Staff has received a more complete site plan, they will prepare a detailed analysis. The applicant is looking for direction from the Planning Commission on the site plan before moving forward with architectural details.

Jeff Graham, representing the applicant, gave a brief presentation to identify the project proposed. The entry into the project is through the access service area of the Snow Park Lodge which comes into the project and has a drop-off area approximately 100 feet up from Snow Park Lodge. The new site plan and proposal is for 29 units, with three separate buildings and three parking areas. The people mover was eliminated, and a pedestrian ski access has been provided along a sidewalk corridor from the arrival corridor into the Snow Park Lodge. This will keep people skiing away from the project out of the Burns Lift area as requested by Deer Valley. The building was moved down off the hillside as requested by the Staff and Planning Commission, which clusters the building into three different areas and lowers the height to 28 feet from the peak of the roof line. He reviewed a rendering of the project showing how the development fits into the hillside in relation to other structures and presented sections taken through the project. He felt they had come a long way in response to the direction given by the Staff and Planning Commission to design a building that works within the project and fits within the site.

Chair O'Hara agreed that the applicant had come a long way and believed they still had a long way to go. He complimented them on the architectural renderings showing something that fits into the Deer Valley area much better than the original plan and stated that he was pleased with the reduction in density and height.

Commissioner Larson referred to Mr. Graham's comment that they had no more room to move with respect to massing. He asked if that meant they would not reduce the density any further. Mr. Graham replied that this is a tough site and that it takes a lot of work. In terms of density, he believed they were on the limit of being able to make this project work.

Commissioner Larson stated that he has the same problem with volumetrics and massing that he has had all along. Site planning criteria in the Land Management Code specify that a unit should be clustered in the most developable and least visually sensitive portions of the site. That means they need to cluster the density in the toe of the slopes. He cited the number of buildings with a height of 50 to 60 feet in a zone requiring 33 feet. The adjacent structures meet this height limitation, and he would have a hard time putting together criteria for approval based on the apparent height. Although there is stepping, the amount of stepping in a 50-foot building is insignificant. He stated that he did not understand why the density was being moved from the Snow Park parking lots to this site, and it might necessitate clearly understanding what is going on with the Snow Park site.

Mr. Graham replied by repeating what Bob Wells has previously said, that 247 units are allowed in the parking lot. They have done studies on what should go in the Deer Valley parking lot, and the best program and best design is somewhere around 200 units. Deer Valley has done conceptual studies and is not ready to submit or clarify what is happening there. Based on the studies, there will be some sort of development moving onto this parcel because it is the only place in the Snow Park area where density is allowed to be moved. If Deer Valley does not build up to the 247 units in the parking lot, it opens up the possibility of 42 units on the proposed site. Commissioner Larson stated that he trusted Bob Wells, but this statement smacked of fear, uncertainty, and doubt until the Planning Commission could see it for themselves.

Bob Wells, representing Deer Valley, stated that a lot of work has been done, and he had no objection to sharing it. Deer Valley is not prepared to make a submission at this point, but he had the ability show two full-scale models which illustrate a couple hundred units of mass in the parking lot in a very detailed manner. He offered to show the models at his office or bring them to the Planning Commission.

Commissioner Larson stated that he sensed a level of concern from Mr. Wells. It was obvious that he felt strongly about transferring the density from one site to the other, and he suspected there might be

studies or models that illustrate this concern. Mr. Wells stated that he felt the models would illustrate what the Planning Commission wants to know. He explained that they are not looking at it as a transfer of density from the parking lot; they are looking at a combination of sites which have a maximum amount of density. This is a fine point when one site starts with a zero range.

Commissioner Hays concurred with Commissioner Larson. She still did not feel that this site was appropriate for this amount of density because the land is too sensitive, and she believed that density belonged in the parking lot. She wanted to hear a good reason for transferring the density from the parking lot onto the hillside. There would be a tremendous amount of excavation going into the hillside, and she did not think a 20-foot retaining wall would be sensitive to the site. She believed seeing the whole picture might help her understand the reason for moving density to the hillside.

Commissioner Jones shared concerns about height and how it will be perceived. He commented on the amount of grading proposed relative to the ski run. He wanted to see how this would all work to be sure this building would not end up perched on the bank. He did not understand how much stepping was proposed up to the turnaround level and stated that he was unable to make that determination from the renderings presented this evening.

Commissioner Erickson stated that he had an opportunity to review some of Commissioner Jones's concerns. With respect to the height, he felt it was unfortunate that the Planning Commission did not change the Land Management Code to have height measured from finished grade in all zones, not just the Historic District. He admitted that he had not favored that change in all zones and was willing to recognize that error. He suggested that the Planning Commission propose this change to the Land Management Code. Because he was concerned about Deer Valley, he had gone back to the SEP to try to understand the density transfers. As far as he could tell, this site was not necessarily a transfer-out site nor a transfer-in site to the parking lot. The parking lot site had a density established, and this site had a density of 0 to 42 units, depending on how many units could be achieved. If nothing could be achieved, whatever was left could be put back into the parking lot. He did not believe it was an either-or equation in the SEP. This site had some density on it, and at Deer Valley's option, it could be moved into the parking lot or left on this site. If all 42 units were moved to the parking lot, this site would go to 0. He stated that he was unsure if he was fighting the right battle by forcing them to move all the units into the parking lot.

He stated that he reviewed the grading and believed there were some external issues that could be resolved this evening. There is a request from Deer Valley to maintain a 25-foot width from the tower to the edge of the ski lift. Commissioner Erickson clarified that the reason the units are moving so far into the hill is due to the 25 feet. He asked Mr. Graham to talk to Deer Valley to see if there is an opportunity to reduce the 25 feet. Another reason the buildings are pushed so far into the hill and are ultimately so tall is the diameter of the turnaround and all the elements that go with it. He suggested reducing the diameter, which would lower the cul-de-sac height, and thereby lower the buildings, which would reduce the excavation. The height of the turnaround is controlled by the access point with Deer Crest and/or Deer Valley, and it currently goes uphill at 10%. He felt that, if they could reduce that by a few percent, everything would start to come back downhill. He was more concerned with the grading issues than density.

Commissioner Hier stated that he was not uncomfortable with the overall density and the fact that Deer Valley would like to put something on that hillside. He noted that the hillside has already been scarred and has regrowth at this point. He was not convinced that forcing that much density into the parking lot was the correct thing to do. He wanted to see the heights reduced, and he concurred that the height should be measured from finished grade or natural grade, whichever is less. He did not think a 60-foot wall of building was attractive. He also took into consideration the fact that Deer Valley would not do anything to detract from the overall appearance of their ski area.

Commissioner Larson stated that he was not opposed to the number of density units, but he was opposed to the way they are stacked. He favored Commissioner Erickson's suggestion to pull some of the units toward the toe of the hill so the buildings step up to the slope.

Mr. Graham felt this could be done, but more in the range of 10 feet than 20 feet. He needed to keep with the concept of the proposal while taking Commissioner Erickson's suggestion into consideration.

DEER VALLEY®

September 10, 1999

Kirsten Whetstone
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

Re: Proposed Mountain View Lodge
Snow Park Lodge Multi Family Parcel

Dear Kirsten:

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As you know, since the last Planning Commission meeting on the proposed Mountain View Lodge development, substantially all of the members of the Planning Commission as well as you, Nora, and Brooks from Community Development staff have had the opportunity to view the modeling work that Deer Valley has done in connection with planning for future development on the existing parking lots area at Snow Park. I have not been able to hook up with Kerri yet but am still hoping to do so before the next Planning Commission meeting. To date, everyone has acknowledged the positive effect of development of less than maximum density in the parking lots area. The positive effect is not only with relation to aesthetics and open space versus building mass within the development itself but also with respect to impact of the development on existing surrounding development in the Snow Park area. In connection with Mountain View Lodge review and the discussions related to future development in the parking lots area, I have indicated that Deer Valley is willing to agree to a MPD amendment that would require that density in the parking lots area be determined pursuant to the Unit Equivalent formula of the Land Management Code, i.e., a building mass cap that does not now exist. This will reitterate that offer.

Sincerely,

DEER VALLEY RESORT COMPANY

By _____

Bob Wells

Mountain View Lodge
Concept Five Site Plan
Revision Highlights

August 31, 1999

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Commissioner Erickson with his extensive research of the original SEP, summarized the true issue with respect to vested density, stating that this was not a transfer of density, but that density has indeed been allocated to this site under the original SEP, with the ultimate number of units subject to site specific review to determine what can be realistically achieved. It also our understanding that various members of the Planning Commission and Park City Planning Staff have had the opportunity to meet with Bob Wells to review the models outlining Deer Valleys' planning efforts for the potential parking lot expansion. I assume this visit illustrated the impact adding any additional density over and above Deer Valley's current plan will have on the parking lot sites, and that certainly some level of development is appropriate for the site adjacent to the Snow Park Lodge.

With respect to site plan issues, several areas have been addressed. The arrival/drop-off area has been reduced in elevation by eight feet to an elevation of 7243. The drop-off was also slightly shifted toward the ski run. A section cut perpendicular from the ski trail expansion through the drop-off reveals a six foot stone wall, beginning at elevation 7226, along the Wide West ski trail, 24' of landscaped open space including a pedestrian walkway to a 10 foot retaining wall extending up to the drop-off elevation. As this wall proceeds southward, the 10-foot wall reduces in height to 0 feet. The 6-foot stone wall eventually disappears in the finished grade at the base of the plaza. As the site plan process continues, the applicant will work with Staff to ensure the level of landscaping is appropriate to diminish the visual impact of the drop-off area. As suggested by the Planning Commission, our attempts to reduce the size of the turnaround were unsuccessful due to Fire and Safety requirements.

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EXHIBIT C

effort to create a larger gap between buildings two and three and to better fit this building into the existing grade.

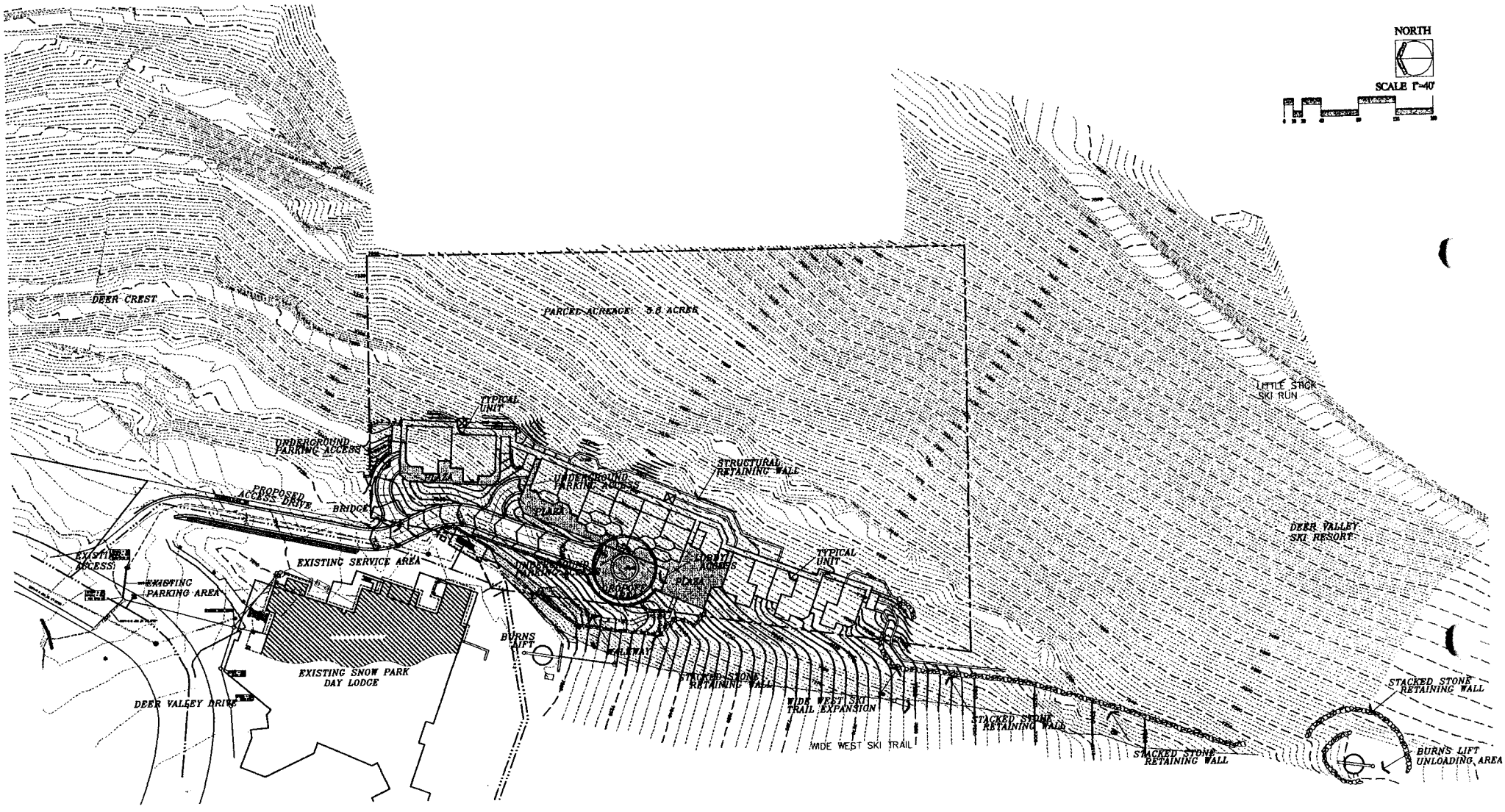
Overall, building heights continue to fall within the range allowed by the RD zoning district. As stated earlier, Building One ridgeline is at 33' with a front façade elevation of 28'. Building Two roof ridgeline is 28' above existing grade with a front façade height of approximately 23'. Building Three's ridgeline is 30' above existing grade, with a façade elevation of approximately 25' above existing grade.

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The applicant thanks you for your continuing review of this project and we look forward to Staffs input as we continue with the CUP planning process.

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OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

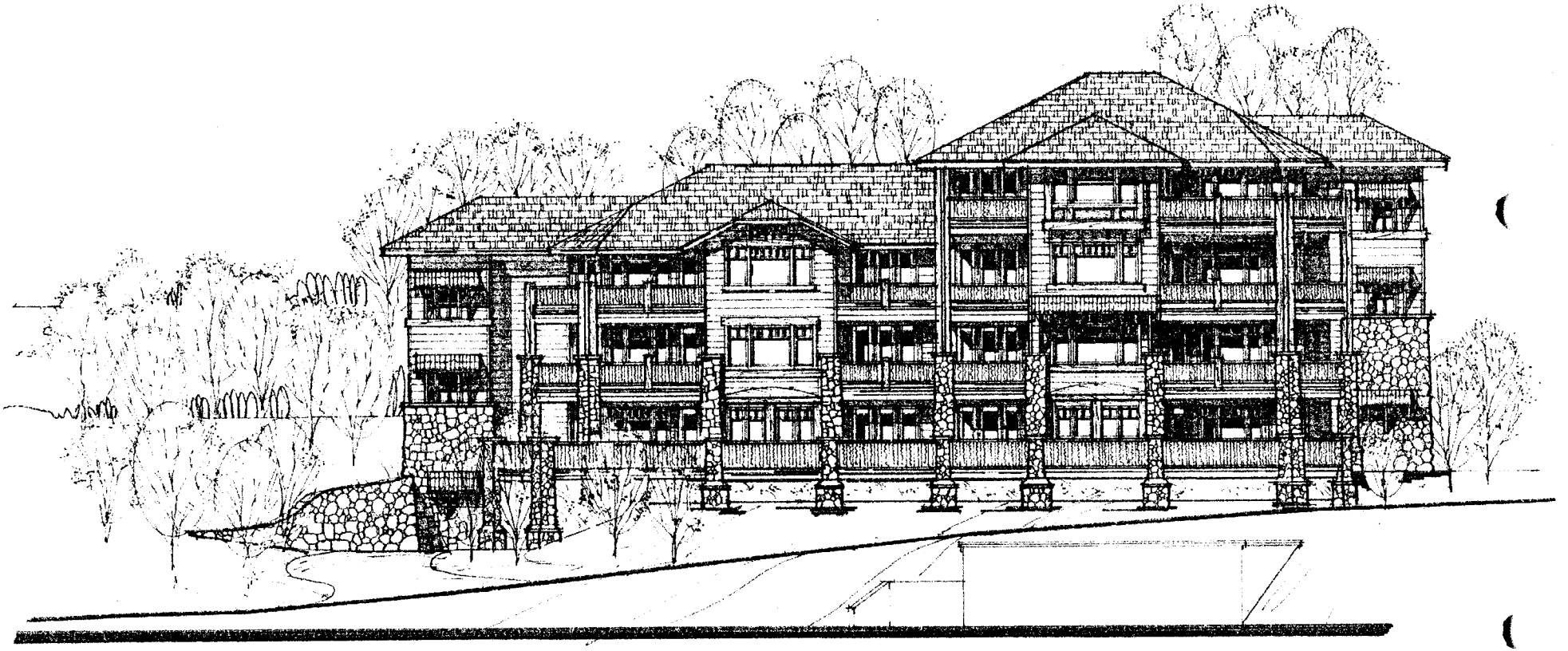
MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

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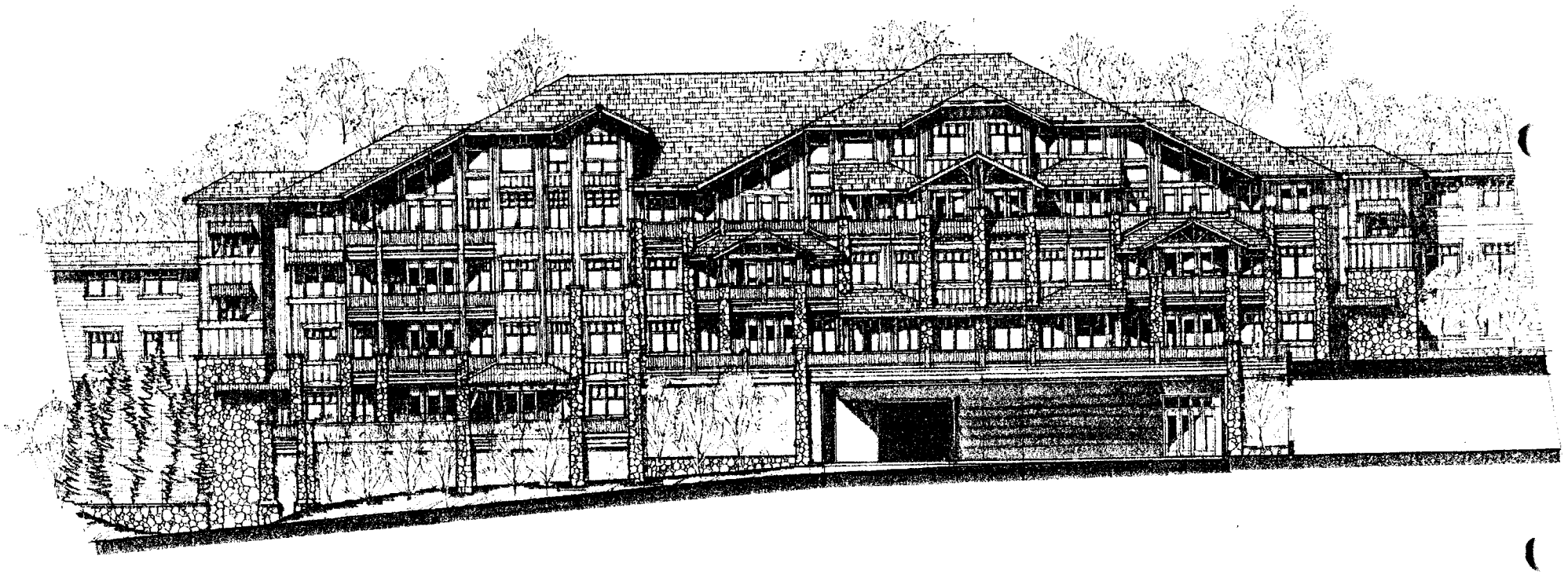
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BY BLACK DIAMOND CAPITAL CORP.

BUILDING ONE ELEVATION

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BUILDING TWO ELEVATION

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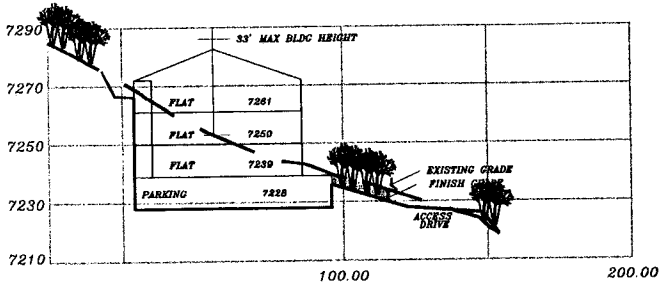
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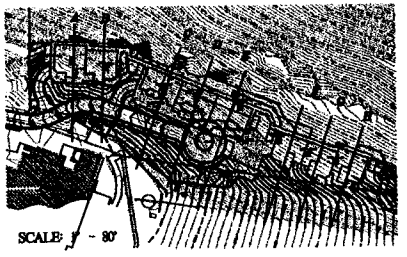
BUILDING THREE ELEVATION

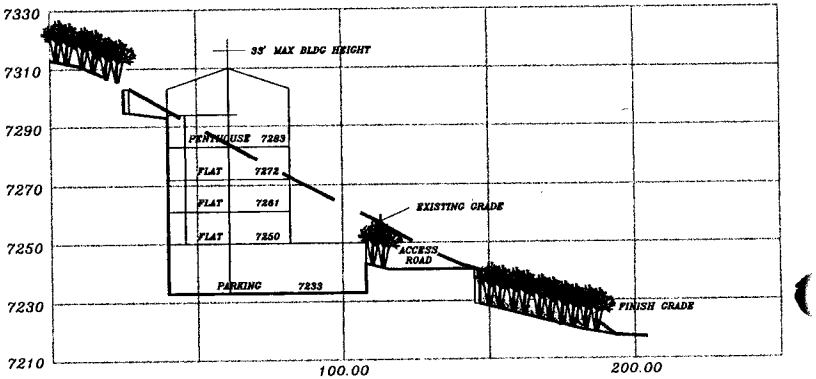
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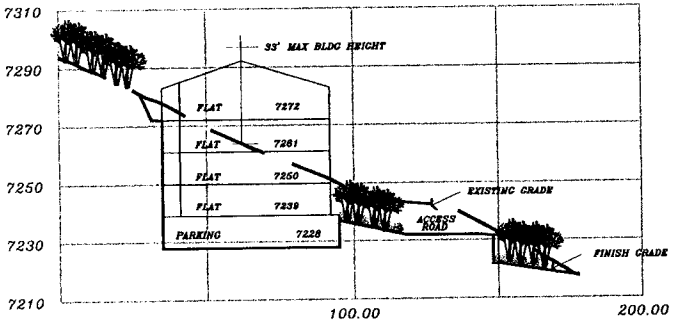


SECTION A





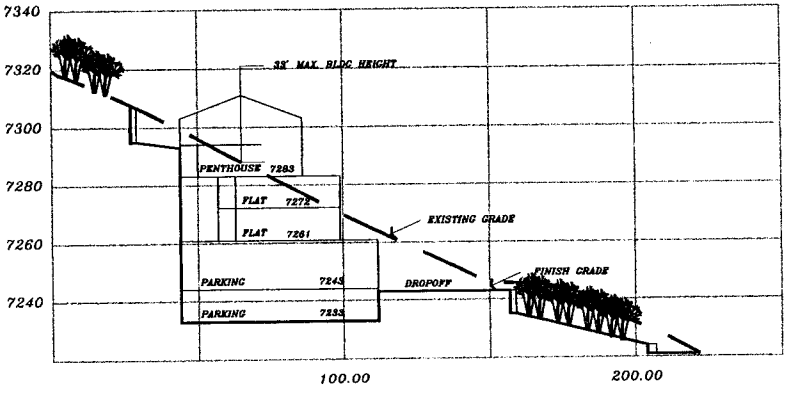
SECTION C



SECTION B

TYPICAL SECTION SCALE

HORIZONTAL: 1" - 20'
VERTICAL: 1" - 20'



SECTION D

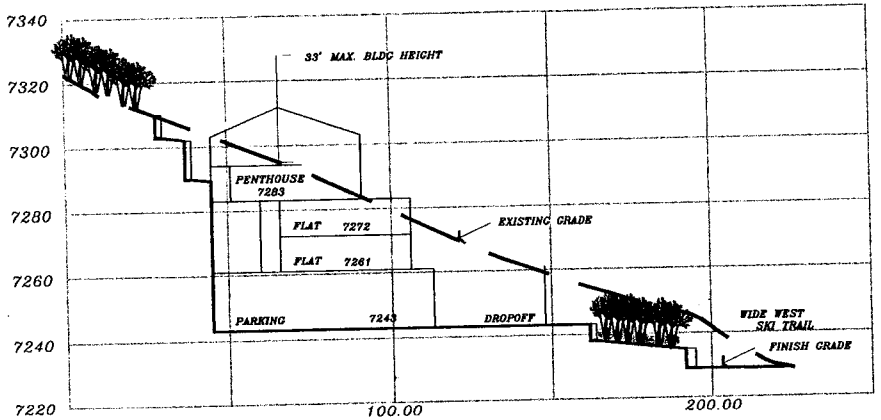
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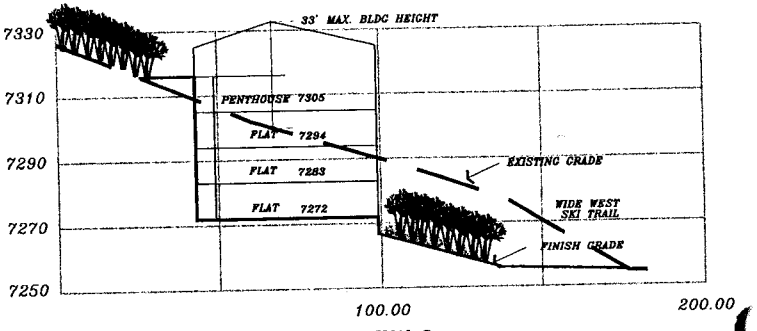
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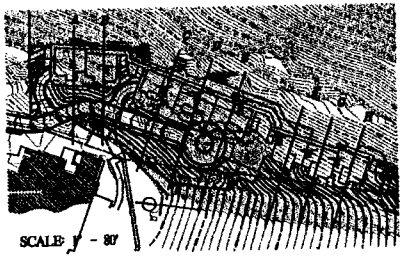
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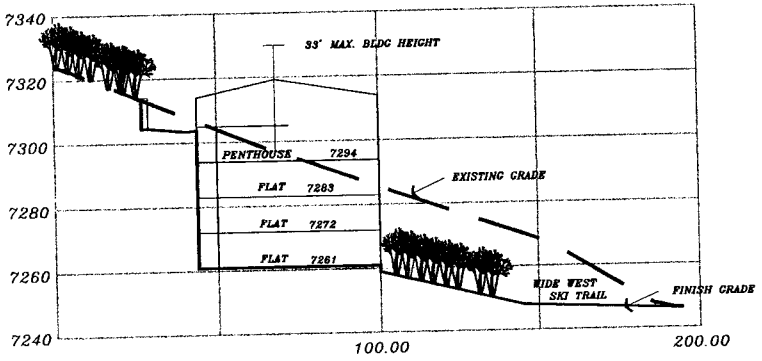
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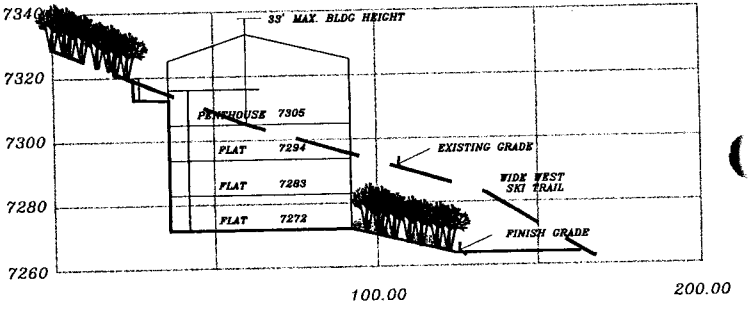
SECTION G



TYPICAL SECTION SCALE
HORIZONTAL: 1" - 20'
VERTICAL: 1" - 20'



SECTION F



SECTION H

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MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SECTIONS

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(C) If the Application does not comply with the requirements of the Zone, the Community Development Department shall notify the Owner of the project or his 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 has not been met.

15-1.10. CONDITIONAL USE REVIEW PROCESS.

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

The Community Development Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the Zone, and to mitigate potential adverse effects of the Conditional Use. Where the City cannot condition the CUP to satisfactorily mitigate the adverse effects of the Conditional Use, the City shall deny the Conditional Use Permit.

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

(A) **PRE-APPLICATION CONFERENCE**. An Applicant may request a pre-application conference with the Community Development Department to discuss the proposed Conditional Use and the conditions that the staff would recommend to mitigate proposed adverse impacts.

(B) **THE APPLICATION**. An Applicant must file a Complete Application on forms provided by the Community Development Department for Conditional Uses.

(C) **NOTICE/POSTING**. Upon receipt of a Complete Application, the Community Development Department shall provide published notice once fourteen (14) days prior to the hearing and courtesy mailed notice to Owners of Property within three hundred feet (300') of the proposal. (See Section 15-1.12. Notice.) The Planning Commission shall conduct a public hearing on the proposed Conditional Use Permit and shall either approve, deny, or modify and approve the Permit.

(D) **STANDARDS FOR REVIEW**. The City shall not issue a Conditional Use Permit unless the Planning Commission concludes that:

(1) the Application complies with all requirements of this LMC;

EXHIBIT D

(2) the Use will be Compatible with surrounding Structures in use, scale, mass and circulation;

(3) the Use is consistent with the Park City General Plan, as amended; and

(4) the effects of any differences in use or scale have been mitigated through careful planning.

(E) The Community Development Department and/or Planning Commission must review each of the following items when considering a Conditional Use Permit:

(1) size and location of the site;

(2) traffic considerations including capacity of the existing Streets in the area;

(3) utility capacity;

(4) emergency vehicle Access;

(5) location and amount of off-Street parking;

(6) internal vehicular and pedestrian circulation system;

(7) fencing, Screening, and landscaping to separate the use from adjoining uses;

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

(9) usable Open Space;

(10) signs and lighting;

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

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

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup areas;

(14) expected Ownership and management of the project as primary residences, condominiums, time interval Ownership, nightly rental, or commercial tenancies how the form of Ownership affects taxing entities; and

(15) within and adjoining the site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the site.

(F) **TRANSFERABILITY**. A Conditional Use Permit is transferrable with the title to the underlying Property so that an Applicant may convey or assign an approved

DEER VALLEY®

September 10, 1999

Kirsten Whetstone
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

Re: Proposed Mountain View Lodge
Snow Park Lodge Multi Family Parcel

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Bob Wells

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TRANSMITTAL

OTTO / WALKER Architects

2200 Park Avenue

Suite C201

Park City, Utah 84098

435/649-6373

Fax 435/649-6378

RE: MOUNTAIN VIEW

DATE: 4.25.99

TO:

NAME: KIRSTEN WHETSONE

COMPANY: PARK CITY PLANNING

ADDRESS:

PHONE: 615.5000

FAX:

FROM:

NAME: MATTHEW EDMERSON

PHONE: (435) 649-6373

FAX: (435) 649-6378

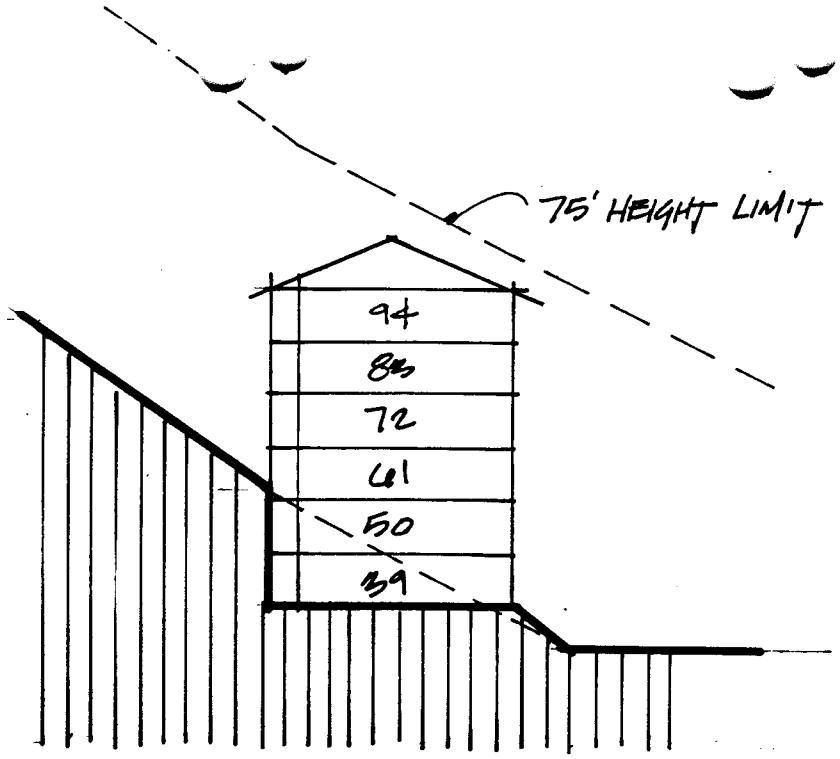
☒ AS REQUESTED ☐ FOR YOUR REVIEW AND COMMENT

☐ FOR YOUR INFORMATION ☐ FOR YOUR APPROVAL

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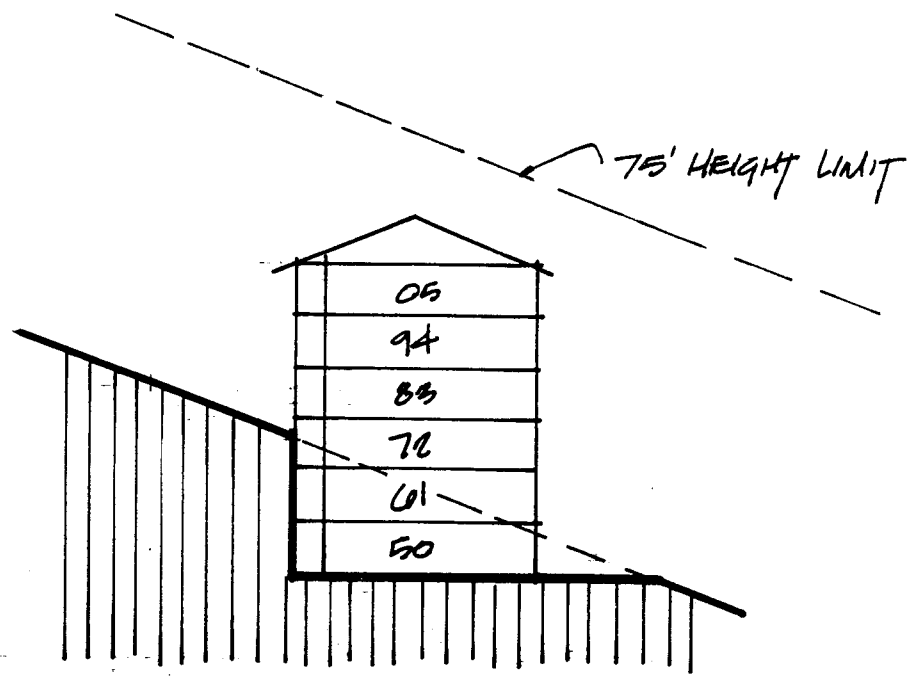
1. SECTIONS FROM 3/24/99 SUBMITTAL
2. SECTIONS FROM CURRENT PROPOSAL. } 8½ x 11 FORMAT.
3. SITE PLAN " " "

COMMENTS:



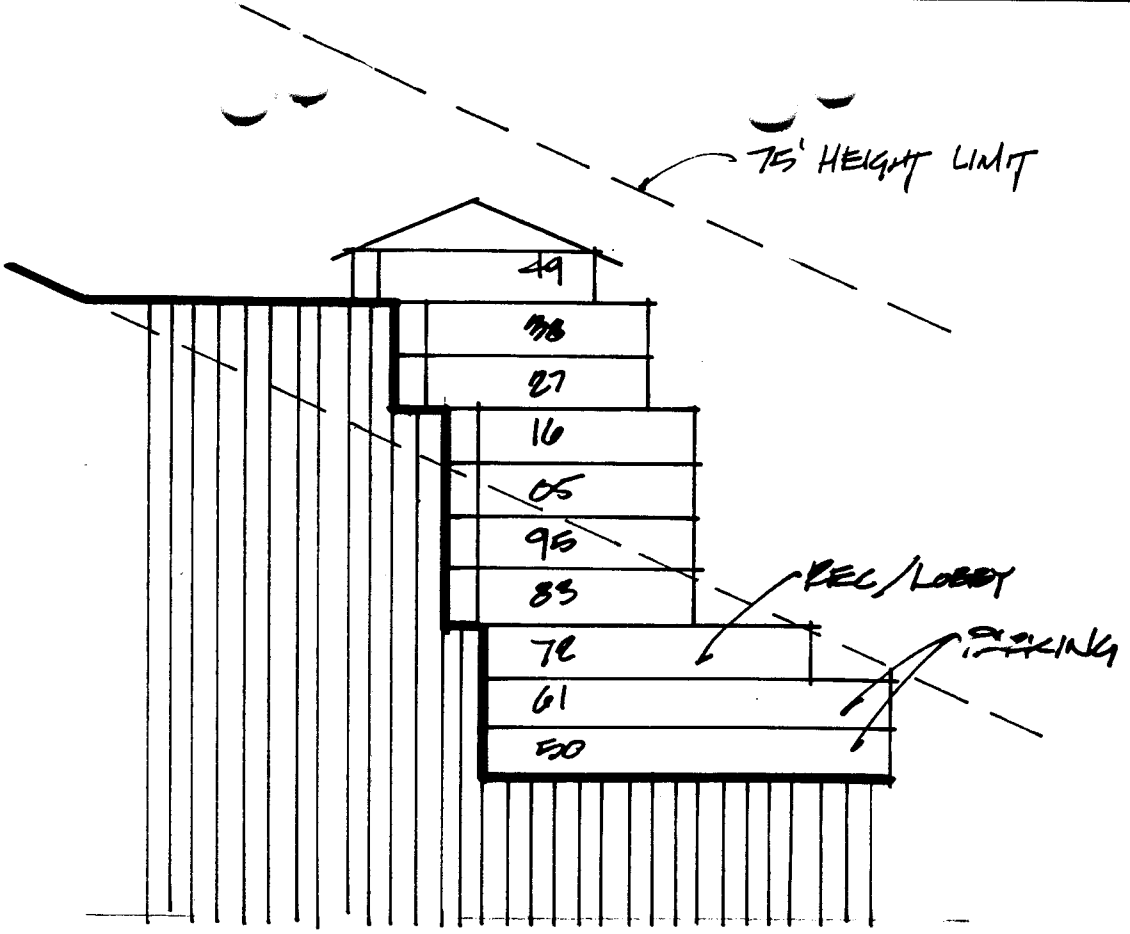
SECTION A

4.19.99 SC: 1" = 40'-0"



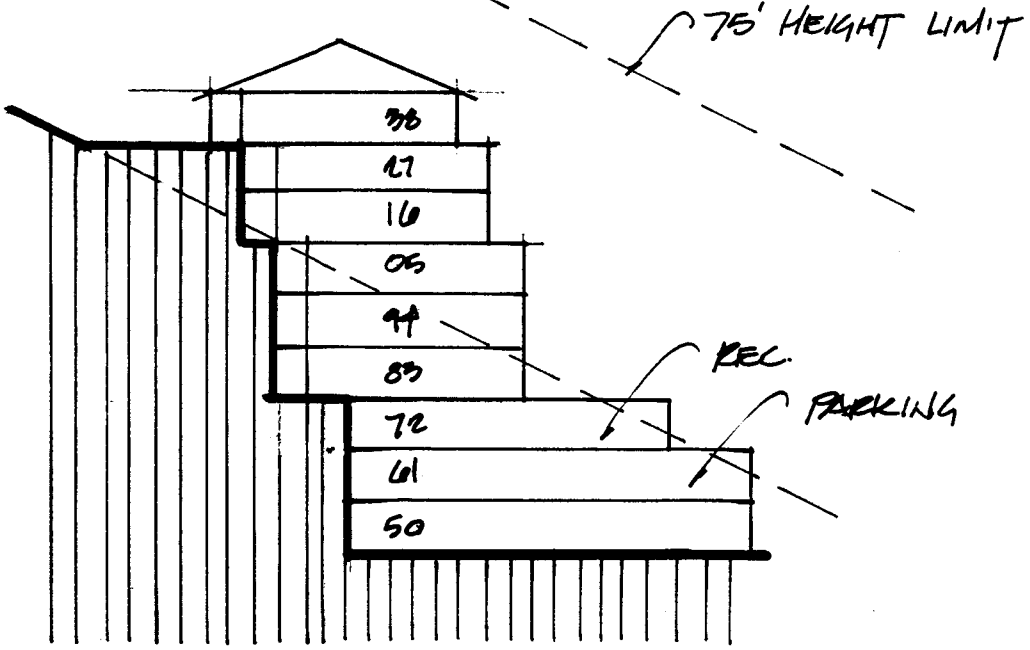
SECTION B

4.19.99 SC: 1" = 40'-0"



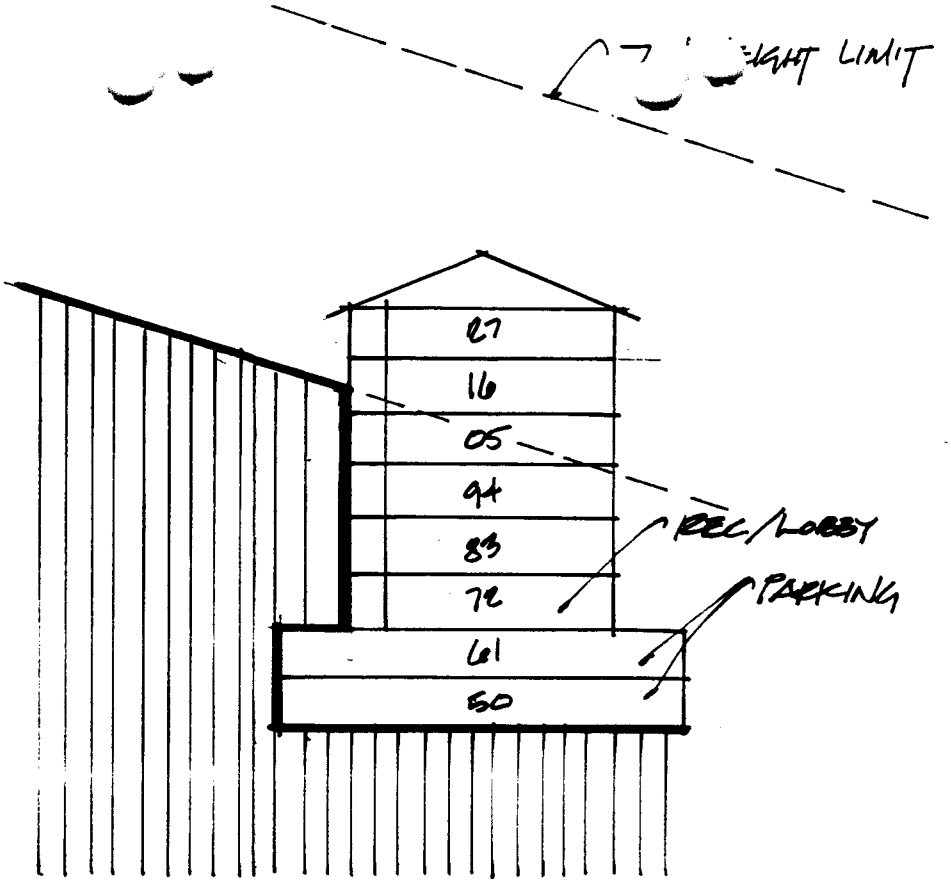
SECTION C

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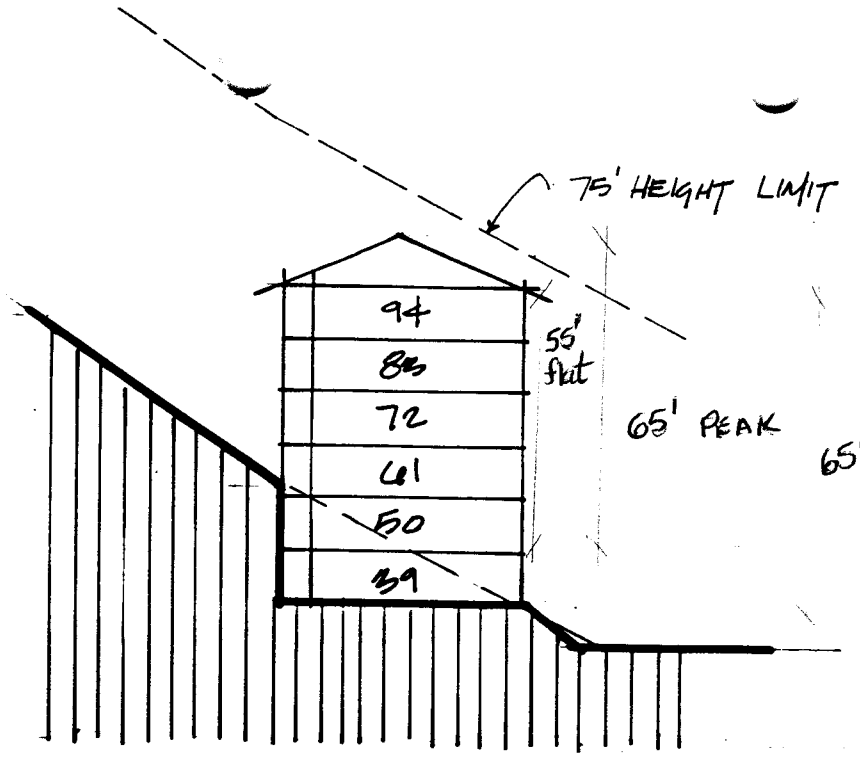
SECTION D

4.19.99 SC: 1" = 40'-0"



SECTION E

4.19.99 Sc: 1" = 40'-0"

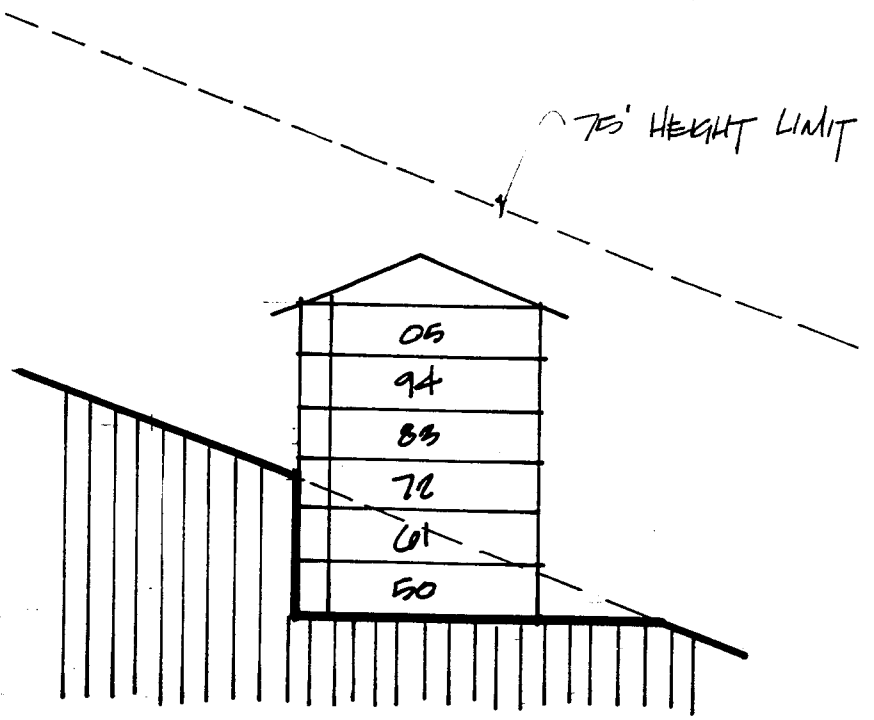


SECTION A

4.19.99 SC: 1"=40'-0"

OLD A.

53' PEAK
50' FLAT
55' FRONT FACADE
55' OVERALL "

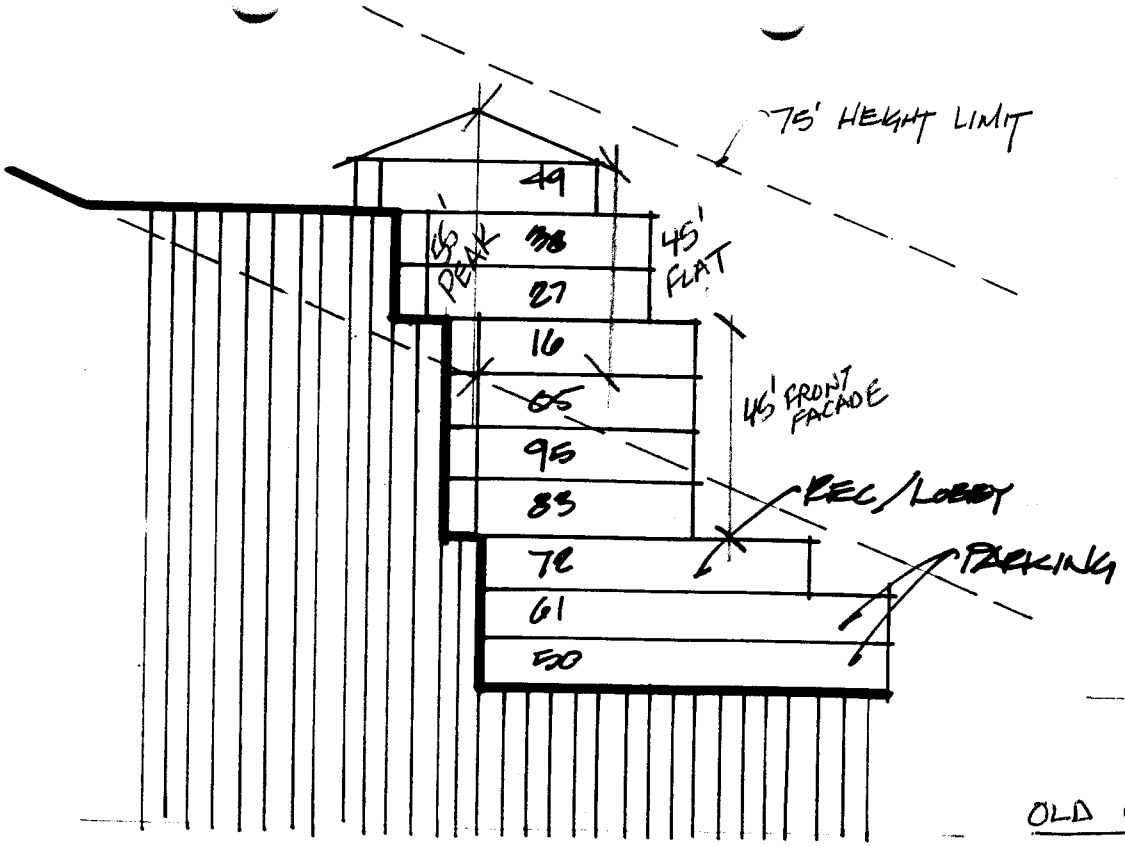


SECTION B

OLD B.

30' PEAK
27' FLAT
65' FRONT
65' OVERALL FACADE

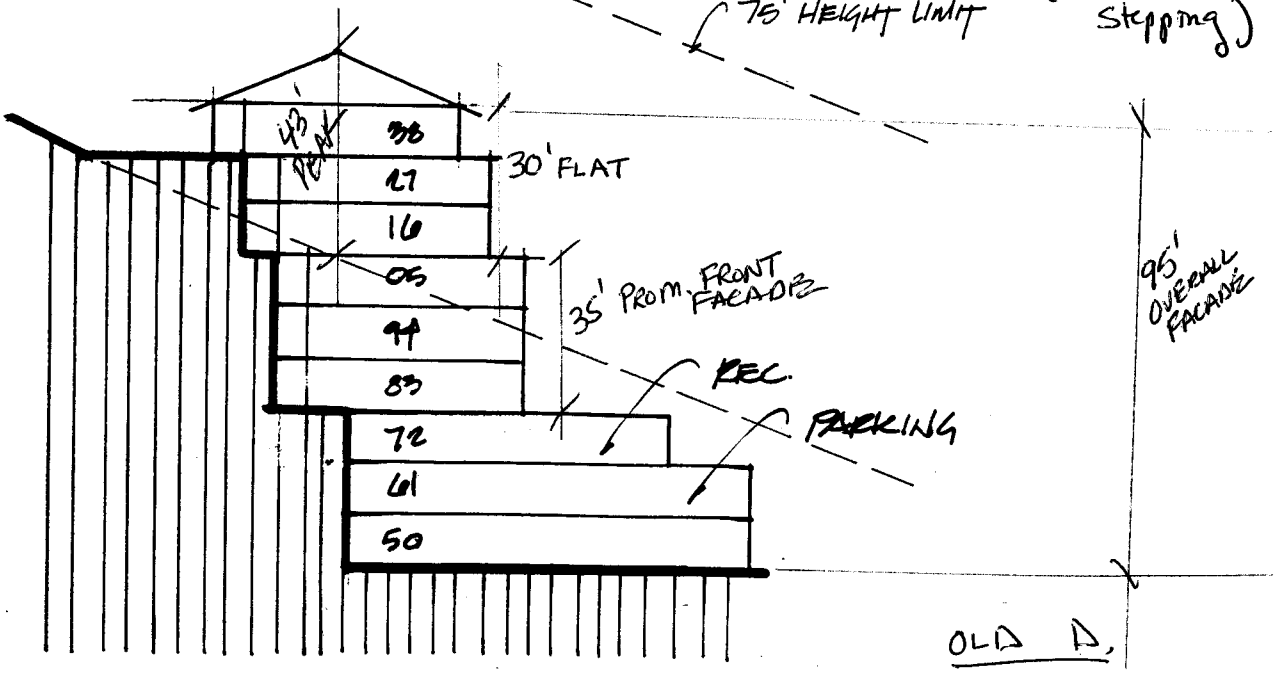
Submitted 4.20.99



SECTION C

OLD C.

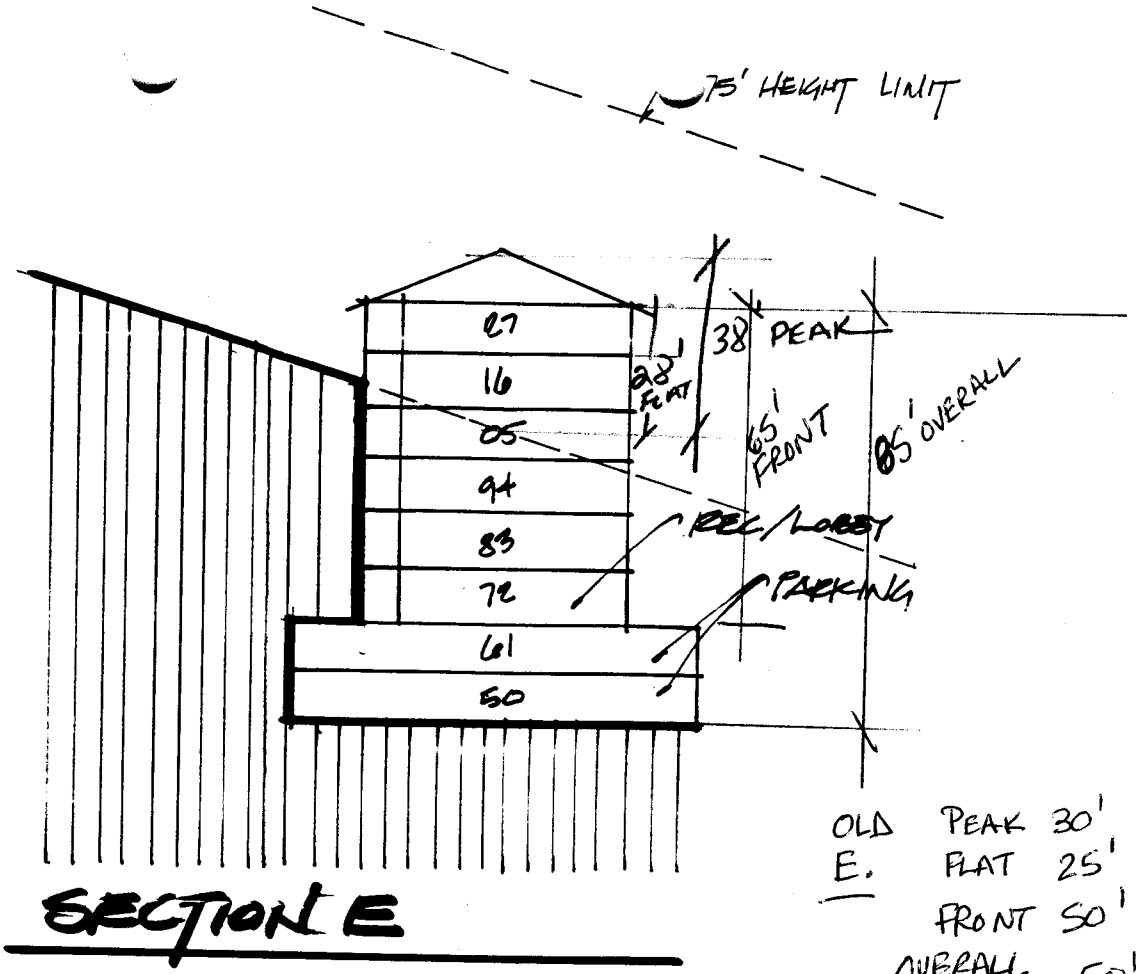
50' PEAK
45' FLAT
45' FRONT FACADE
75' OVERALL (Includes Stepping)



SECTION D

OLD D.

43' PEAK
40' FLAT
55' FRONT
70' OVERALL (Includes stepping)



SECTION E

OLD E.
PEAK 30'
FLAT 25'
FRONT 50'
OVERALL FRONT 50'
(includes stepping)

PARK CITY
1884

PLANNING COMMISSION REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: MARCH 24, 1999
RE: MOUNTAIN VIEW LODGE CUP

I. PROJECT STATISTICS

Project Name:	**Mountain View Lodge CUP**
Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive (southeast of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 42 residential condominium units on 7.787 acres and Subdivision.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Project Planner:	**Kirsten Whetstone**

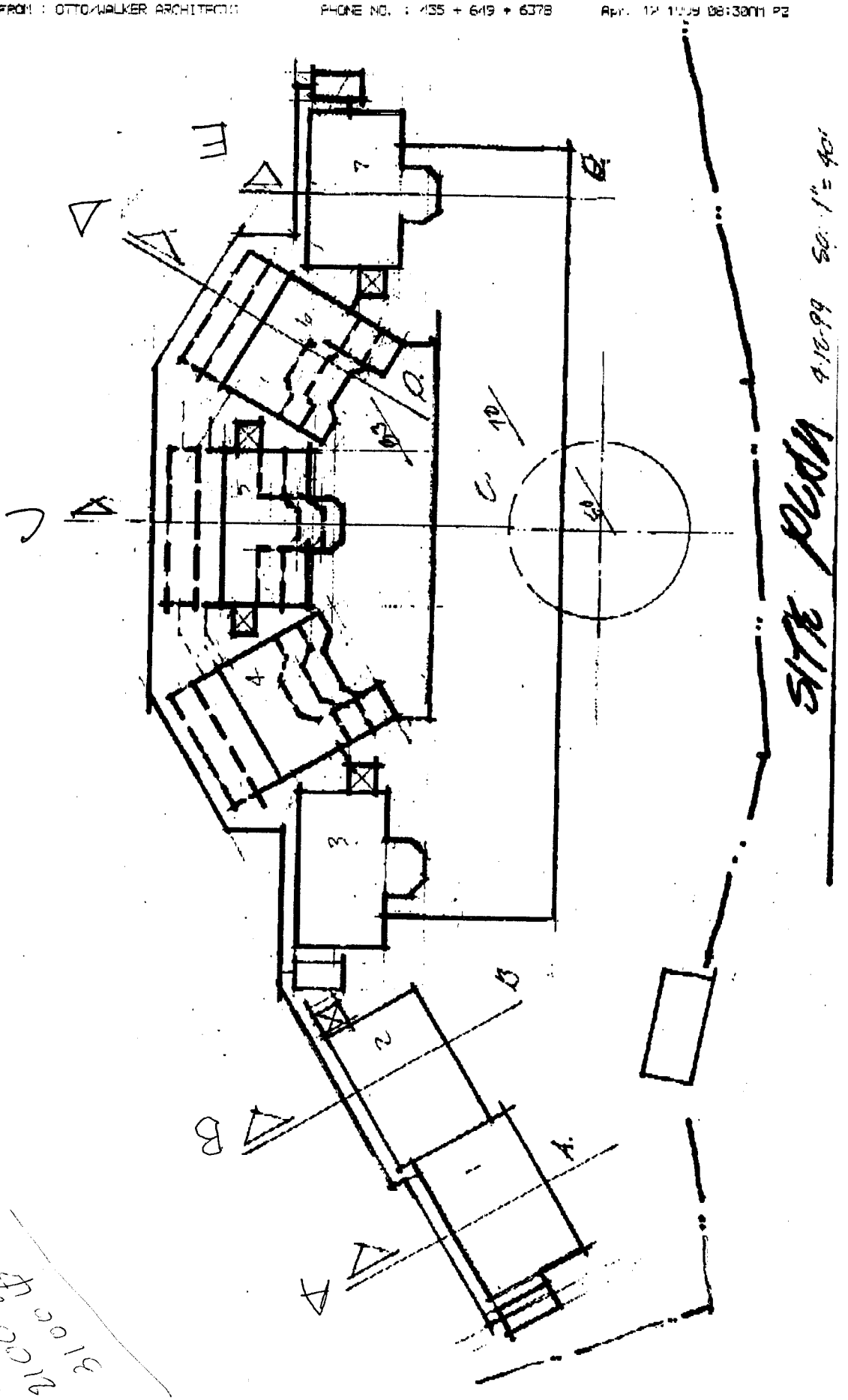
Staff Recommendation: **Work session introduction of project and review of staff issues and concerns**

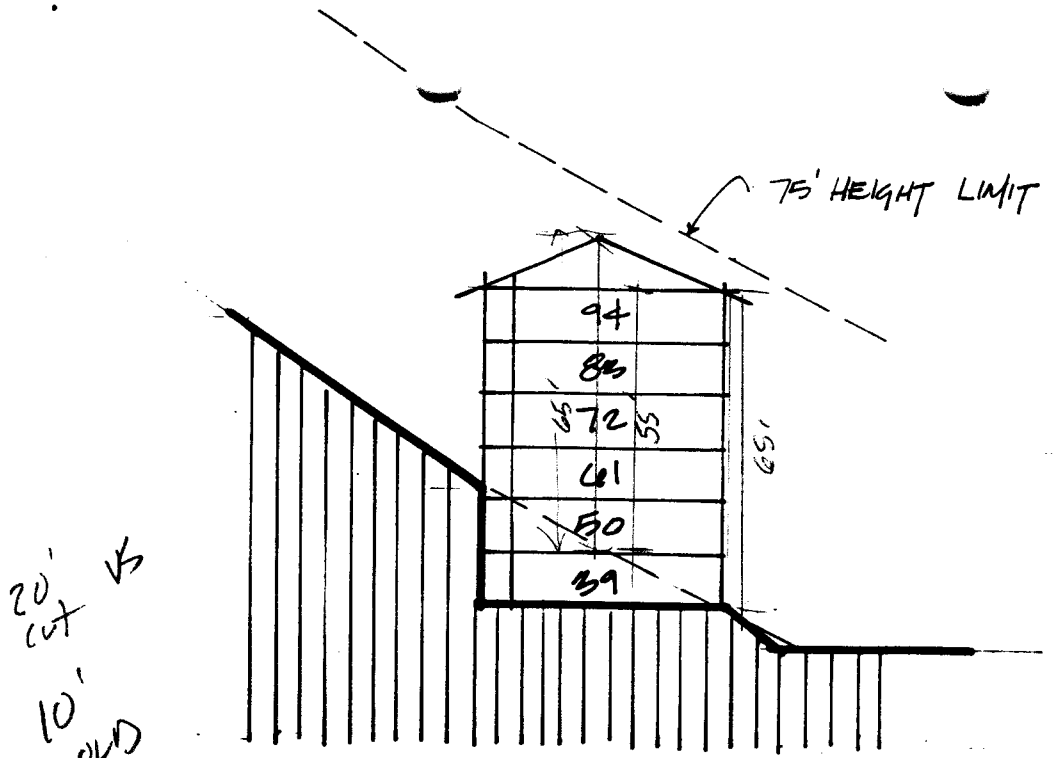
II. BACKGROUND INFORMATION

Site description

The 7.8 acre partially wooded site is located southeast of Snow Park Lodge and the Wide West ski trail at Deer Valley (**Exhibit A**). Access to this site is gained from an easement granted by Deer Valley Resort off of Deer Valley Drive. The site is identified in the Deer Valley Special Exception Permit (Seventh Amended) as the Snow Park Lodge/Multi-

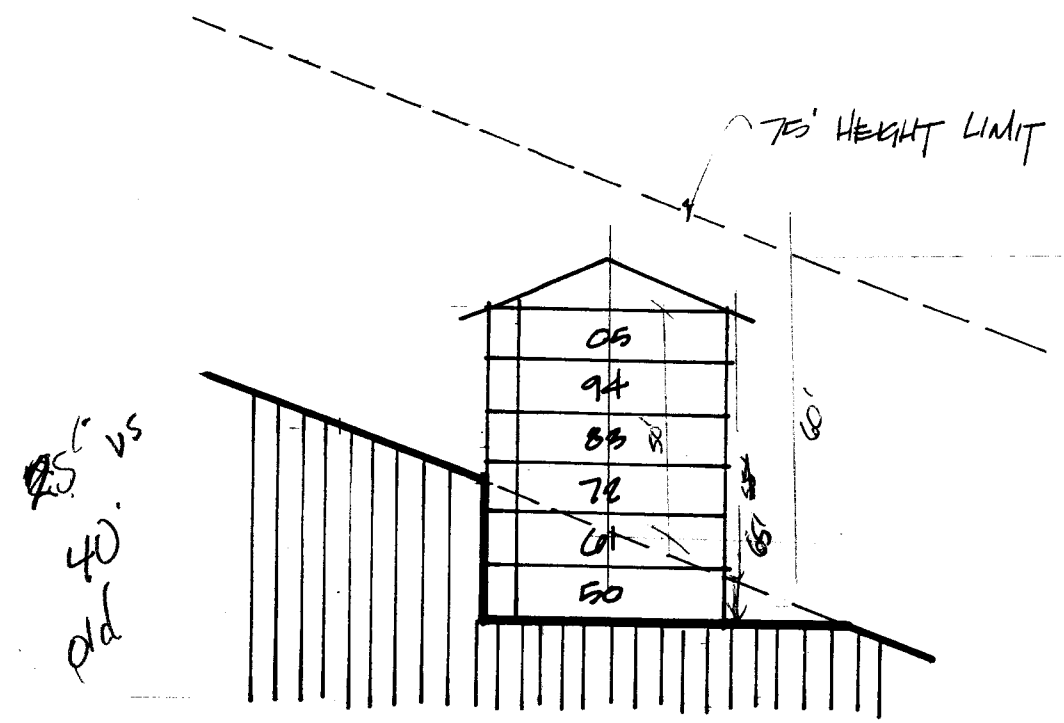
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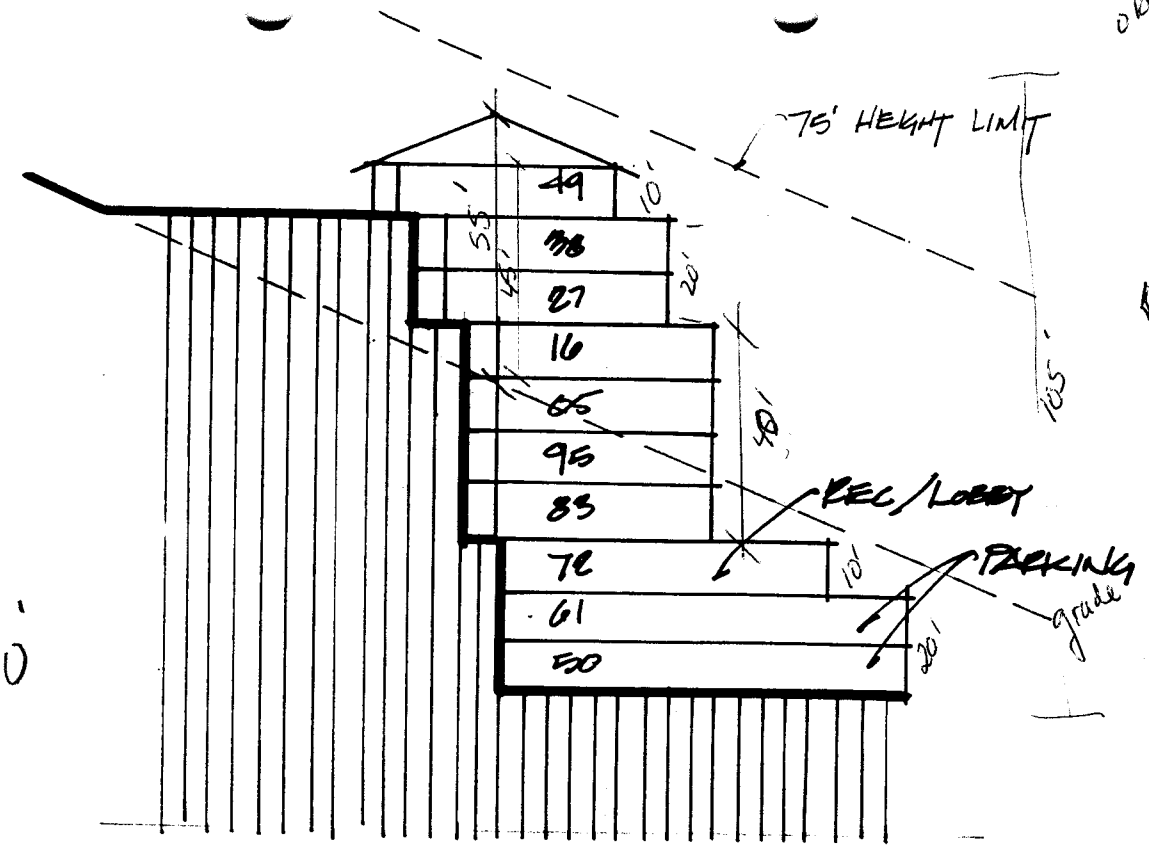
SECTION A

4.19.99 SC: 1"=40'-0"

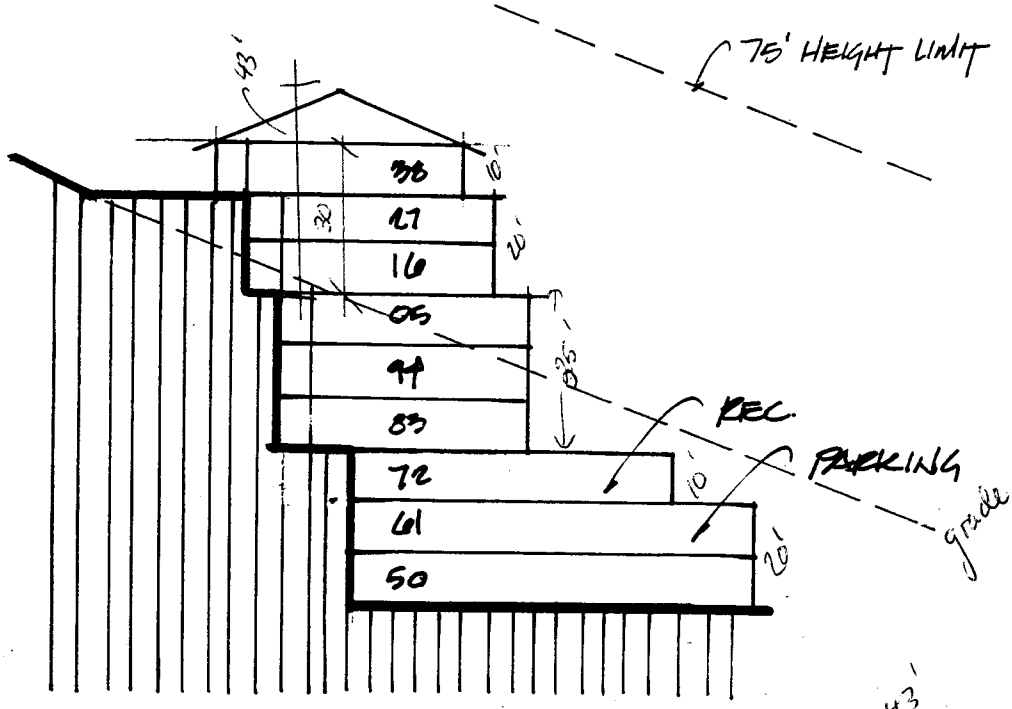


SECTION B

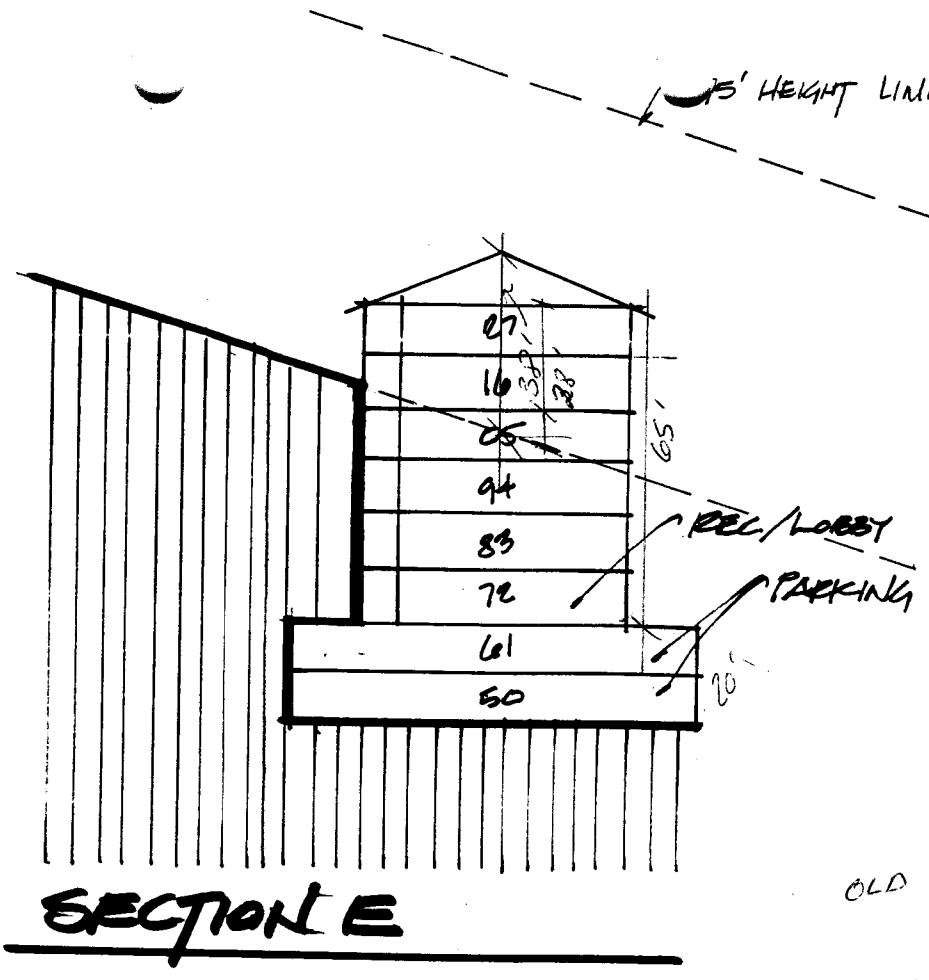
REVISED



SECTION C



SECTION D



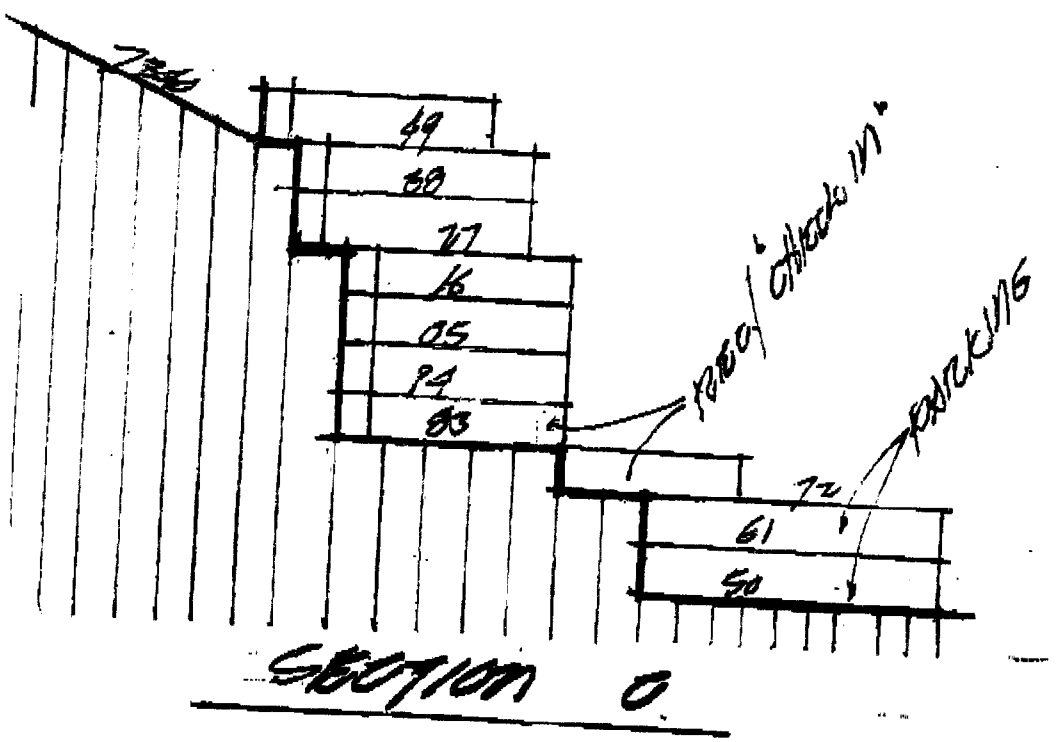
SECTION E

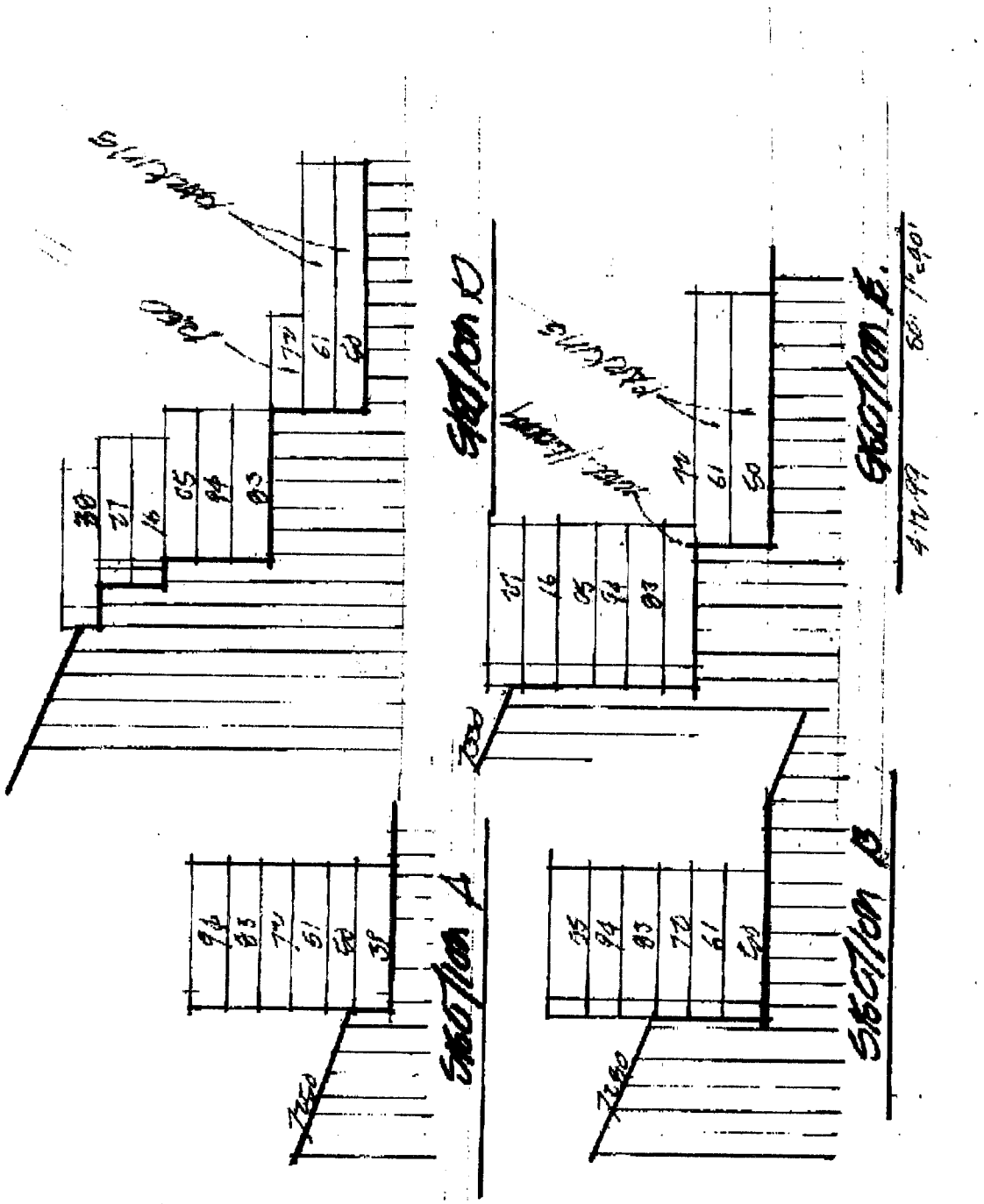
28' flat
38' peak
65' front facade
85' overall

60'
vs 45'

OLD
pk 30'
flat 25'
front 50'
ov. fnt. 50'

38'


49
69
77
76
85
94
83
72
61
50
SECTION C


Section D
Section E
Section A
Section B
Lower Loop
Upper Loop
Upper Loop
Lower Loop
1" = 40'
30
27
16
05
94
93
61
50
94
83
77
61
60
38
95
94
83
72
61
60

INTER
OFFICE

MEMO

To: Kirsten Whetstone, Project Planner
From: Matthew Twombly, Trails Coordinator
Subject: Mountain View Lodge
Date: March 23, 1999

I have reviewed the proposed Mountain View Lodge project and have found that there is a need to address the issue of trails through the property. There are presently multiple trail connections between the Deer Crest property and the Deer Valley Resort through the site of the proposed lodge. The Deer Crest Trails plan shows a trail connection through the vicinity of the proposed Grand Lodge site to the Snow Park Lodge. The trail presently connects to the Snow Park Lodge adjacent to the Powder Run Condominiums and to the Deer Valley Resort near the top of the Burns ski lift. The two trail connections should remain in the same approximate location and be dedicated public trail easements, acknowledging that closures may be imposed due to construction or other events which may place the public at risk.

The proposed at-grade people mover will sever the trail connection to the resort outlined above. If the proposed people mover goes forward then the proponents must provide a safe means for the trail users to cross over or underneath. I would recommend against the proposed people mover due to the conflict with the trail.

cc. Nora Shepard, Deer Crest Grand Lodge Project Planner

07/07/99 17:07 FAX 435 645 7278 SILVERLAKE DEVELOPMENT 002/002

MOUNTAIN VIEW LODGE
JULY 07, 1999

	CONCEPT 1	CONCEPT 3	CONCEPT 4	SQ. FT. / ACREAGE REDUCTION FROM CONCEPT 1	PCTG % REDUCTION
BUILDING FOOTPRINT	46,816 Sq. Ft. 1.07 Acres	39,056 Sq. Ft. .896 Acres	32,322 Sq. F., .74 Acres	14,494 Sq. Ft.	31%
SITE DISTURBANCE	127,136 Sq. Ft. 2.92 Acres	79,880 Sq. Ft. 1.83 Acres	71,647 Sq. Ft. 1.64 Acres	55,490 Sq. Ft.	44%
OPEN SPACE		4.69 Acres 81% of 5.8 Acres	4.81 Acres 83% of 5.8 Acres		
RESIDENTIAL SQ. FOOTAGE	103,000 Sq. Ft. 42 Units	74,000 Sq. Ft. 31 Units	67,200 Sq. Ft. 29 Units	35,800 Sq. Ft.	35%
AVERAGE BLDG. HTS.	42 Ft. @ ridge 37 Ft. @ midpoint	36 Ft. @ ridge 31 Ft. @ midpoint	28 Ft. @ ridge 23 Ft. @ midpoint		
LENGTH of PROJECT				Reduced by 215 L.F.	

MOUNTAIN VIEW LODGE 7/7/99

* BUILDING 1

UNITS : 5 @ 2100 = 10,500
RENT. : 1 @ 3000 = 3000

TOTAL 6 13,500 #

* BUILDING 2

UNITS : 9 @ 2100 = 18,900
RENT. : 3 @ 3000 = 9000

TOTAL 12 27,900 #

* BUILDING 3

UNITS : 8 @ 2100 = 16,800
RENT. : 3 @ 3000 = 9000

TOTAL 11 25,800 #

SUMMARY

UNITS : 22
RENT. : 7

TOTAL : 29

TOTAL WEIGHT 67,200 #

Commissioner Larson stated that 156 Norfolk also illustrates the same concept and fits the goal of the Planning Commission in terms of volumetrics and stepping. It is very sensitive to the goals of the Historic District.

Commissioner Hays did not feel that 156 Norfolk complied as much as the Bush house, which is more in scale with what needs to be on that street.

Mr. Ricks commented that Mr. Bush's house is an exception to most rules. The historic home originally on that lot was three feet from the rear property line at the widest point. The house proposed by Mr. Zaremba is approximately 13 feet from the property line. This house is required to have two parking place. One is achieved by the garage, and the other by parking in front of the garage, which requires 18 feet for one car. Mr. Bush's house does not have 18 feet from the property line to the garage, and he was unsure how that came about. In order to achieve the two parking places, he could not provide a two-car garage. He noted that the proposed house is set back further than the houses on each side by six to eight feet as a result of Code constraints and parking requirements. He agreed that Mr. Bush had a great house and applauded the designer for his adaptive use on an old structure. However, he is dealing with a different situation on a very restrictive site and did not think they should be compared.

Commissioner Jones recognized differences in sites, which is the reason for the CUP process, because criteria do not fit all sites the same. If an applicant is interested in building over 800 square feet, it is his charge to find a design that is appropriate for the site. The criteria are clear, and he believed Planner Satchell had done a good job of outlining the criteria for the project. The Planning Commission expects this project to meet the criteria or they will take action to deny.

2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Kirsten Whetstone reviewed the request for a CUP for a multi-family project at the base of Deer Valley Resort at the Snow Park Lodge. She reported that this item was reviewed at previous work sessions, and this is the fourth concept plan to come before the Planning Commission. The Planning Commission reviewed the project on May 26 and expressed concerns about the height exception. It was noted that there is a height range on this parcel of up to 70 feet based on density. The density range assigned on the parcel with the Deer Valley Master Plan is 0 to 42. This makes it difficult to move density without knowing how the site was tied to the Snow Park parking lot parcels. The base height in the RD

zone is 33 feet, which is proposed in this fourth concept. On May 26, the Planning Commission directed the applicant to design a building that is more sensitive and compatible to the Snow Park Lodge. Planner Whetstone reviewed the current concept which reduces 42 units to 29 units and reduces total massing of the units from 103,000 square feet to 67,000 square feet. There are three buildings, one of which is smaller and not connected to the others and has its own parking structure. There has been a significant reduction in site disturbance from the initial plan, and the new plan is more clustered at the toe of the slope. The people mover has been eliminated, and there is more open space. The main difference is the decrease in the maximum building height as measured from existing grade. The next step will be to determine the site plan, height, and general massing and volumetrics. It will then be necessary to review the project specifically against the two appendixes in the Sensitive Lands Ordinance and the 15 criteria of the CUP. Once the Staff has received a more complete site plan, they will prepare a detailed analysis. The applicant is looking for direction from the Planning Commission on the site plan before moving forward with architectural details.

Jeff Graham, representing the applicant, gave a brief presentation to identify the project proposed. The entry into the project is through the access service area of the Snow Park Lodge which comes into the project and has a drop-off area approximately 100 feet up from Snow Park Lodge. The new site plan and proposal is for 29 units, with three separate buildings and three parking areas. The people mover was eliminated, and a pedestrian ski access has been provided along a sidewalk corridor from the arrival corridor into the Snow Park Lodge. This will keep people skiing away from the project out of the Burns Lift area as requested by Deer Valley. The building was moved down off the hillside as requested by the Staff and Planning Commission, which clusters the building into three different areas and lowers the height to 28 feet from the peak of the roof line. He reviewed a rendering of the project showing how the development fits into the hillside in relation to other structures and presented sections taken through the project. He felt they had come a long way in response to the direction given by the Staff and Planning Commission to design a building that works within the project and fits within the site.

Chair O'Hara agreed that the applicant had come a long way and believed they still had a long way to go. He complimented them on the architectural renderings showing something that fits into the Deer Valley area much better than the original plan and stated that he was pleased with the reduction in density and height.

Commissioner Larson referred to Mr. Graham's comment that they had no more room to move with respect to massing. He asked if that meant they would not reduce the density any further. Mr. Graham replied that this is a tough site and that it takes a lot of work. In terms of density, he believed they were on the limit of being able to make this project work.

Commissioner Larson stated that he has the same problem with volumetrics and massing that he has had all along. Site planning criteria in the Land Management Code specify that a unit should be clustered in the most developable and least visually sensitive portions of the site. That means they need to cluster the density in the toe of the slopes. He cited the number of buildings with a height of 50 to 60 feet in a zone requiring 33 feet. The adjacent structures meet this height limitation, and he would have a hard time putting together criteria for approval based on the apparent height. Although there is stepping, the amount of stepping in a 50-foot building is insignificant. He stated that he did not understand why the density was being moved from the Snow Park parking lots to this site, and it might necessitate clearly understanding what is going on with the Snow Park site.

Mr. Graham replied by repeating what Bob Wells has previously said, that 247 units are allowed in the parking lot. They have done studies on what should go in the Deer Valley parking lot, and the best program and best design is somewhere around 200 units. Deer Valley has done conceptual studies and is not ready to submit or clarify what is happening there. Based on the studies, there will be some sort of development moving onto this parcel because it is the only place in the Snow Park area where density is allowed to be moved. If Deer Valley does not build up to the 247 units in the parking lot, it opens up the possibility of 42 units on the proposed site. Commissioner Larson stated that he trusted Bob Wells, but this statement smacked of fear, uncertainty, and doubt until the Planning Commission could see it for themselves.

Bob Wells, representing Deer Valley, stated that a lot of work has been done, and he had no objection to sharing it. Deer Valley is not prepared to make a submission at this point, but he had the ability show two full-scale models which illustrate a couple hundred units of mass in the parking lot in a very detailed manner. He offered to show the models at his office or bring them to the Planning Commission.

Commissioner Larson stated that he sensed a level of concern from Mr. Wells. It was obvious that he felt strongly about transferring the density from one site to the other, and he suspected there might be

studies or models that illustrate this concern. Mr. Wells stated that he felt the models would illustrate what the Planning Commission wants to know. He explained that they are not looking at it as a transfer of density from the parking lot; they are looking at a combination of sites which have a maximum amount of density. This is a fine point when one site starts with a zero range.

Commissioner Hays concurred with Commissioner Larson. She still did not feel that this site was appropriate for this amount of density because the land is too sensitive, and she believed that density belonged in the parking lot. She wanted to hear a good reason for transferring the density from the parking lot onto the hillside. There would be a tremendous amount of excavation going into the hillside, and she did not think a 20-foot retaining wall would be sensitive to the site. She believed seeing the whole picture might help her understand the reason for moving density to the hillside.

Commissioner Jones shared concerns about height and how it will be perceived. He commented on the amount of grading proposed relative to the ski run. He wanted to see how this would all work to be sure this building would not end up perched on the bank. He did not understand how much stepping was proposed up to the turnaround level and stated that he was unable to make that determination from the renderings presented this evening.

Commissioner Erickson stated that he had an opportunity to review some of Commissioner Jones's concerns. With respect to the height, he felt it was unfortunate that the Planning Commission did not change the Land Management Code to have height measured from finished grade in all zones, not just the Historic District. He admitted that he had not favored that change in all zones and was willing to recognize that error. He suggested that the Planning Commission propose this change to the Land Management Code. Because he was concerned about Deer Valley, he had gone back to the SEP to try to understand the density transfers. As far as he could tell, this site was not necessarily a transfer-out site nor a transfer-in site to the parking lot. The parking lot site had a density established, and this site had a density of 0 to 42 units, depending on how many units could be achieved. If nothing could be achieved, whatever was left could be put back into the parking lot. He did not believe it was an either-or equation in the SEP. This site had some density on it, and at Deer Valley's option, it could be moved into the parking lot or left on this site. If all 42 units were moved to the parking lot, this site would go to 0. He stated that he was unsure if he was fighting the right battle by forcing them to move all the units into the parking lot.

He stated that he reviewed the grading and believed there were some external issues that could be resolved this evening. There is a request from Deer Valley to maintain a 25-foot width from the tower to the edge of the ski lift. Commissioner Erickson clarified that the reason the units are moving so far into the hill is due to the 25 feet. He asked Mr. Graham to talk to Deer Valley to see if there is an opportunity to reduce the 25 feet. Another reason the buildings are pushed so far into the hill and are ultimately so tall is the diameter of the turnaround and all the elements that go with it. He suggested reducing the diameter, which would lower the cul-de-sac height, and thereby lower the buildings, which would reduce the excavation. The height of the turnaround is controlled by the access point with Deer Crest and/or Deer Valley, and it currently goes uphill at 10%. He felt that, if they could reduce that by a few percent, everything would start to come back downhill. He was more concerned with the grading issues than density.

Commissioner Hier stated that he was not uncomfortable with the overall density and the fact that Deer Valley would like to put something on that hillside. He noted that the hillside has already been scarred and has regrowth at this point. He was not convinced that forcing that much density into the parking lot was the correct thing to do. He wanted to see the heights reduced, and he concurred that the height should be measured from finished grade or natural grade, whichever is less. He did not think a 60-foot wall of building was attractive. He also took into consideration the fact that Deer Valley would not do anything to detract from the overall appearance of their ski area.

Commissioner Larson stated that he was not opposed to the number of density units, but he was opposed to the way they are stacked. He favored Commissioner Erickson's suggestion to pull some of the units toward the toe of the hill so the buildings step up to the slope.

Mr. Graham felt this could be done, but more in the range of 10 feet than 20 feet. He needed to keep with the concept of the proposal while taking Commissioner Erickson's suggestion into consideration.

PARK CITY
1884

PLANNING COMMISSION REPORT

DATE: ~~July 6, 1999 (July 14, 1999 meeting~~)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP
TITLE: 2280 Deer Valley Drive East, Mountain View Lodge CUP
TYPE OF ITEM: Work session discussion

SUMMARY RECOMMENDATIONS Review and discuss the revised plans.

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive East (southeast of Snow Park Lodge)**
Proposal:	**Subdivision plat and Small Scale Master Planned Development for 29 residential condominium units on 5.8 acres.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Work session only**

B. Background

On March 24 the Planning Commission discussed a proposal (Concept 1) for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD (Exhibit A). In the March 24, 1999 staff report the following were outlined as issues:

1. Density and height of the project relative to the Deer Valley MPD.
2. Applicability of the Sensitive Lands Overlay Ordinance.
3. General site layout, site disturbance, and architecture.
4. Shared access with Deer Crest and pedestrian circulation
5. Skier circulation (proposed people mover)

On April 20, 1999 the applicants submitted revisions (Concept 2). This second plan was for the same number and mass of units in a taller more tightly clustered plan. Although not discussed at the May 12 meeting, a report discussing Concept 2 and a memo from the legal staff, discussing vested density, were given to the Commission to review.

City planning and legal staffs met with the applicants on May 6, 1999 where staff reiterated concerns about the amount of site disturbance, building massing and height, access, compatibility with Snow Park Lodge, and skier/pedestrian circulation issues. The legal department provided clarification of the density issue.

On May 26 the applicants presented a revised concept plan (Concept 3) to the Planning Commission. Concept 3 included the following:

1. A reduction in number of units from 42 to 31.
2. A 30% reduction in total massing of units (approx. 74,000 sf from 103,000 sf plus support areas and underground parking structure).
3. Deleted two buildings, shifted remaining three buildings lower on the site.
4. A 40% reduction in total site disturbance.
5. Decreased building heights (from Concept 1) to 45-55' to peak.
6. An increase in open space to 80% of the site.
7. A people mover to the Little Stick ski run.

Staff indicated that the applicants were moving in the right direction by reducing the mass; maintaining heights compatible with the neighborhood; providing more building separation, stepping and articulation; keeping building mass and site disturbance lower on the slope; minimizing slope disturbance, and re-designing pedestrian circulation to Snow Park Lodge. The Commission indicated that a height variance was not possible given the vested density of zero, based on reviewing this site independent of the Snow Park parking lot parcels. The base height for the RD zoning district is 33' to the peak of a pitched roof, measured from existing grade. The Commission expressed concern that the proposed buildings be compatible in scale with the Snow Park Lodge.

CONCEPT 4

On July 1 the applicants submitted revisions based on the May 26 Planning Commission comments and public hearing. Concept 4 continues to be preliminary in nature. The sections are massing diagrams meant to show basic building bulk and height, but include no architectural detailing. Elevations submitted are preliminary in nature, but give an indication of materials, textures, horizontal and vertical building articulation, and compatibility with the neighborhood. In addition, the west elevations are drawn as viewed from the ski run where the full width of the project is visible. Viewed from Deer Valley Drive, the full western elevation is broken up by both Snow Park Lodge and the oblique angle from which it is viewed. The applicant will provide perspective sketches at the work session showing the project from the approach to Snow Park Lodge.

Building Heights

Due to the uphill slope and direction from the Commission to stay low on the hill at the toe of the slope, the buildings are sunk into the hill. Building heights are less than 33' to the peak of the roof from existing grade. Total facade heights vary from three stories exposed on the west elevation for Building One, to four and five stories at the middle of Building Two, down to three and four stories for Building Three. The buildings step down at the ends and are highest in the middle of the development. Both vertical and horizontal building articulation and steps are included to break up the building mass. In review of final architectural details the issue of minimizing vertical height of the front and north side facades will need to be carefully addressed.

General Revisions and Characteristics

Concept 4 includes the following revisions:

1. A 31% reduction in the number of units from 42 to 29.
2. A 35% reduction in total massing of units (approx. 67,200 sf from 103,000 sf plus support areas and underground parking structure).
3. Three buildings (two share a parking structure and one is a separate building connected to the others by pedestrian circulation). All three buildings are shifted to the toe of the slope and located in the least sensitive portion of the site. Buildings 1 and 2 are separated by 50' and buildings 2 and 3 by 20'. Building 1 is 50' by 100', building 2 is 50' by 180' and building 3 is 50' by 150'. By comparison, Snow Park Lodge is approximately 235' deep by 200' wide and 40-45' in height.
4. A 44% reduction in total site disturbance from the initial plan.
5. Decreased building heights to a maximum of 33' to roof peak from existing grade, with several sections at 25' to the roof peak from existing grade.
6. Approximately 83% of the parcel is natural and/or landscaped open space.
7. Removal of the people mover and replacement with an elevator and pedestrian walkway to Snow Park Lodge.

Access
In order to address staff's and the Commission's request that this proposal share, with future development at Deer Crest, access off of Deer Valley Drive to eliminate multiple curb cuts and driveways at this location, the Mountain View Lodge access road needs to be identified on the plat as a public access easement. This would permit Deer Crest to access their property via this driveway or on another mutually agreed upon shared driveway acceptable to the City. There are utility issues with the proposed driveway that still need to be worked out. Prior to the next Commission review, staff has requested that a utility plan be submitted for City Engineer review.

Excavated Material and Regrading of Deer Valley Ski Runs
Staff recommends that the excavated materials be utilized by Deer Valley, to limit the number of truck trips through town. Deer Valley has indicated to the applicants that they intend to use all of the excavated materials in preparing ski runs for the 2002 Olympic events. In addition, staff recommends that regrading of the Wide West Ski Trail be included in this CUP application, with Deer Valley as a co-applicant.

Sensitive Lands Ordinance
Included as an attachment are Appendices A and B from the Sensitive Lands Ordinance. As final plans evolve, they shall comply with these design standards, as applicable. These design standards address building color and materials, windows and glass treatment, parking location and landscaping (not applicable if under the structure), roof top mechanicals, roof pitch and material, height controls, and underground utilities. Vegetation protection regulations in Appendix B address tree and vegetation removal to open view corridors, irrigation limits, and re-vegetation plans and regulations.

In addition, "the development will be required to be placed on the least sensitive portion of the parcel(s)" as stated in the Sensitive Lands Ordinance. In this case, the toe of the slope (away from the large evergreen trees and adjacent to existing graded and cut ski runs, roads, and development at Snow Park Lodge) is the lowest and least sensitive portion of the site. The proposed location adjacent to Wide West Ski Trail is at the toe of a sloping hillside that rises 450' behind the proposed site.

Conditional Use Permit review
Once building massing and site plan issues are resolved, the plans will be reviewed for compliance with the Standards for Review for Conditional Use Permits, including:

1. Size and location of site. Appropriateness of location for proposed use.
2. Traffic considerations and existing street capacity.
3. Existing utility capacity.
4. Emergency vehicle access.
5. Location and amount of off-street parking.
6. Internal circulation, including pedestrian and skier circulation.
7. Fencing, screening, and landscaping to separate this use from adjoining uses, if applicable.

8. Building mass, bulk, and orientation. Location of the buildings on the site, including orientation to buildings on adjoining lots.
9. Usable open space.
10. Signs and lighting.
11. Physical design and compatibility with surrounding structures in mass, scale, style, design, and architectural style and detailing.
12. Noise, vibration, odors, steam...
13. Delivery and service vehicles, loading and unloading areas, trash pick-up, etc.
14. Expected ownership and management of the units and common areas.
15. Impacts on sensitive lands, slope retention, and appropriateness of the structures to the topography of the site.

STAFF RECOMMENDATION

Staff recommends the Commission review the proposed building massing and site plan and provide staff and the applicant with further direction on this proposal.

EXHIBITS

A. Vicinity map
B. Concept 4 site plan and sections

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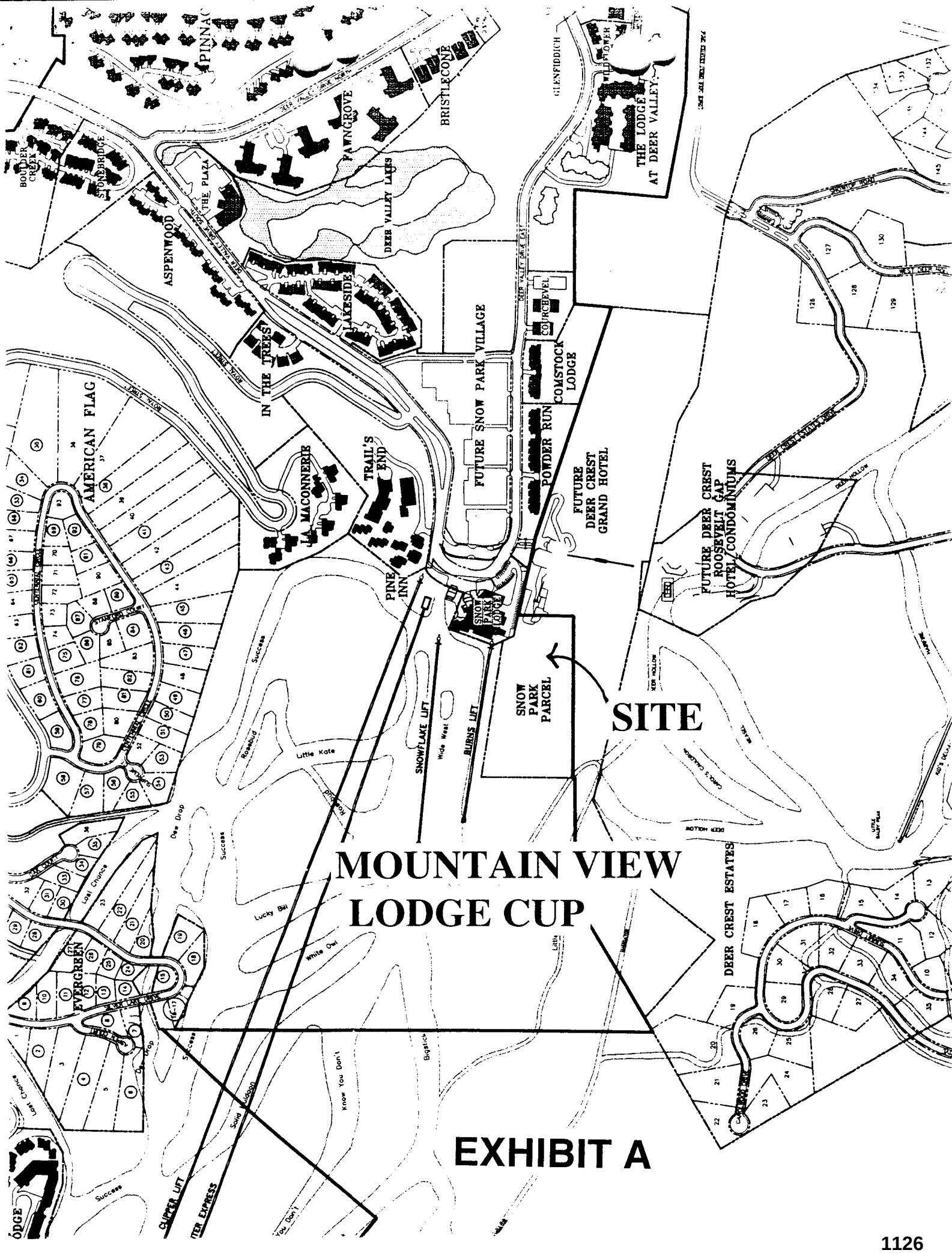
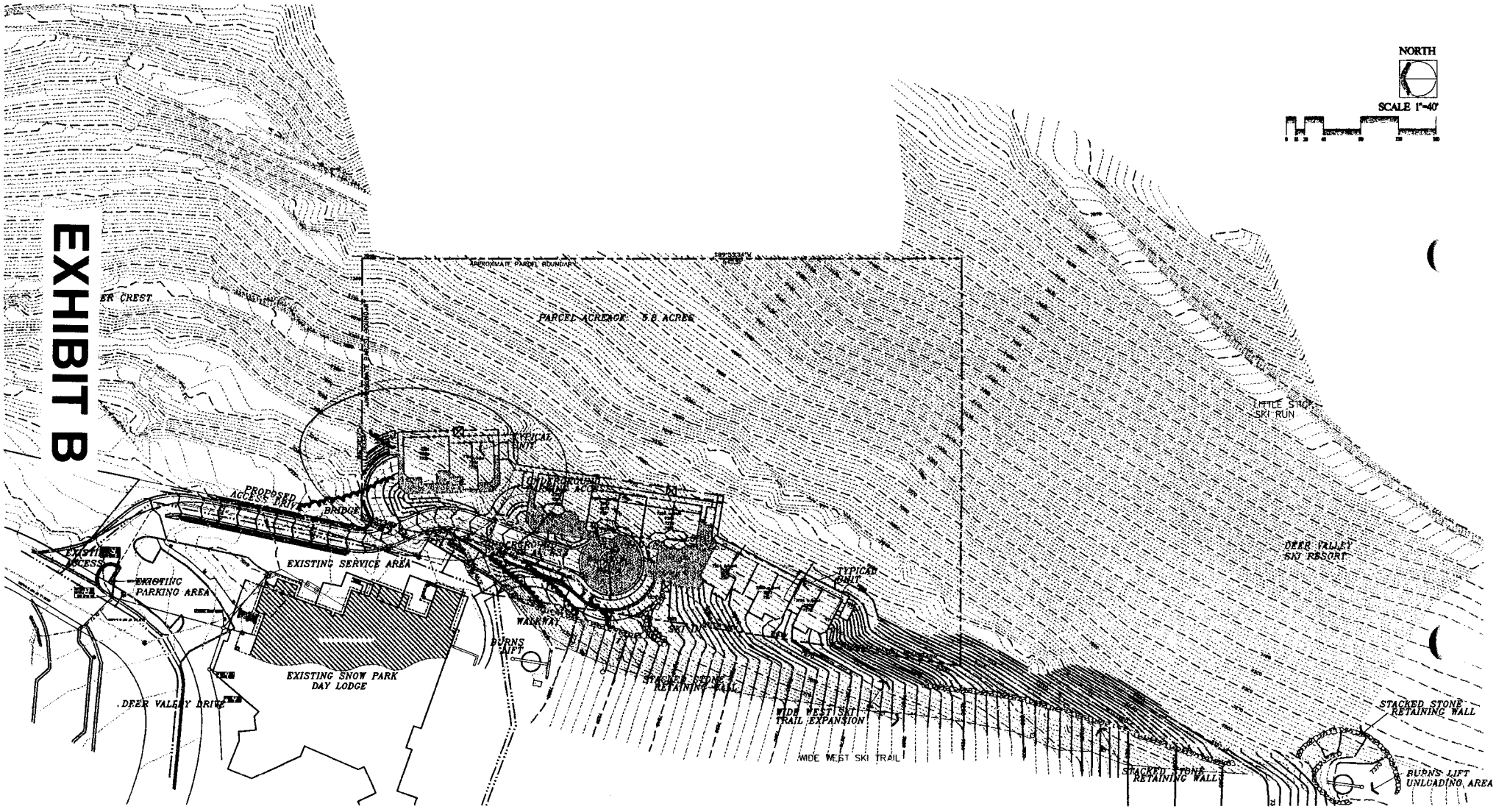

SITE
MOUNTAIN VIEW
LODGE CUP
EXHIBIT A
SNOW PARK PARCEL
FUTURE SNOW PARK VILLAGE
FUTURE DEER CREST GRAND HOTEL
FUTURE DEER CREST ROOSEVELT GAP HOTEL/CONDOMINIUMS
COMSTOCK LODGE
POWDER RUN
COURCHEVEL
THE LODGE AT DEER VALLEY
DEER VALLEY LAKES
PAYNCROVE
BRISTLECONE
ASPENWOOD
LAKESIDE
IN THE TREES
TRAIL'S END
LA MACONNERIE
PINE INN
AMERICAN FLAG
EVERGREEN
DEER CREST ESTATES
SNOWFLAKE LIFT
BURNS LIFT
STONEBRIDGE
BOULDER CREEK
THE PLAZA
GLENFIDDICH
Success
Little Kate
Dew Drop
Lucky Bill
White Owl
Last Chance
Solid Hudson
Know You Don't
Bigstick
Wide West
Rosebud

EXHIBIT B



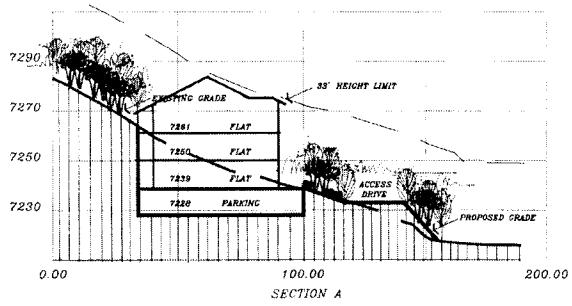
OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6979

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

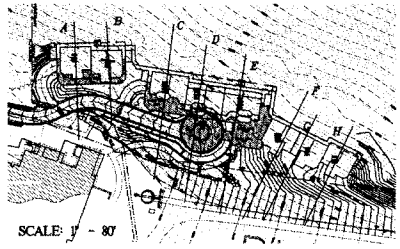
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JULY 1, 1999
SHEET FOUR

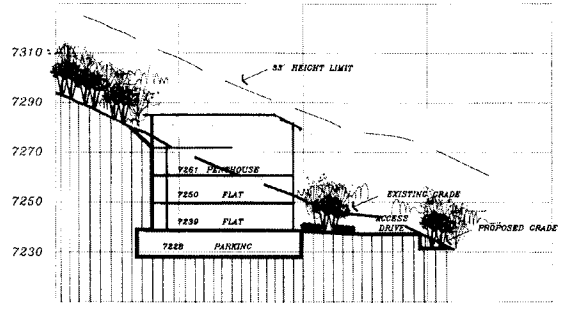


SECTION A

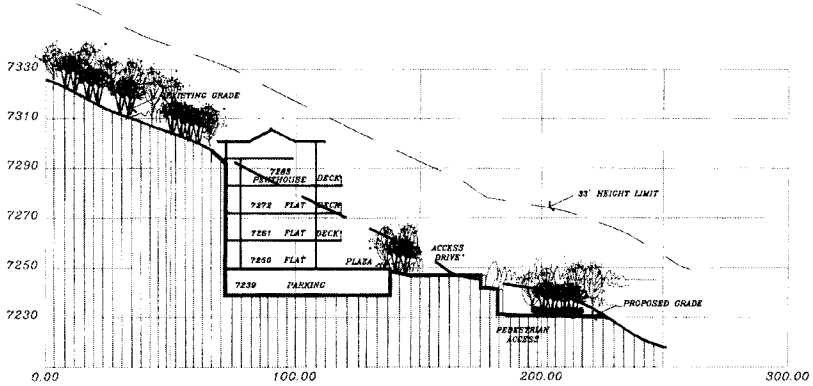
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HORIZONTAL: 1" - 20'
VERTICAL: 1" - 20'



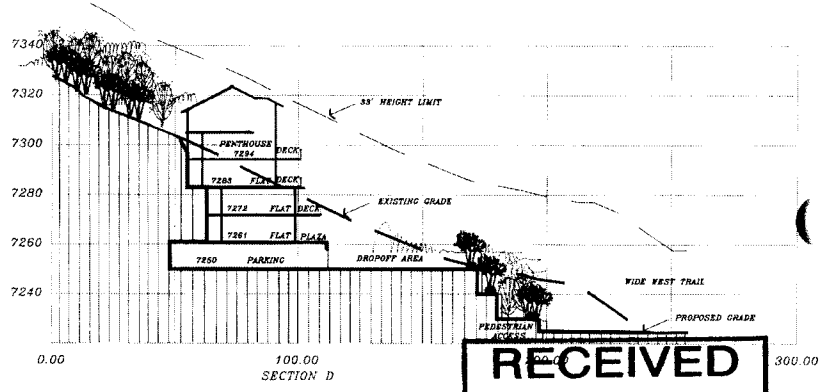
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SECTION B



SECTION C



SECTION D

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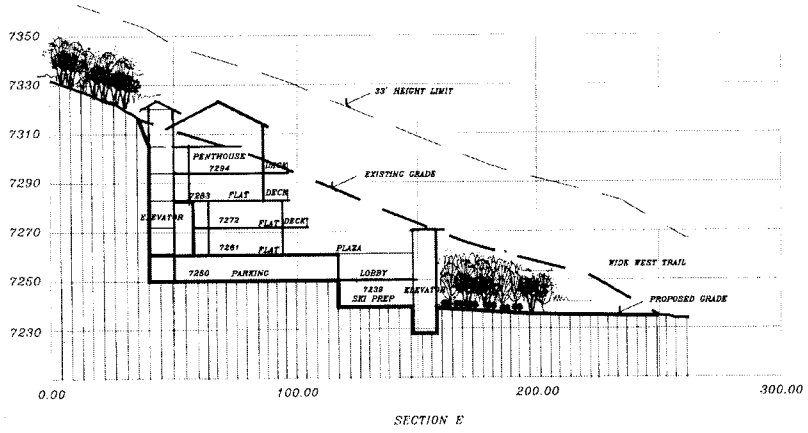
OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

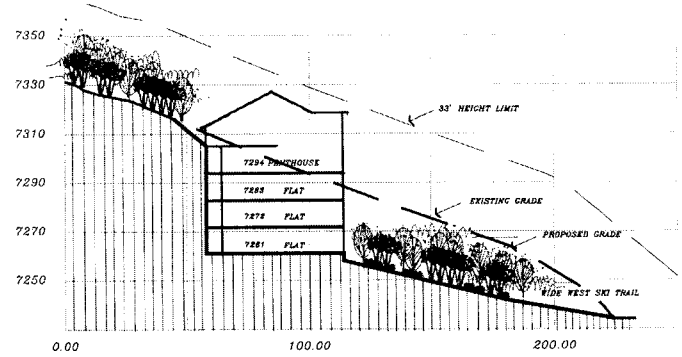
SECTIONS

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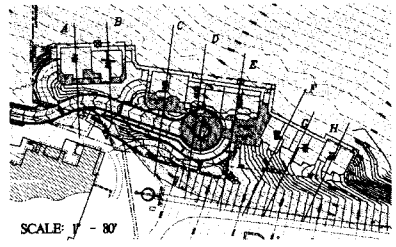
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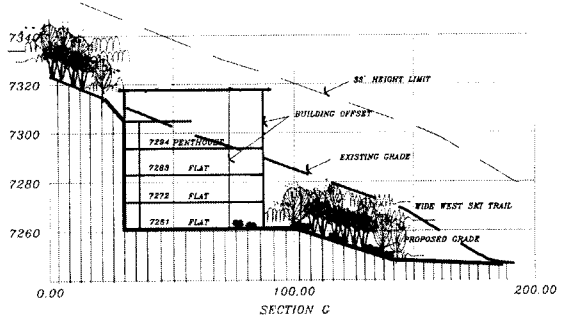
SECTION E



SECTION F

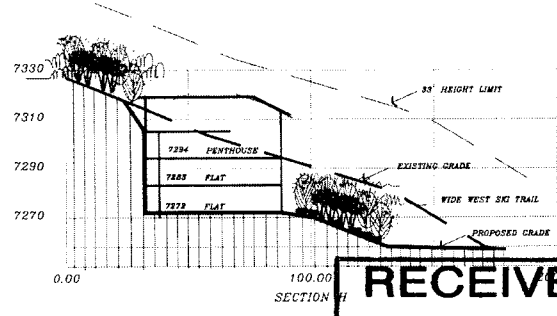


SCALE: 1" = 80'



SECTION C

TYPICAL SECTION SCALE
HORIZONTAL: 1" - 20'
VERTICAL: 1" - 20'



SECTION H

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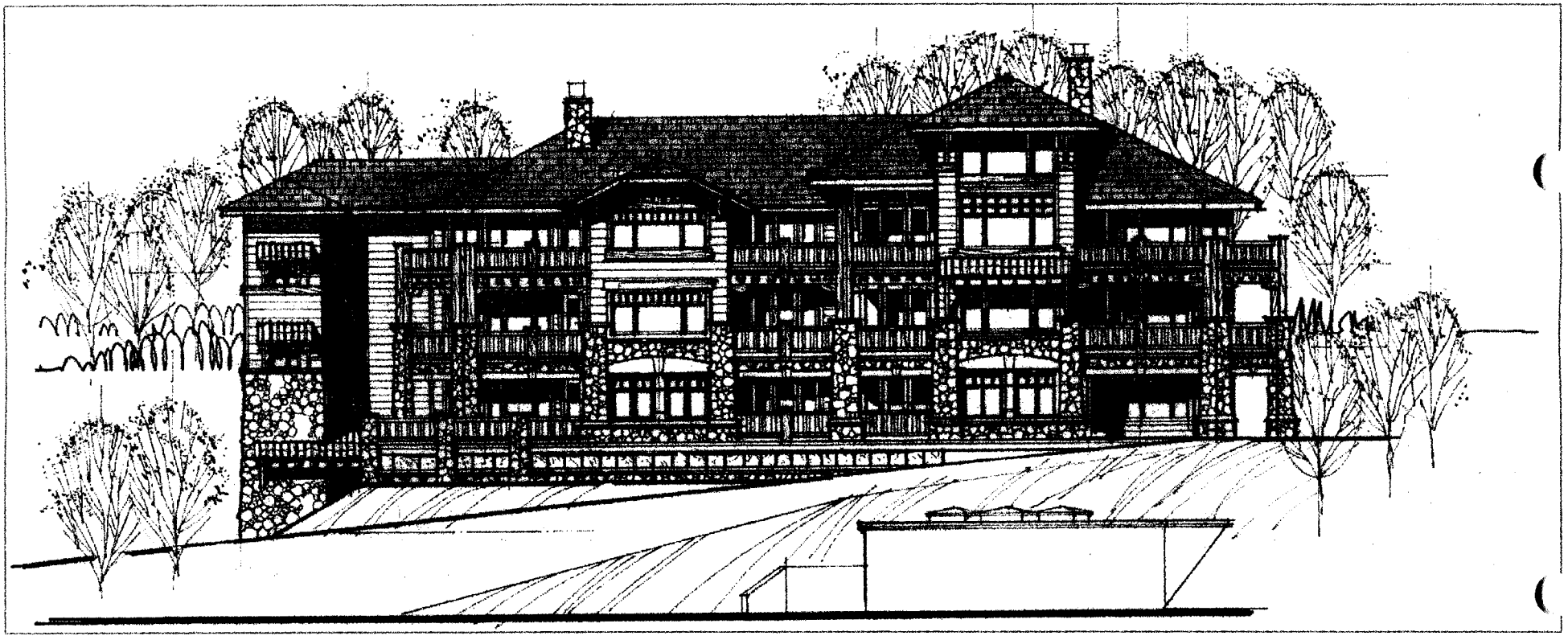
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SECTIONS

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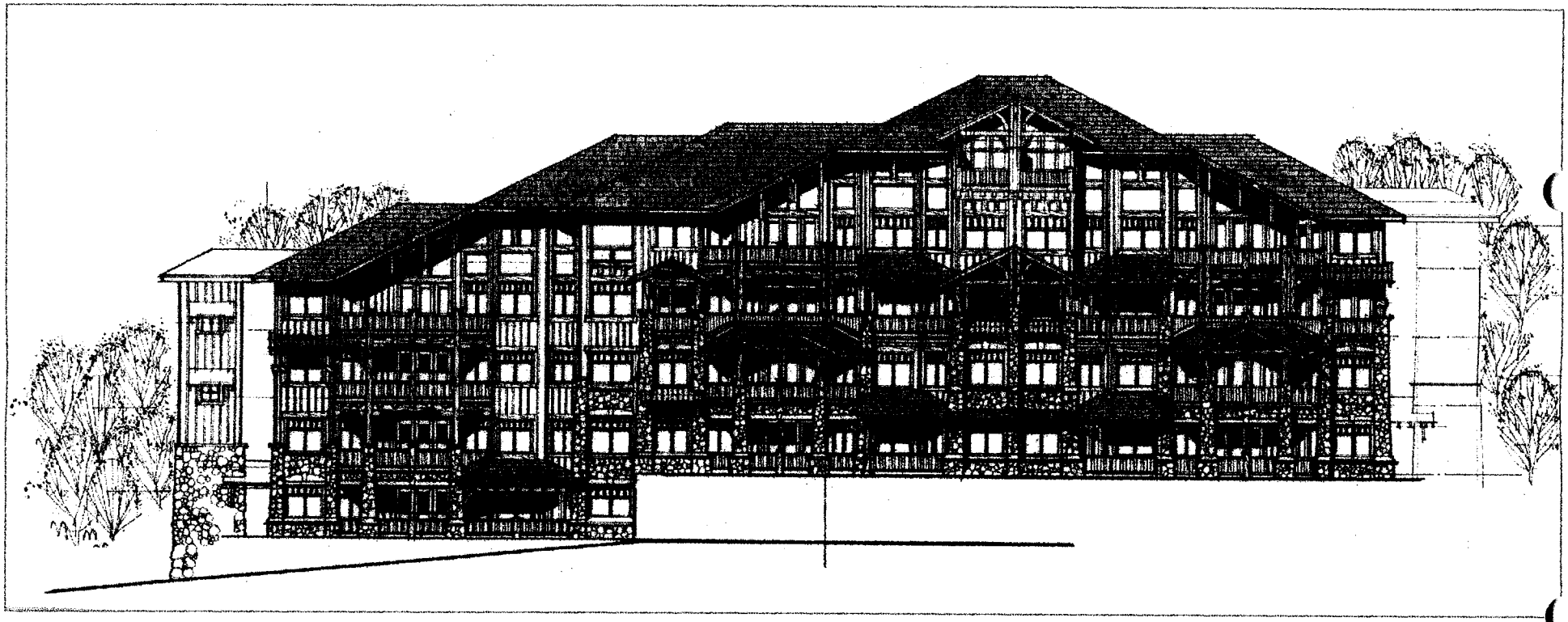
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6973

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING ONE ELEVATION

JULY 1, 1999
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1130



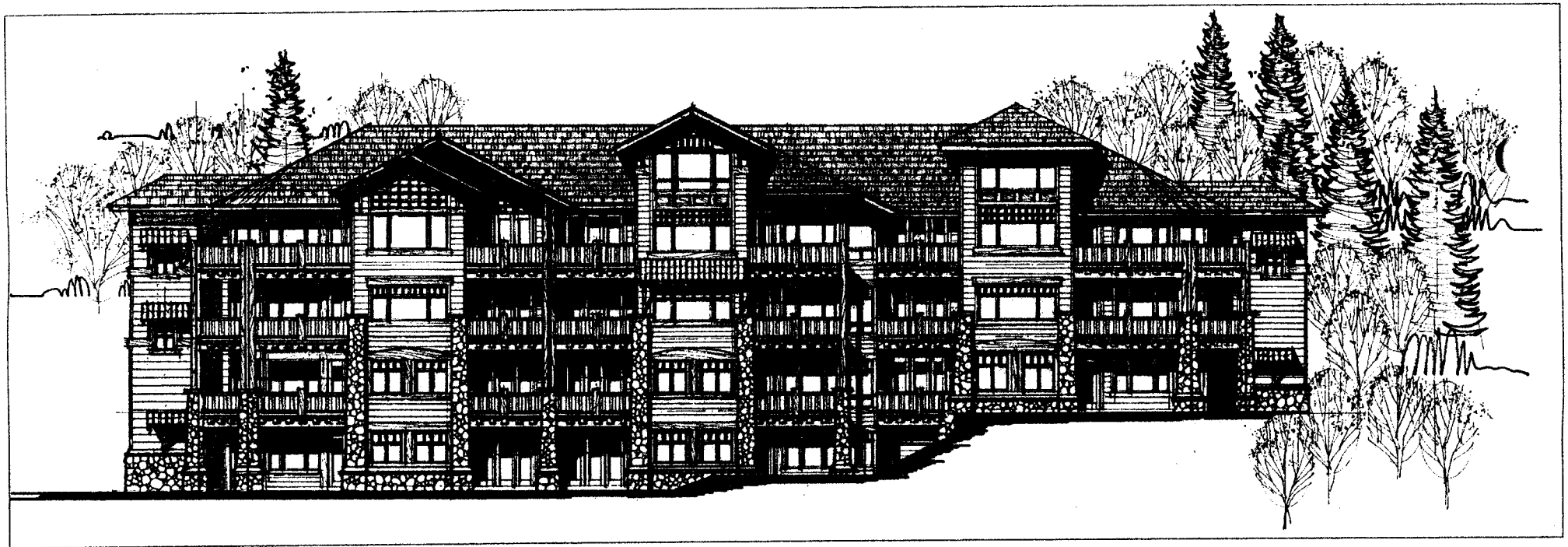
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MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING TWO ELEVATION

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architects
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MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

BUILDING THREE ELEVATION

JULY 1, 1999
SHEET FOURTEEN

Administrator Putt clarified that the reason for the tower is not to create a focal point but to address concerns about having a visual anchor and connection to draw people through the Carr parcel. Chair O'Hara explained that the Planning Commission is not suggesting that the tower be eliminated. The intent is to not construct a new focal point for Park City, and he believed Commissioner Larson had that understanding.

2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Whetstone reported that the Planning Commission is being asked to review a conceptual plan this evening. The applicants have reconsidered the site based on Planning Commission direction on March 24. The item was scheduled for May 12, but the applicants did not fully understand the Staff's thinking on density determination and felt they needed to plan another concept. The concept was presented to the Staff, and the Staff provided additional direction. She commented on the number of options for the parcel, which include a density range, height ranges, application of parts of the Sensitive Lands Ordinance, and other issues. The applicants have prepared a presentation which focuses on the concept that responds to the direction given. It addresses the issues of what makes sense in terms of site disturbance and the volumetrics of the building which might be acceptable and which might meet the conditional use criteria outlined in the Land Management Code. Planner Whetstone noted that the Staff has not yet reviewed the plan in detail against those criteria because the project is still at the concept stage. This item is scheduled for an initial public hearing this evening to provide the applicant with early input on how to proceed. Planner Whetstone requested that the Planning Commission continue the public hearing.

Mark Walker, the project architect, presented Concept 3 and noted that this is the most current design. In response to the Planning Commission and Staff's advice, they started over with the site planning issues. It is a difficult site which requires a lot of thought, teamwork, and input, and they have gone through the process step by step. He identified the main issues as massing, compatibility, and an appropriate plan for the site. He used an overlay to show the revisions made and how Concept 3 differs from Concept 1. He explained that they mainly focused on site plan issues, building volumetric, and massing. The architecture will follow. He felt confident that they could achieve a good building design, articulate the facade, and create a design compatible with Deer Valley and Snow Park Lodge. He commented on density and noted that the units are approximately the same size as originally proposed, but the number has been reduced from 42 to 31, and total residential square footage has been reduced by 28%. The height was reduced for greater

compatibility with Snow Park and surrounding projects. The average height above natural grade to the ridgeline is 36 feet, a 14% reduction. Three separate buildings have been created with a definite open space and clear separation, and the lowest height will be near Snow Park Lodge. He presented a schematic elevation looking east at the project and reviewed a volumetric drawing showing stepping and massing. The building was relocated to minimize site disturbance, and they are pursuing a shared driveway with Deer Crest which is an ongoing issue at this time. Mr. Walker indicated how the building footprint was reduced by 17% and the site disturbance by 37%. An 81% open space has been maintained on the site, and the length of the building has been reduced by 265 feet. He discussed the connection to Snow Park Lodge and noted that they are considering a pedestrian tunnel to Snow Park Lodge. They would prefer a pedestrian tunnel rather than a funicular up the hillside.

Pete Gillwald, an engineer for the project, discussed the site and the approaches, location of the building, and how it relates to the surrounding area. He indicated the basic pods of Buildings A, B, and C and the focal point, which consists of the lobby areas, check-in, a health facility, swimming pools, plaza, decks, and other site amenities. An elevator will provide the ski-in, ski-out access to Deer Valley. He noted that the buildings are stepped up the hillside and explained that they are trying to be more compact and to cluster everything around the resort to enhance the resort feeling. They had looked at staggering the footprints of the buildings so they step back up the hillside to avoid a straight vertical wall and tried to be sensitive to building heights and reducing heights whenever possible. He felt they had taken a big step in minimizing the visual impact. Mr. Gillwald presented a visual analysis of how the building would look from the Snow Park Lodge arrival area. He compared the differences between Concept 1 and Concept 3 and indicated the gaps between the buildings in Concept 3 where the trees show through.

Bob Wells, representing Deer Valley, addressed the questions raised in a previous meeting. He stated that they are asking the Planning Commission to permit the transfer of density off of the parking lot sites and against the hillside. He had prepared a map with the work done so far and offered to provide representative numbers for dealing with the density location. They have prepared a 250-unit Snow Park Village parking lot plan and a 200-unit plan. The 200 unit plan represents a 23% reduction from the 250-unit plan and a 7-1/2% increase in open space in the parking lot areas. He believed 7-1/2% would make a huge difference when talking about a pedestrian village and plaza space and a vista through the middle. He responded to previous comments that the Planning

Commission is unable to make the judgments about moving density because there is no cap on the parking lot development. He felt confident that, if the Planning Commission permitted the transfer of density, the applicant would agree to a cap and that the parking lot parcels could be calculated under the unit equivalent formula as opposed to the units of any size formula.

Based on questions raised at the last meeting, Chair O'Hara stated that density range from 0 to 42 provides a vested density of zero, and portions of the Sensitive Lands Ordinance will apply. He understood that they were still working on density issues, but if there is going to be a vested density issue, it should come in with all the parcels in the MPD. He saw this as a housekeeping issue that should be discussed.

Commissioner Larson commented on the vested density. The two primary rationales for doing a height exception are when there is a site plan or area of vested density they want to cluster more tightly or to allow vertical relief for more articulation in the buildings. Since this site has no vested density, he could see no basis for a height exception. He believed the starting point of this discussion from a volumetric perspective is a site plan with no height exception, and it may in fact require height reductions to meet Sensitive Lands. Otherwise they should discuss and create the case of necessity for transferring density to the site for vested density. He felt they had put the cart before the horse. They need a site plan with no height exception, or they need to understand where the density is coming from.

Mr. Walker clarified that they are not requesting a height exception. They are allowed 75 feet on the site. Commissioner Larson argued that they are allowed 33 feet. Planner Whetstone explained that a height range was assigned to this parcel by the MPD process indicating that this site had a height range of 28 to 75 feet. Commissioner Larson asked for clarification, because he did not believe there was a height exception. It would be up to the discretion of the Planning Commission, and he could not see using that discretionary approval because there is no vested density to the site. He felt there was no rationale for stacking density based on the criteria for granting a height exception. From a sensitive lands perspective, this is a sensitive site, and he did not want to see increased height on the site unless it had to be there. It does not have to be there unless they take a step backward and look at the parking lot plan. There would have to be a public benefit for moving density from the parking lot area to the hillside.

Commissioner Jones agreed with Commissioner Larson and assumed that there was no vested density. He had no problem with density transfer, but it comes down to how the project fits within the sensitive lands. It is important for this site to compliment the Snow Park Lodge and not overshadow it. He thought they had previously resolved the height issue, but that was evidently not the case, because they are looking at a very tall building at finished grade. The surrounding buildings are shorter in height, but more importantly, smaller in mass. Many of the massing issues deal with proportion, and the building presented is out of proportion to the surrounding structures, particularly from a vertical standpoint. He reiterated that he had no problem with density on the hillside if they can fit it in and make it work.

Planner Whetstone remarked that both Codes define height as from the peak of the roof to the existing grade. This is why the Staff requested stepping to avoid getting a vertical wall at the front face.

Commissioner Hier agreed with Commissioners Jones and Larson. He believed they should carefully look at the Sensitive Lands aspect, because those are the defining criteria for this project.

Planner Whetstone asked Assistant City Attorney Mark Harrington to explain the Sensitive Lands Ordinance as it applies to this project.

Mr. Harrington stated that this is not a black-and-white issue because of the zero number. In a memo to the Planning Commission he provided four options as to how this can be approached from a sensitive lands standpoint. Based on their comments, he assumed they were applying the second option, which is a suitable criteria middle-of-the-road approach. They are applying the second level of the Sensitive Lands Ordinance and putting the best case forward regarding siting of density within the least sensitive portions of the site and the suitability criteria outlined in the ordinance. He agreed that there was a height range, and the applicant can apply up to that height maximum. However, the Planning Commission can determine the density number based on the height. The height to 75 feet is not an entitlement and relates directly to findings of what the density and massing should be.

Commissioner Hier felt the Planning Commission should wait to formalize suggestions and direction until after the public hearing.

Commissioner Hays felt there needed to be a good reason in terms of public benefit to move density from a perfectly flat, already disturbed parking lot area to a sensitive, undisturbed, steep hillside. At this

point she could see no reason to do that. She could not understand why Deer Valley wanted to destroy the aura that is created at the base of Snow Park Lodge nor why they wanted these towering structures standing next to this beautiful lodge.

Mr. Wells remarked that the sensitive, undisturbed hillside has already been disturbed, and he did not believe it was extremely sensitive because it had roads across it. He explained that Deer Valley looks at the advantage of pedestrian circulation and people directly at the base of skiing as an asset. They learned from the site planning work done on flat parking lots, and he believed open space was a significant element as well. Commissioner Hays did not agree that the hillside was already disturbed.

Mr. Walker felt they were sidestepping the issue, because Deer Valley has planned over 200 units for the parking lot project. Adding 42 units to 200 units is an increase of 25%. There is only one way to go, and that is up. Going higher and maximizing the height in the parking lot would affect adjacent property owners and projects in the area. He noted that the purpose of this presentation was to hear comments and suggestions from the Planning Commission. This is a conceptual plan, and they do not have all the issues solved. He believed they could reduce the height and work with the scale and proportions.

Chair O'Hara stated that he believed the Planning Commission as a whole agreed that the design was better than the previous one. He was pleased that they are not looking at 42 units, and he realized that the worst-case situation is that all the parcels could come back with a vested 42 units. He stated that the Planning Commission will continue to work with the applicant in hopes of achieving a good resolution.

Commissioner Hays asked for a way to see the project as a whole and where they are transferring the density from. If it means adding 25% onto the parking lot, she wanted to know what that would look like. If it meant the difference between a 30- or 40-foot building and a 50-foot building, she believed that was better than having an 80-foot building on the hillside.

2250 Deer Valley Drive East, Comstock II - CUP

Planner Brooks Robinson reported that this project was discussed at a previous work session, and the question was raised as to whether Sensitive Lands should apply. The Staff requested an opinion from the Legal Department regarding the Sensitive Lands Ordinance and the amendment to the Deer Valley Special Exception Permit. He noted that

PARK CITY
1884

PLANNING COMMISSION REPORT

DATE: May 20, 1999 (May 26, 1999 meeting)
DEPARTMENT: Planning Department
AUTHOR: Kirsten A. Whetstone, AICP
TITLE: 2280 Deer Valley Drive, Mountain View Lodge CUP
TYPE OF ITEM: Work session discussion and initial public hearing

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SUMMARY RECOMMENDATIONS Review and discuss the revised **concept** plan at work session, conduct an initial public hearing, and give staff and the applicant further direction on how to proceed with this proposal.

DESCRIPTION

A. Topic

PROJECT STATISTICS

Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive (southeast of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 31 residential condominium units on 5.8 acres and Subdivision.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Work session discussion and initial public hearing.**

B. Background

On March 24 the Planning Commission discussed a proposal (Concept 1) for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD (Exhibit A). In the March 24, 1999 staff report the following were outlined as unresolved issues:

1. Density and height of the project relative to the Deer Valley MPD.
2. Applicability of the Sensitive Lands Overlay Ordinance.
3. General site layout, site disturbance, and architecture.
4. Access and pedestrian circulation
5. Skier circulation (proposed people mover)

The Planning Commission discussed the first three items in some detail. They did not focus on the later two items. Of greatest concern to staff and Commission was the amount of site disturbance and mass (density) of the proposed buildings and perceived incompatibility with the Snow Park Lodge and surrounding residential structures. Clarification from the legal staff as to applicability of the SLO in terms of both site planning and density was requested. Additional clarification was asked of the legal staff regarding the unusual density range (0 to 42 units) identified for this parcel in the Deer Valley MPD.

On April 20, 1999 the applicants submitted revisions (Concept 2). This second plan was for the same number and mass of units in a taller more tightly clustered plan. Staff prepared a report based on the applicant's revisions to the initial plans. That report, dated April 28, 1999, and the City Attorney's memorandum addressing density, were sent to the Planning Commission with the May 12, 1999 packet. In the report staff outlined general items for consideration (see Exhibit B) and stated that the applicant should work first to arrive at an acceptable site plan and compatible building volumetric before proceeding. Prior to the meeting, the applicant requested a continuance to the May 26 meeting to give them additional time to meet with staff and to better understand the density issue and staff's concerns with the site plan and proposed building mass. The Commission did not discuss this second concept at the May 12 meeting.

Representatives from the City planning and legal staffs met with the applicants on May 6, 1999. At the meeting staff reiterated concerns about the amount of site disturbance, building massing, access, and skier/pedestrian circulation issues. The legal department provided clarification of the density issue. Staff suggested the following:

1. Re-look at the site and develop a site plan that is consistent with the conditional use criteria in Chapter 1 of the LMC. Focus on massing, compatibility, and site plan issues in order to arrive at density. The massing is a function of the number and size of units. Given that there is no upper limit to unit size, it is not logical to look for a density figure without knowing how it translates in terms of site disturbance and building mass/height. For example, fifteen 5,000 sf units yields 75,000 sf; twenty 3,000 sf units yields 60,000 sf; and forty 1,0000 sf units yields

40,000 sf. In this case it is more logical to look at overall building massing and site disturbance in determination of density and compatibility.

2. Consider heights compatible with buildings in the vicinity (in the 3 to 4 story range).

3. Break up the massing with more separation between buildings, more stepping and articulation between buildings, and vertical and horizontal breaks within each building.

4. Relocate the buildings lower on the site nearer the toe of the slope and minimize building creep up the slope.

5. Pursue a shared drive and access road with Deer Crest (Planning Commission also has the ability to request this of Deer Crest during review of the Deer Crest Grand Lodge).

6. Minimize overall site disturbance and building coverage. Maximize open space.

7. Re-look at pedestrian and skier circulation and enhance connections to Snow Park Lodge.

On May 14 the applicants presented a set of revised concept plans (See **Concept 3** below) to representatives from the planning department (see Exhibit C). Planning staff gave a favorable response to this third concept and indicated that the applicants were moving in the right direction by reducing the mass; maintaining heights compatible with the neighborhood; providing more building separation, stepping and articulation; keeping building mass and site disturbance lower on the slope; minimizing slope disturbance, and re-designing pedestrian circulation to Snow Park Lodge.

Staff agreed to take these conceptual plans to the Commission for a work session and initial public hearing to receive input on the general direction of this plan before the applicant expends additional time and effort on developing this concept to a final plan. Please refer to the April 28, 1999 staff report for a detailed explanation of other issues that need to be addressed once a site plan and building volumetric are agreed upon. Staff will return to the Commission with an analysis of future revisions based on direction from this work session.

Staff is requesting the Planning Commission review and discuss Concept 3, conduct an initial public hearing, and provide additional direction to staff and the applicant on how to proceed from these conceptual massing plans to detailed elevations and plans.

CONCEPT 3

Concept 3 is schematic and conceptual in nature. The elevations are massing diagrams meant to show basic building bulk and height, but include no architectural detailing that can soften building form, reduce perceived height and mass, blend textures and colors into the hill which serves as a back drop, and provide architectural compatibility with the neighborhood. In addition, the massing study is drawn as if one were standing on the ski run looking directly east at the project. The perception from Deer Valley Drive will be entirely different and the applicant will provide perspective sketches at the work session showing the project from the approach to Snow Park Lodge. Concept 3 includes the following:

1. A reduction in number of units from 42 to 31.
2. A 30% reduction in total massing of units (approx. 74,000 sf from 103,000 sf plus support areas and underground parking structure).
3. Buildings F and G from Concept 1 have been deleted. The remaining buildings have been shifted lower on the site with more separation between them. Buildings are articulated with both vertical and horizontal steps.
4. A 40% reduction in total site disturbance, reducing disturbance by 47,000 sf. Total site disturbance is 1.83 acres.
5. Decreased building heights (from Concept 1) to range from 45' (50' to the ridge) to 48' (53' to the ridge). Average height is approximately 42' (47' to the ridge). Maximum height is 45' (50' to the ridge).
6. Total open space for the 5.8 acre site is approximately 80%.

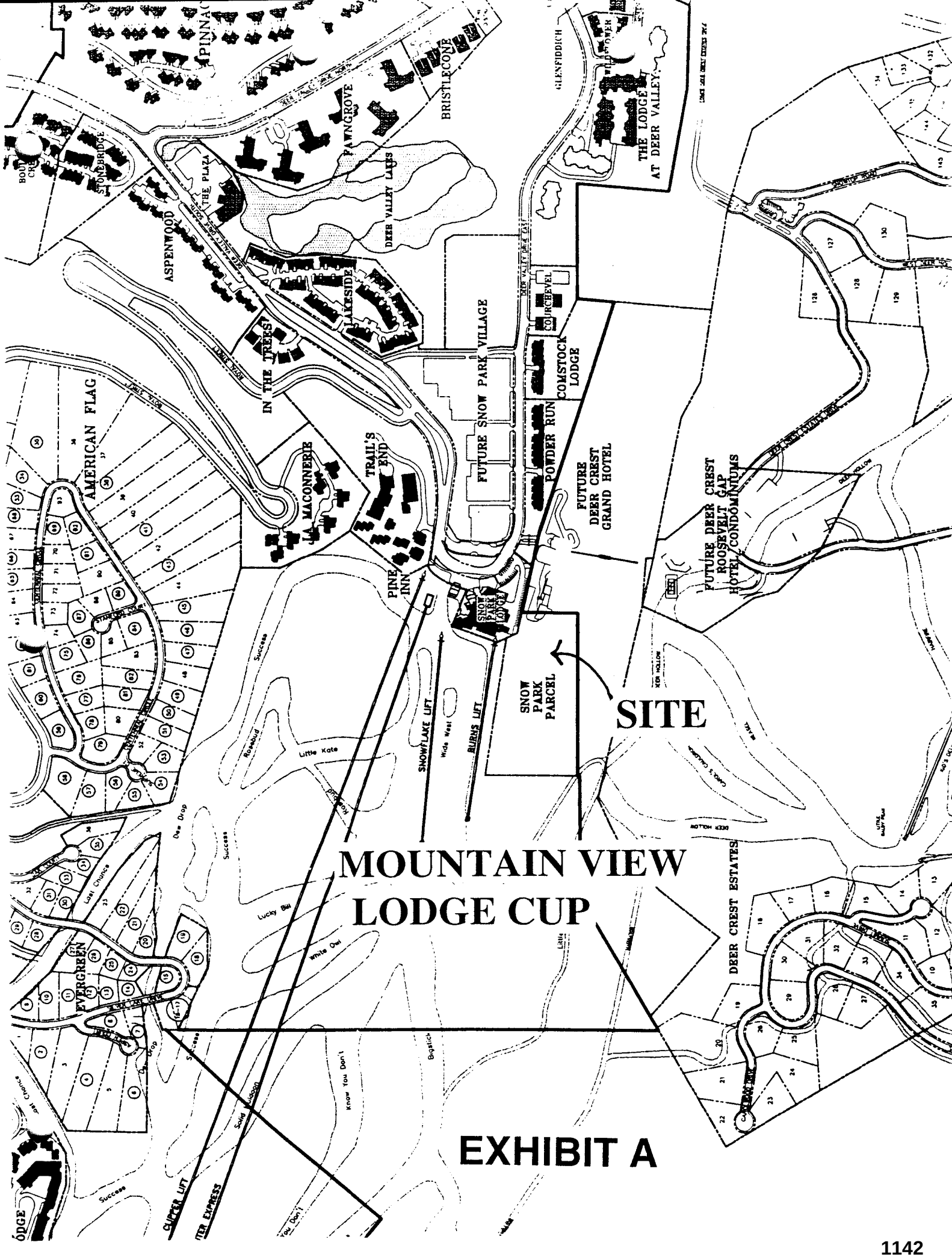
STAFF RECOMMENDATION

Staff recommends the Commission review the conceptual massing and site plan, conduct an initial public hearing, and provide staff and the applicant with further direction on this proposal.

EXHIBITS

A. Vicinity map
B. Portions of April 28, 1999 staff report
C. Concept 3 site plan, massing study, sections.

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SITE
MOUNTAIN VIEW
LODGE CUP
EXHIBIT A
SNOW PARK PARCEL
FUTURE SNOW PARK VILLAGE
FUTURE DEER CREST GRAND HOTEL
FUTURE DEER CREST ROOSEVELT GAP HOTEL CONDOMINIUMS
DEER CREST ESTATES
COMSTOCK LODGE
POWDER RUN
PINE INN
SNOW PARK LODGE
LA CONNERIE
TRAIL'S END
IN THE TREES
LAKESIDE
ASPENWOOD
THE PLAZA
DEER VALLEY LAKES
DAWNGROVE
BRISTLECONE
THE LODGE AT DEER VALLEY
GLENFIDDICH
AMERICAN FLAG
EVERGREEN
SNOWFLAKE LIFT
BURNS LIFT
SUCCESS LIFT
Rosebud
Little Kate
Lucky Bill
White Owl
Know You Don't
Solid Action
Bigstick
Wide West
Success
Dew Drop
Last Chance

from April 28, 1999 Staff Report

V. ISSUES FOR DISCUSSION

1. Deer Valley MPD density and height allocation
Is the proposed density appropriate for this site? Does the overall site plan and project warrant the maximum density allowed by the Deer Valley MPD? Are the proposed heights compatible with the Snow Park Lodge area? Is it more appropriate to locate a portion of this building mass to the flat Parking Lot parcels? Does the existing slope create an adequate back drop behind the buildings to absorb the increased building heights? Are the height variances supported by Section 10.9(f) of the LMC? Please refer to the legal department's protected memo regarding options for a density determination.

The overall massing of this proposal is a function of the large floor area of these units. While 42 units at 1,500 sf yield a building massing of 63,000 sf, the proposed 42 units ranging in area from 2100 sf to 3100 sf, yield a total massing of 103,100 sf. (a 39% increase in building mass). The apparent incompatibility of this proposal is a function of both the amount of site disturbance and the overall building massing and heights. Smaller units clustered at the north end of the site would reduce the amount of site disturbance and decrease overall massing and heights.

Permitted heights for this parcel start at 33' measured from existing grade to the peak of the roof. The MPD allows the applicant to apply for heights up to 75'. These height requests are reviewed against the Variations to Height Requirements section of the LMC in Chapter 10 (see Exhibit E). The applicant is requesting building heights of 38' to 65'. After general direction with the Planning Commission, staff will return with a detailed analysis for any height variances over 33' (as they apply to Section 10.9 (f) of the Code).

EXHIBIT B.

2. Sensitive Lands Overlay, extent of applicability
To what extent should the SLO site design criteria apply? Does the proposed plan adequately address, at a minimum, the Design Standards and Vegetation Protection Regulations outlined in the Appendices A and B (Exhibit F)? Are additional mitigation measures appropriate? Please refer to the legal department's protected memo for options on application of the SLO.

By clustering the units on the northwest portion of the parcel the applicants have reduced the amount of site disturbance by 17,650 sf. This represents a 14% reduction in disturbance from the previous plan. Approximately 70% of the parcel remains undisturbed with the new plan. By clustering the units away from the southern portion of the site the applicants have preserved more of the previously undisturbed land. Much of the northwest portion has been previously disturbed with road cuts, trails, mining exploration, and vegetation removal.

By eliminating buildings F and G the applicants have limited disturbance of some of the steeper slope areas to the north. By going up in height the applicants have cut approximately 10' further up the slope for the center buildings. Staff believes there is room to move all of the buildings, especially Building E, down the hill closer to the ski run. This would lower overall heights, decrease the amount of disturbance, and provide immediate access to the ski run, thus eliminating the need for the people mover.

After direction from the Commission on the site plan staff will return with a detailed analysis of the proposal relative to the site design criteria of the SLO. The Commission should focus their discussion of the site plan on these SLO criteria.

3. Access and circulation
Is there a workable alternative to the access issue? Some additional dialog with the adjacent property owners (Deer Crest) would be helpful in arriving at a shared driveway location.

Currently the access shown is the only legal access to this parcel. This access configuration conflicts with the Deer Valley service area, existing utilities, and existing and future circulation in this area. Staff highly recommends that as part of the review of any changes to the Deer Crest agreement a single access drive be required for both Deer Crest and Mountain View Lodges, with one drive cutting up the slope. Access to this parcel could be located 20-30' to the east of where it is shown.

4. General site layout and architecture
The Commission should discuss the general site layout in terms of density, SLO, and access issues posed above and provide direction on whether this is the best plan possible for this site. By deleting Buildings F and G the applicants were able to address general fire and emergency access concerns to the satisfaction of the Chief Building Official and Fire District. There will be many fire access and building code related conditions on any

final approval at this location. Some of these conditions will effect the choice of exterior building materials.

Architecture is preliminary at this stage. The applicants will return with more detailed architectural plans and elevations once the site plan and building massing issues have been resolved. The applicants will focus their discussion at this work session on the revised site plan. Staff recommends the Commission consider the site plan review criteria of Section 1.13 (f) of the LMC in it's discussion (Exhibit G).

5. Skier circulation (people mover)
Is there a workable alternative to the proposed people mover? With the proposal located in such close proximity to an existing ski run, ski lift, and base lodge, staff does not believe the people mover is a necessary element of this proposal.

VI. STAFF RECOMMENDATION

This item is a work session discussion of the revisions to the Mountain View Lodge Small Scale Master Plan. Staff recommends that the Commission discuss the outlined issues and provide the applicant and staff with further direction on this proposal. Staff will schedule this item for another work session and public hearing once the applicant provides revisions that address all of these concerns.

Staff offers these general items for consideration:

1. A density and massing determination needs to be made with respect to the Sensitive Lands Overlay criteria.

2. Bring building heights down to be compatible with the surrounding neighborhood. End buildings should step down by a floor or more from the middle buildings. Middle buildings may be able to take a little more height given the hill as a back drop.

3. Reduce the overall massing by reducing unit size and/or numbers.

4. Reduce site disturbance by keeping building pads clustered, in individual well broken up and articulated buildings, at the northwest portion of the site. This portion of the site has experienced prior disturbance and is generally less steep.

5. Locate the building pads as low on the hill as possible. There is ample room, given allowable setbacks to pull the buildings closer to the ski run and onto less steep slopes.

6. Provide a ski-out ski run from the project to the base of Burns Lift and eliminate the people mover.

7. Coordinate with Deer Crest for a combined access drive to eliminate unnecessary disturbance and paving.

8. Improve pedestrian connections (summer and winter) from the project to Snow Park Lodge.

9. Discuss architectural detailing, utilities, landscaping, lighting, signs, etc. once a site plan and building volumetrics are agreed upon.

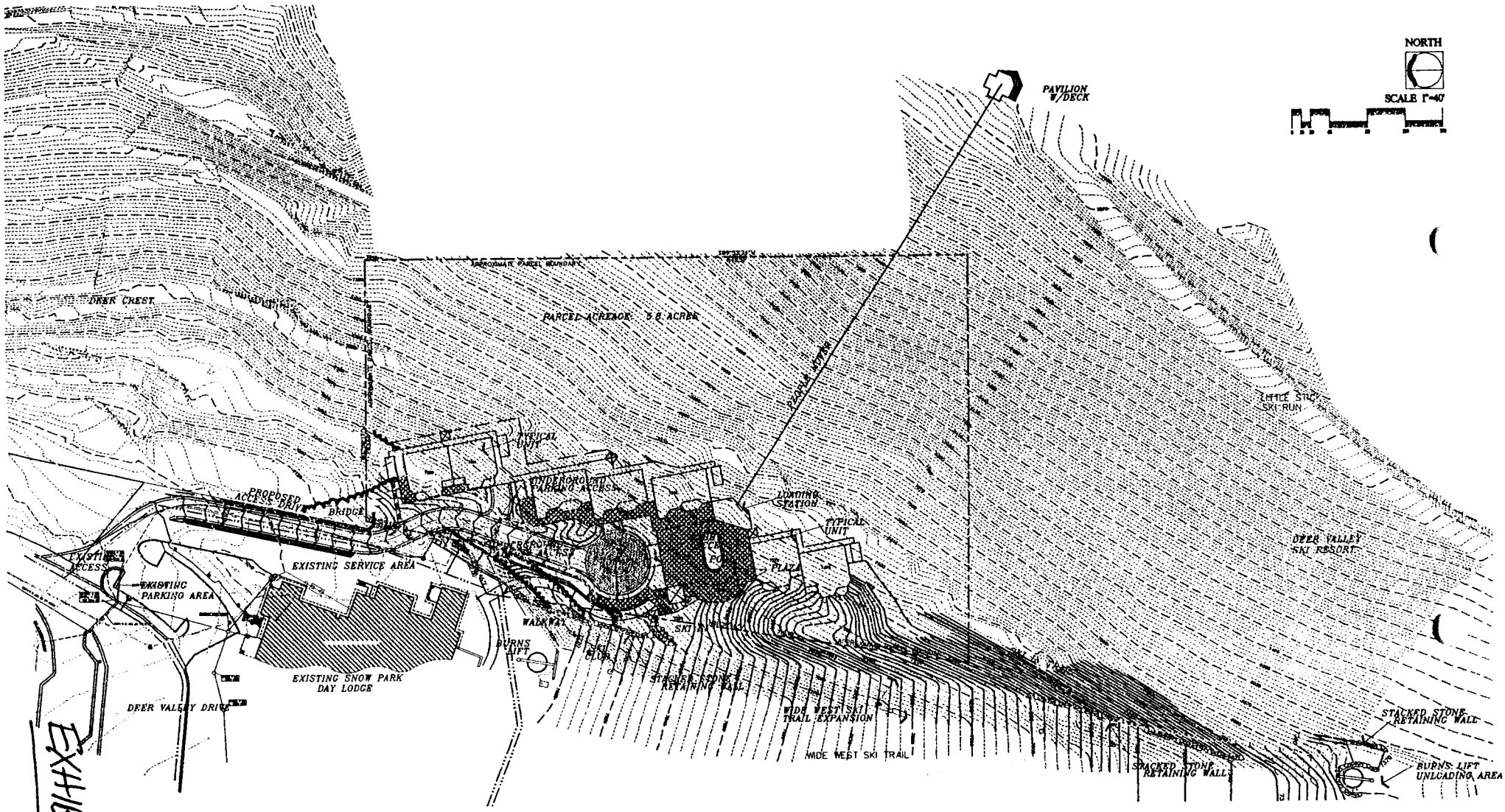


EXHIBIT C

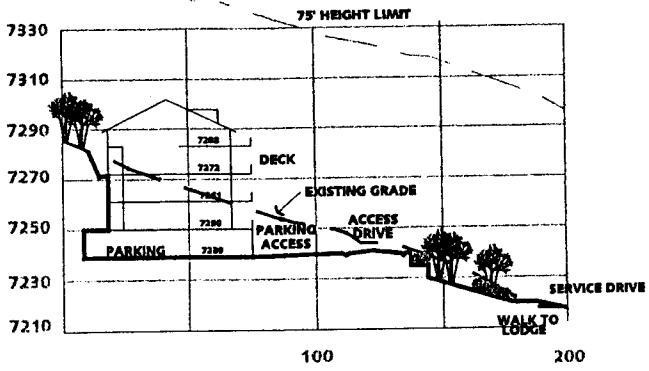
OTTO WALKER architects
2300 Highway 224, Suite C301, P.O. BOX 2672, Park City, Utah 84060 (435)649-8378

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

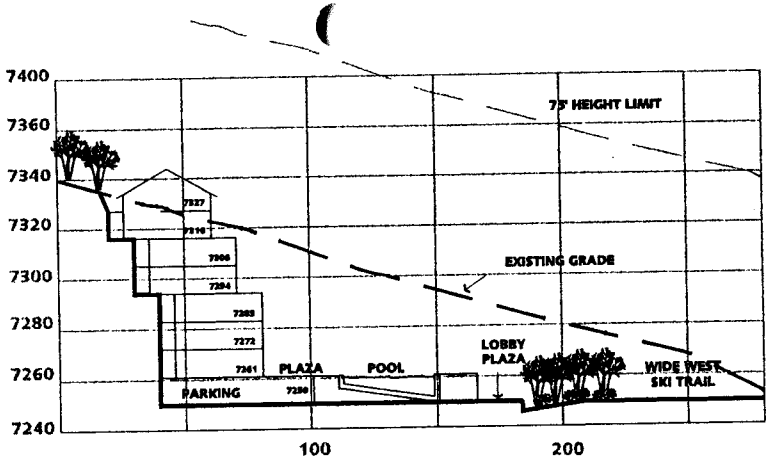
SITE PLAN

CONCEPT 3

MAY 21, 1999
SHEET FOUR

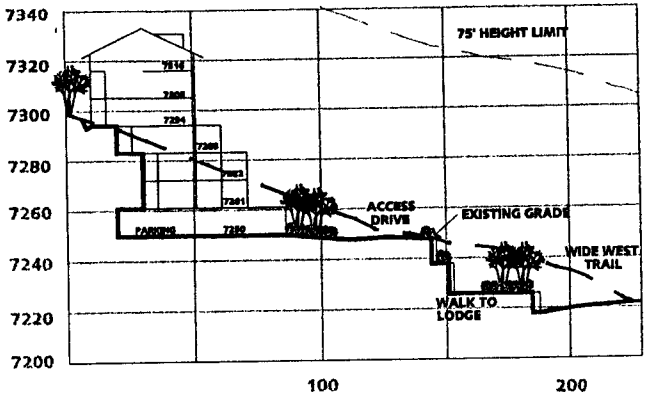


SECTION A



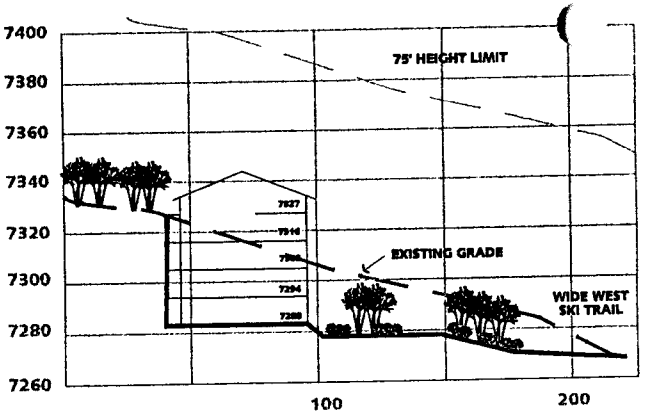
SECTION D

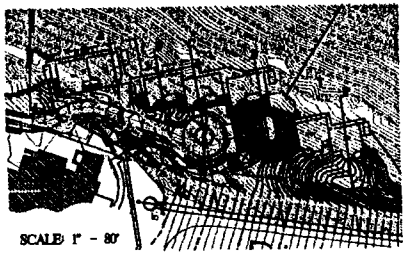
SECTION E



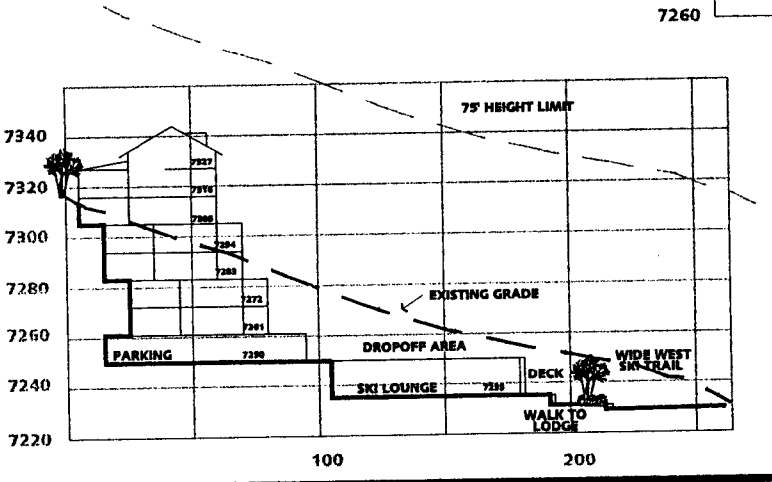
SECTION B

SCALE:
HORIZ: 1" - 20'
VERT: 1" - 20'





SCALE: 1" - 80'



SECTION C

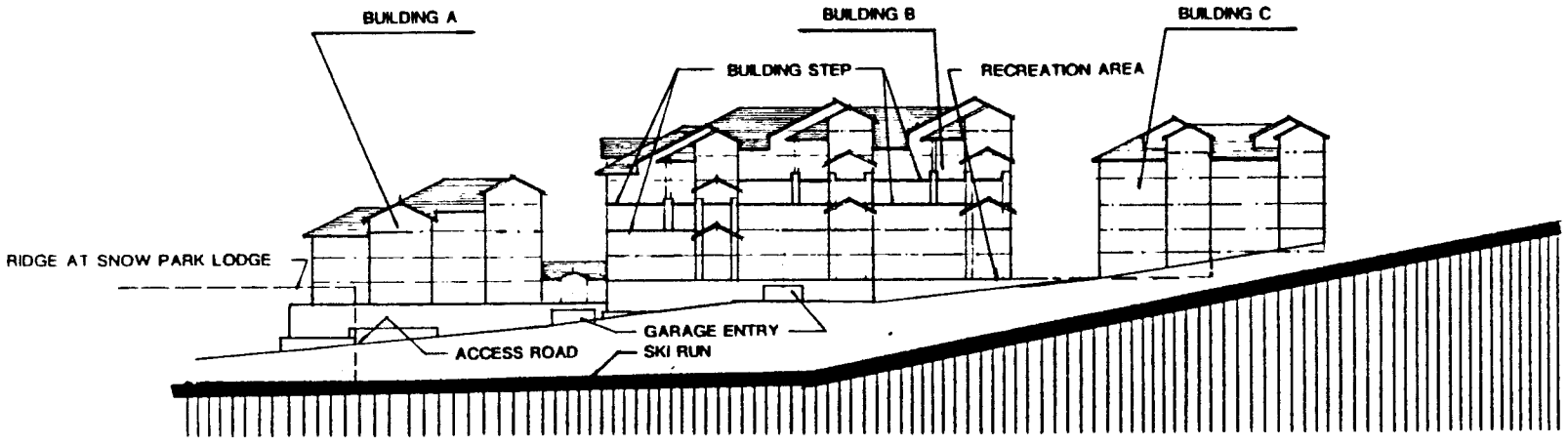
OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-8373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SECTIONS

CONCEPT 3

MAY 21, 1999
SHEET FIFTEEN



OTTO WALKER architects

3200 Highway 224, Suite C201, P.O. BOX 2472, Park City, Utah 84060 (435)649-6773

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

MASSING STUDY/ ELEVATION

CONCEPT 3

MAY 21, 1999
SHEET FOURTEEN

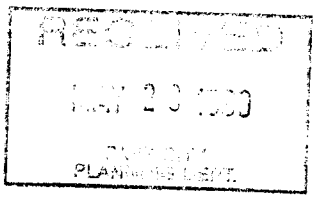


Land Planning ▲ Civil Engineering
Architecture ▲ Governmental Approvals

Date:	# Of Pages: 1	QUICK FAX OfficeMax
To: KIRSTEN W		From: PETE G.
Co./Dept.		Co./Dept. JACK JOHNSON
Fax:		Fax:
Phone:		Phone:
Note:		E-Mail:

SITE TABULATIONS

CONCEPT	1	2	3
BUILDING FOOTPRINT	46,816 ± SF 1.07 Ac	38,928 ± SF .893 AC	39,082 ± SF .896 AC
TOTAL DISTURBANCE	127,136 ± SF 2.92 AC	86,272 ± SF 1.98 AC	79,880 ± SF 1.83 AC
OPEN SPACE	4.56 AC 78.6%	4.73 AC 81.6%	4.69 AC 80.8%



1777 Sun Peak Drive, Suite 200 ▲ Park City, Utah 84098
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THE JACK JOHNSON COMPANY

PARK CITY
1884

PLANNING COMMISSION REPORT

TO: Planning Commission
FROM: Kirsten A. Whetstone, AICP
DATE: April 28, 1999
RE: Mountain View Lodge CUP

I. PROJECT STATISTICS

Project Name:	**Mountain View Lodge CUP**
Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive (southeast of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 42 residential condominium units on 7.787 acres and Subdivision.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Staff Recommendation:	**Work session**

II. BACKGROUND

On March 24 the Planning Commission discussed this proposal for 42 multi-family condominiums on the Snow Park parcel of the Deer Valley MPD (see Exhibits A and B). In the March 24, 1999 staff report the following were outlined as unresolved issues:

1. Density and height of the project relative to the Deer Valley MPD.
2. Applicability of the Sensitive Lands Overlay Ordinance.
3. General site layout, site disturbance, and architecture.
4. Access and pedestrian circulation
5. Skier circulation (proposed people mover)

The Planning Commission discussed the first three items in some detail. They did not focus on the later two items. Of greatest concern to the staff and Commission was the amount of site disturbance and mass (density) of the proposed buildings and incompatibility with the Snow Park Lodge and surrounding residential projects. The Commission generally did not discuss building heights.

Clarification from the legal staff as to applicability of the SLO in terms of both site planning and density was requested. Additional clarification was asked of the legal staff regarding the unusual density range (0 to 42 units) identified for this parcel in the Deer Valley MPD (see Exhibit C- This memo will be sent under separate cover.)

The Commission concluded that the SLO was the appropriate mechanism to reduce the amount of site disturbance, given that strict application of the SLO would allow no development of this site. The Commission pointed out that the site contains sensitive lands (primarily steep vegetated slopes) and the site plan needs to be revised to minimize disturbance of these lands.

III. REVISED PLAN SUMMARY

On April 19 the applicants submitted a revised site plan and architectural elevation. Staff reviewed these plans at a staff review meeting on April 20. The following are the major changes submitted by the applicant:

1. No change in number of units (42 units shown).
2. No change in total massing of units (approx. 103,100 sf plus support areas and underground parking structure).
3. Eliminated Buildings F and G and decreased overall residential building pad area by approximately 14,600 sf.
4. Decrease site disturbance by approximately 17,650 sf (a 14% reduction).
5. Increased building heights to a maximum of 65' from 53' and from an average of 42' to an average of 52'.
6. Moved orientation of people mover and extended it to reach top of peak to access Deer Crest trails.

IV. REVISED PLAN ELEMENTS

Density and Building Massing
There is no change in the actual number of units or total building massing proposed. The applicants still propose 42 units ranging in floor area from 2,100 sf to 3,100 sf. As a result the total building massing has not changed.

Building pad area and site disturbance
The revised plans eliminate Buildings F and G at the southern portion of the site and decrease the residential building pad area by approximately 12,100 sf. Revisions to building pads in the center of the project decreased the building pad area by utilizing

smaller pads broken into individual buildings rather than connected together in one mass. The buildings are approximately 10' higher up the slope. The resulting vertical cuts are 10'-20' greater into the slope for the center buildings, 10' greater to 15' less for the north end buildings, and 15' greater for the south building.

The revised plans decrease overall residential building pads by roughly 14,600 sf and decrease overall site disturbance by approximately 17,650 sf (a 14% reduction). Approximately 65-70% of the parcel remains undisturbed. Essentially everything west of the buildings is disturbed, although portions west of the patio, driveway, and ski slope will be re-vegetated and landscaped. These areas generally will be included in the total open space area which is shown at greater than 70%.

Building Height

Revised plans show a net increase in maximum building heights of 0' to 27' for the various buildings. Maximum heights are increased from 53' to 65' with average building heights increasing from 42' to an average of 52'. Revised maximum heights range from 38' for Building E to 65' for Building A. Previously the heights were generally 30' to 53'. The following table identifies the revisions to building height:

Comparison of Building Heights

Vertical distance from grade for Buildings A-G	**A**	**B**	**C**	**D**	**E**	**F**	**G**
Ht. to roof peak- Old Plan	53'	30'	50'	43'	30'	45'	43'
Ht. to roof peak- New Plan	65'	57'	55'	43'	38'	na	na
Difference old/ new	+12'	+27'	+5'	0'	+8'	na	na
Ht. to flat roof- Old Plan	50'	27'	45'	40'	25'	40'	40'
Ht. to flat roof- New Plan	55'	47'	45'	33'	28'	na	na
Difference of new and old	+5'	+20'	0'	-7'	+3'	na	na
Ht. of front facade (without stepping)- Old	55'	65'	45'	55'	50'	65'	55'
Ht. of front facade (overall)*- Old	55'*	65'*	75'*	70'*	50'*	65'*	55'*
Ht. of front facade portion without stepping - New	65'	65'	45'	35'	65'	na	na
Ht. of front facade (overall)*- New	65'*	65'*	105'*	95'*	85'*	na	na

*These are overall heights from finished grade to roof peak. These heights include stepping, ie. Building C's front facade rises 20' steps 20', rises 10' steps 25', rises 45' steps 10', rises 20' steps 10', rises 10' for an overall height from finished grade of 105', with a prominent facade height of 45' without stepping. Maximum height ie. existing grade to peak of roof, is 55' for this building. This information comes from the preliminary building sections submitted with the original and revised plans (see attached Exhibit D).

People mover
The location and orientation of the proposed people mover has been revised to start south of Building E and end at the ridge above the Little Stick ski run. This new alignment is more vertical than the previous which somewhat traversed the slope to a point lower on the Little Stick run. The new alignment allows skier access to the Deer Crest ski trails where the previous one did not. The applicants have not provided many details about this people mover, other than that it is at grade and operates like an elevator. This element is at the request of the Deer Valley ski resort.

V. ISSUES FOR DISCUSSION

1. Deer Valley MPD density and height allocation
Is the proposed density appropriate for this site? Does the overall site plan and project warrant the maximum density allowed by the Deer Valley MPD? Are the proposed heights compatible with the Snow Park Lodge area? Is it more appropriate to locate a portion of this building mass to the flat Parking Lot parcels? Does the existing slope create an adequate back drop behind the buildings to absorb the increased building heights? Are the height variances supported by Section 10.9(f) of the LMC? Please refer to the legal department's protected memo regarding options for a density determination.

The overall massing of this proposal is a function of the large floor area of these units. While 42 units at 1,500 sf yield a building massing of 63,000 sf, the proposed 42 units ranging in area from 2100 sf to 3100 sf, yield a total massing of 103,100 sf. (a 39% increase in building mass). The apparent incompatibility of this proposal is a function of both the amount of site disturbance and the overall building massing and heights. Smaller units clustered at the north end of the site would reduce the amount of site disturbance and decrease overall massing and heights.

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To what extent should the SLO site design criteria apply? Does the proposed plan adequately address, at a minimum, the Design Standards and Vegetation Protection Regulations outlined in the Appendices A and B (Exhibit F)? Are additional mitigation measures appropriate? Please refer to the legal department's protected memo for options on application of the SLO.

By clustering the units on the northwest portion of the parcel the applicants have reduced the amount of site disturbance by 17,650 sf. This represents a 14% reduction in disturbance from the previous plan. Approximately 70% of the parcel remains undisturbed with the new plan. By clustering the units away from the southern portion of the site the applicants have preserved more of the previously undisturbed land. Much of the northwest portion has been previously disturbed with road cuts, trails, mining exploration, and vegetation removal.

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Is there a workable alternative to the access issue? Some additional dialog with the adjacent property owners (Deer Crest) would be helpful in arriving at a shared driveway location.

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5. Skier circulation (people mover)
Is there a workable alternative to the proposed people mover? With the proposal located in such close proximity to an existing ski run, ski lift, and base lodge, staff does not believe the people mover is a necessary element of this proposal.

VI. STAFF RECOMMENDATION

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Staff offers these general items for consideration:

1. A density and massing determination needs to be made with respect to the Sensitive Lands Overlay criteria.

2. Bring building heights down to be compatible with the surrounding neighborhood. End buildings should step down by a floor or more from the middle buildings. Middle buildings may be able to take a little more height given the hill as a back drop.

3. Reduce the overall massing by reducing unit size and/or numbers.

4. Reduce site disturbance by keeping building pads clustered, in individual well broken up and articulated buildings, at the northwest portion of the site. This portion of the site has experienced prior disturbance and is generally less steep.

5. Locate the building pads as low on the hill as possible. There is ample room, given allowable setbacks to pull the buildings closer to the ski run and onto less steep slopes.

6. Provide a ski-out ski run from the project to the base of Burns Lift and eliminate the people mover.

7. Coordinate with Deer Crest for a combined access drive to eliminate unnecessary disturbance and paving.

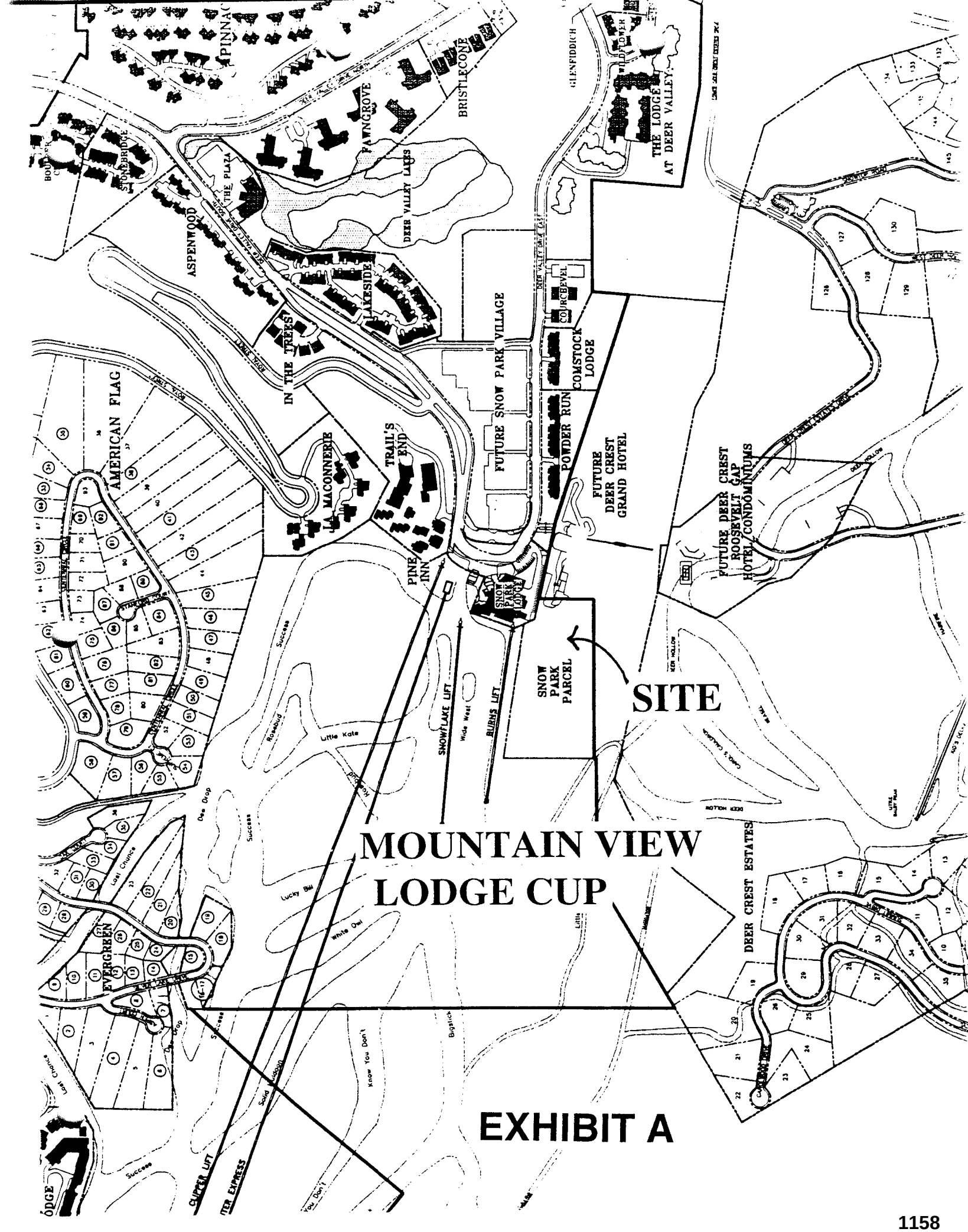
8. Improve pedestrian connections (summer and winter) from the project to Snow Park Lodge.

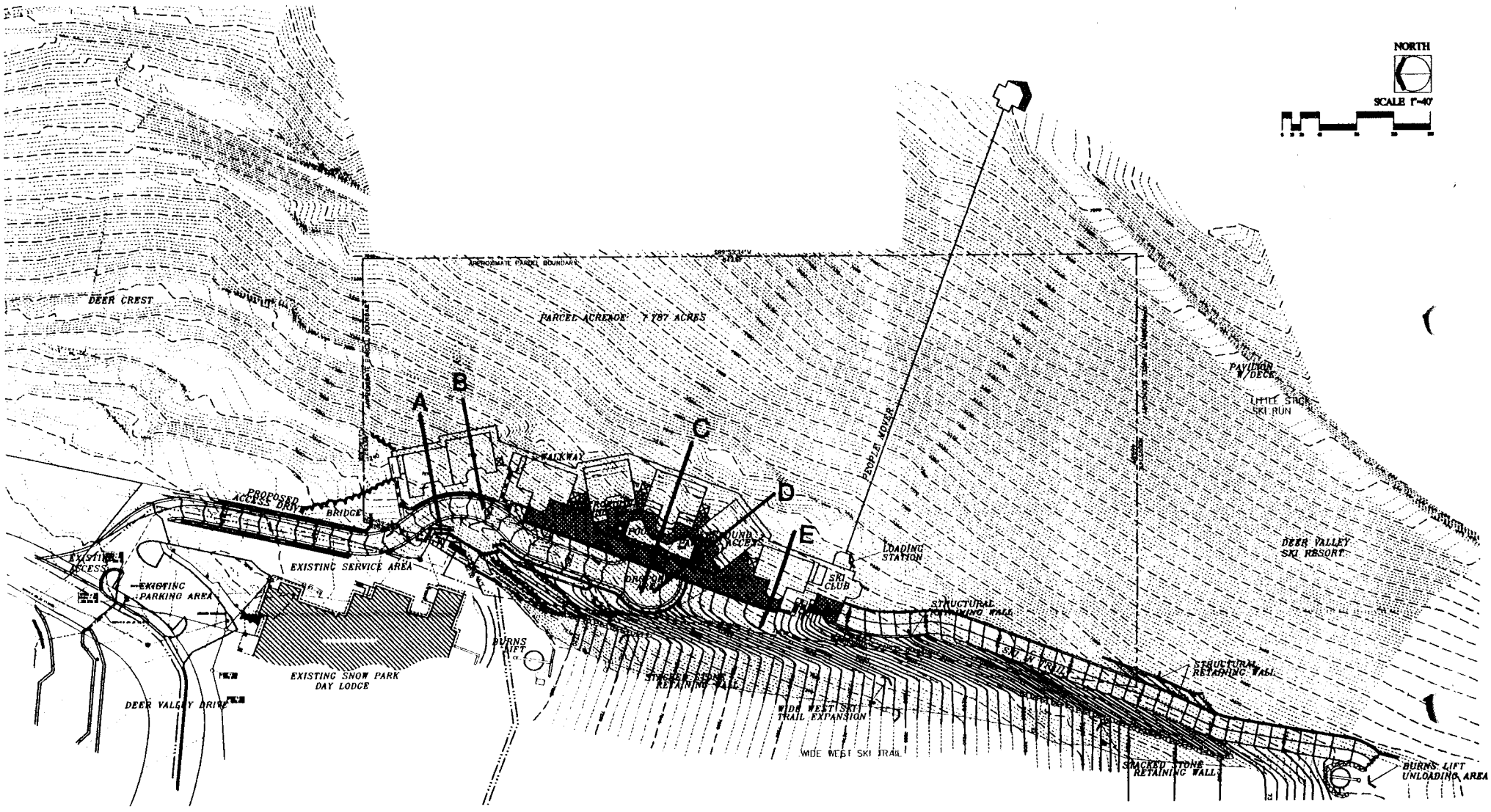
9. Discuss architectural detailing, utilities, landscaping, lighting, signs, etc. once a site plan and building volumetrics are agreed upon.

VII. EXHIBITS

A. Vicinity Map, Site Plans
B. March 24, 1999 staff report and Planning Commission minutes
C. Memo from City legal staff (to be submitted under separate cover)
D. Building Sections- Old and New
E. Variations to Height Requirements (Section 10.9 f of the LMC)
F. Appendices A and B of the Sensitive Lands Ordinance
G. CUP review criteria (Section 1.13 f of the LMC)

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SITE
MOUNTAIN VIEW
LODGE CUP
SNOW PARK PARCEL
FUTURE SNOW PARK VILLAGE
FUTURE DEER CREST GRAND HOTEL
FUTURE DEER CREST ROOSEVELT GAP HOTEL CONDOMINIUMS
DEER CREST ESTATES
THE LODGE AT DEER VALLEY
ASPENWOOD
LAKESIDE
IN THE TREES
LA CONNERIE
TRAIL'S END
PINE INN
COMSTOCK LODGE
POWDER RUN
AMERICAN FLAG
EVERGREEN
FAWNGROVE
BRISTLECONE
THE PLAZA
DEER VALLEY LAKES
SNOWLAKE LIFT
BURNS LIFT
SUPPER LIFT
EXHIBIT A

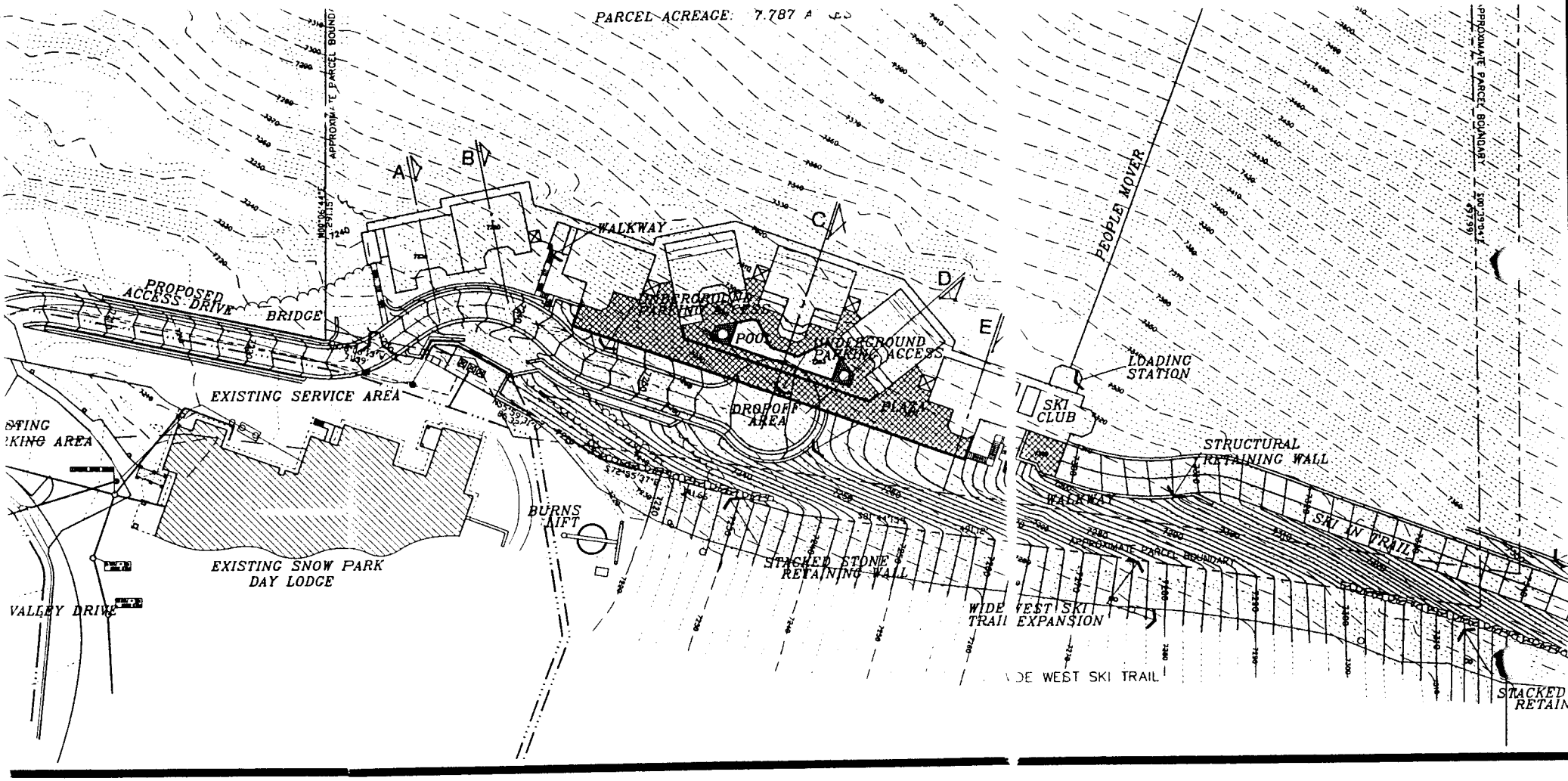


OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN
REVISED

APRIL 20, 1999
SHEET FOUR



BOX 2672, Park City, Utah 84060 (435)649-6373

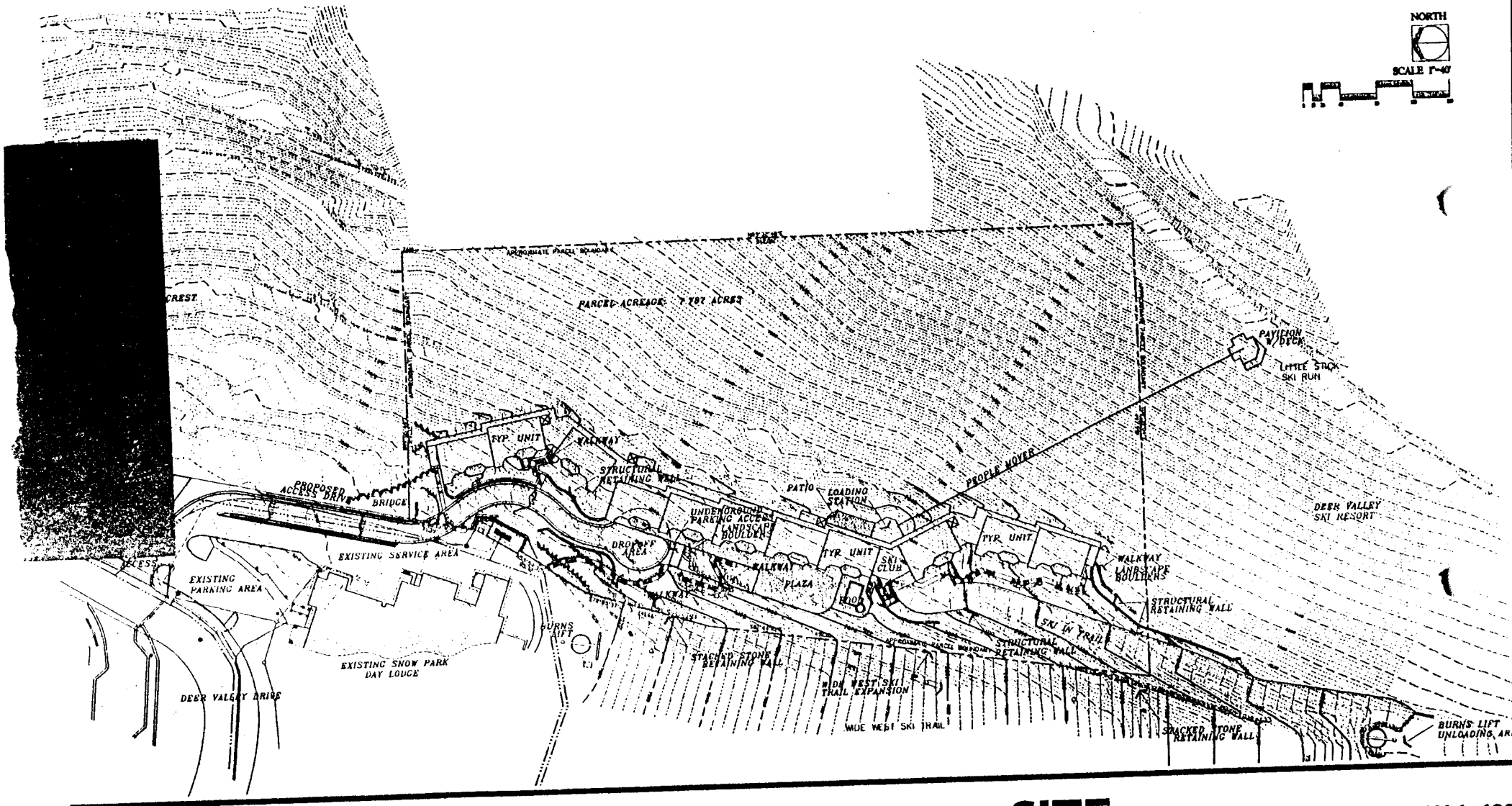
MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

4.20.99 (Revised)

1160

RECEIVED
FEB 05 1999
PARK CITY
PLANNING DEPT.



OTTO WALKER architects

3200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6873

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

FEBRUARY 1, 199
SHEET FOUR

OLD

1161

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

MOUNTAIN VIEW LODGES →

← DEER CREST →

DEER CREST
RITZ-CARLTON
GRAND LODGE
MOUNTAIN LIVING AT ITS VERY BEST
IN THE HEART OF DEER VALLEY

DEER CREST

[redacted]

PARK CITY
1884

PLANNING COMMISSION REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: MARCH 24, 1999
RE: MOUNTAIN VIEW LODGE CUP

I. PROJECT STATISTICS

Project Name:	**Mountain View Lodge CUP**
Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive (southeast of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 42 residential condominium units on 7.787 acres and Subdivision.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Project Planner:	**Kirsten Whetstone**
Staff Recommendation:	**Work session introduction of project and review of staff issues and concerns**

II. BACKGROUND INFORMATION

Site description

The 7.8 acre partially wooded site is located southeast of Snow Park Lodge and the Wide West ski trail at Deer Valley (**Exhibit A**). Access to this site is gained from an easement granted by Deer Valley Resort off of Deer Valley Drive. The site is identified in the Deer Valley Special Exception Permit (Seventh Amended) as the Snow Park Lodge/Multi-

EXHIBIT B

Family parcel. The site is currently vacant and undeveloped, with the exception of an existing dirt road and single track bike trail. Existing vegetation is primarily aspen trees and scrub oak. No surface mines or shafts were discovered on this site, although subsurface tunnels and shafts may be present. The property has not been legally subdivided, therefore a request for a one lot subdivision plat is included as part of this application. The parcel's legal description is attached as **Exhibit B**.

Adjacent property

Property directly to the west is owned by Deer Valley Resort and is the site of the Burns Lift and Wide West ski trail. A request to regrade and widen this ski trail by approximately 50 feet is included in this application. Land to the south is also part of the Deer Valley Resort. Land to the north and east is owned by the Deer Crest properties. Staff has begun to review preliminary plans for two Deer Crest projects in this area (**Exhibit C**). These projects will also be discussed at this work session (see packet for additional information).

Department Review

This request was reviewed by the city staff interdepartmental review team on February 16, 1999. A letter outlining staff concerns was forwarded to the applicant on March 3, 1999.

Deer Valley Master Plan

This parcel is one of four Deer Valley Master Planned parcels that are listed in the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit (April 14, 1993) as having a development range. The density range for this parcel is 0- 42 units. The height range for this parcel is 28'-75'.

III. PROJECT DESCRIPTION

The applicant, Mark Walker of Otto-Walker Associates, representing Deer Valley Resort Company and Black Diamond Capital Corp., requests approval of a Conditional Use Permit (CUP) for a 42 unit residential condominium development on a 7.8 acre site. Development plans include eleven 3,000 square feet (sf) penthouse units, five 3,100 sf townhouse units and twenty-six 2,100 sf flats, a lobby/check-in area, health club and outdoor pool for residents, guest locker/skier lounge area, and a people mover system. Approximately 94 parking spaces are provided in an underground parking structure.

Access to the site is gained by an easement over the existing service entry and drive to Snow Park Lodge off of Deer Valley Drive, splitting into a separate access drive and traversing a slope at a 10% grade east of and above the existing Deer Valley Resort service and employee parking area, and continuing up to the Mountain View parcel via a proposed bridge. This access drive leads directly to a lobby area and underground

parking structure. Elevators through-out the development, from the parking structure to the highest floors, provide accessibility to each unit.

Mountain View Lodge consists of 5 separate buildings connected by underground parking and open pedestrian walkways and plazas. Approximately 70% of the site is proposed as open space. Approximately 95% of this parcel has a 30% or greater slope. Given the steep slope of this parcel, the buildings are proposed to be set into the hill side along the western property line, stepping up the slope in a linear fashion along the ski trail. The upper (southern) most buildings are approximately 700 feet from the northern most buildings. Building heights range from 40' to 45' from existing grade to the peak of the roof. The plans show 115' of elevation change from the roof ridge of the lower (northern) buildings to the roof ridge of the upper (southern) buildings.

Pedestrian access to Snow Park lodge is proposed near the base of the Burns Lift. A ski-home trail is proposed to take residents from the top of the Burns Lift to the ski locker/ski club area. An at-grade people (skier) mover elevator is proposed to carry skiers up to the Little Stick Run.

IV. ANALYSIS

On March 3, 1999, staff sent a letter to the applicant outlining both the larger issues and the many other details that need addressing. We met with the applicant on March 11 to discuss staff's letter. The applicant submitted a follow-up letter addressing some of staff's initial questions and concerns. This letter and additional written material is attached as **Exhibit D**.

As with all Conditional Use projects reviewed in Park City, there are ultimately many details, such as utilities, lighting, architectural materials and detailing, signs, snow storage, snow release hazards, service, ADA requirements, final grading and landscaping, trails, pedestrian and skier amenities, etc. which need to be addressed before a project can be granted final approval.

There are also issues which need to be addressed prior to looking at these details. Staff recommends that the Commission discuss these issues, outlined below, in the context of the Deer Valley MPD, the Land Management Code, and potential future development in the Snow Park vicinity. Planning Commission issues for discussion include:

1. **Deer Valley MPD density and height allocation**
2. **Sensitive Lands Overlay, extent of applicability**
3. **Access and circulation**
4. **General site layout and architecture**
5. **Fire protection mitigation**
6. **Skier circulation (people mover)**

1. Deer Valley Master Planned Development

This parcel is one of four Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit (previously known as a Special Exception Permit with a title change in 1993 to be consistent with language in the current LMC) parcels that are listed as having a development range. In the MPD permit document (April 14, 1993), this parcel is referred to as the Snow Park Lodge/Multi-Family parcel. A listing of those four parcels is attached as **Exhibit E**. According to the MPD permit document, Deer Valley is allowed a "menu" of sorts with ranges of density and heights permitted on these four separate parcels. No parcel may exceed it's allotted range and there can be no more than a total of 263.5 units on these four parcels.

Density

The MPD permit document states that "density above the minimum shown for parcels (is) to be determined by site specific review of project plans." It further states in Section E (page 5) that prior to sale the Permittee will submit, for Planning Commission approval, a site specific plan for construction on the parcel of a number of units not greater than the maximum number designated for the parcel. In addition, the Permittee shall request establishment of building site conditions with relation to the parcel. Additionally, the Deer Valley MPD permit document states the following:

> ... Permittee or persons acting on its behalf shall file a completed application form supported by the information set forth in Section 10.6 of the Code (LMC)... The procedure for the approval or disapproval of any site specific plan shall be based upon the conditional use procedure policy of the Commission in effect on the date the application for approval is submitted... The Commission will review and approve, or disapprove, the site specific plan with respect to the overall concept and operational characteristics of the Project and as to the terms, covenants and conditions of this Permit and the Agreement. The number of Units so decided shall not be less than the minimum nor more than the maximum number applicable to the parcel as set forth on Exhibit 2 and shall thereafter be the authorized density for the parcel.

A copy of Sections 10.6 - 10.9 of the LMC is included as **Exhibit F**.

Approved density range for the Snow Park Lodge/Multi-Family parcel is 0 to 42 units. The applicant is requesting the maximum of 42 units for this parcel.

To date, 14 units have been constructed at the South Multi-Family parcel (known as In-the Trees) and the three remaining Deer Valley Community parcels with density ranges are undeveloped. A total of 249.5 units remains to be developed on the remaining three parcels, that include the parcel under review and two parcels currently used for parking..

In making a determination of site specific density for this parcel, staff is reviewing the proposal against the review criteria for MPD's outlined in Section 10.9 of the Land Management Code as well as considering whether this location is appropriate for this level of density, given density allotments in the Snow Park area.

Using review criteria of Chapters 10 and 15 of the LMC, the Commission should discuss whether the current proposal is the best site plan possible and if the overall project warrants the maximum density of 42 units. The Commission should discuss impacts of density built into a relatively steep hill side versus impacts of density transferred to the available Snow Park parking lot sites. Staff is pursuing additional information from Deer Valley on the implication that more density into the hill will translate into more open space on the parking lot sites.

Building Height

Approved building heights for this parcel range from 28' to 75' (with an additional 5' for a pitched roof). Proposed building height is 35' to 40', plus an additional 5' for the pitched roof design, for a total height range of 40' to 45'. Staff asked the applicant to explore an alternative plan keeping the units clustered closer to the turn around and perhaps utilizing additional height. The applicant and Deer Valley Resort expressed concerns about increasing the height of the buildings, preferring to keep the proposed layout.

2. Sensitive Lands Overlay

The Sensitive Lands Overlay zone applies to this parcel. According to the Deer Valley MPD permit document (page 6) :

> For projects within the Deer Valley Large Scale Master Planned Development the density limitations of the Sensitive Area Overlay Zone do not apply because the Master Planned Developments approved prior to adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

Approximately 95% of this site has a 30% or greater slope. The areas that are less than 30% slope, thus deemed developable according to the SLO, are interspersed pockets of level land or roads/trails disconnected throughout the parcel. Strict application of the site planning standards, including remaining a minimum of 50' from a 40% slope, renders the entire site as undevelopable according to the SLO. As photocopies of the original topographic survey are illegible, staff will provide a slope analysis exhibit for your review at the work session.

The Commission should discuss the extent of applicability of the Sensitive Lands Overlay to this proposal. At a minimum, Appendix A-Design Standards and Appendix B-Tree/Vegetation Protection Regulations apply (see **Exhibit G**). The SLO document states the following (page 4):

> There are a number of existing, valid Master Plans which have been approved. Requests for site specific approval for parcels within Large Scale Master Plans which are located within the Sensitive Area Overlay Zone shall be required to go through the Sensitive Lands Analysis *(for identification of sensitive lands, such as wetlands, streams, ridge lines, steep slopes, etc.)* and the development will be required to be placed on the least sensitive portion of the parcel. In general, the site design criteria shall apply to these proposals.

3. Access and circulation

Staff has identified the proposed access drive as a concern. Given the location and potential for conflicts with day skiers, Deer Valley Resort employees, and a future access drive for Deer Crest staff has asked the applicant to approach the adjacent property owner to see if there is any potential for a shared drive at this location. A shared drive would reduce the conflicts and significantly reduce the amount of paved area at the entrance to these projects. The applicant has not been successful to date in working out an acceptable agreement with Deer Crest (see letters in **Exhibit D**). As pointed out in the letter from Deer Valley, the proposed access drive is the only existing legal vehicular access to this parcel.

4. General site layout and architecture

Staff has general concerns about the site layout and architecture (see reduced plans attached as **Exhibit H**). The concerns generally are a result of the perceived visual impact of the proposal from Deer Valley Drive and amount of site disturbance. Staff acknowledges that at least 70% of the site can be considered open space, and that relative to the top of the slope to the east, this proposal is well contained to the toe or base of the slope.

There are also fire and emergency concerns with the southern 12 units (see the next item). The existing layout is linear in nature, making building massing and articulation important in reducing overall impacts. Staff requested the applicant provide a visual analysis of this proposal to better understand the impacts of this site layout. The visual analysis will be presented by the applicant at the work session.

Staff has asked the applicant to break up roof lines of the middle building, provide more overall building articulation, less repetitive roof forms, propose building material differentiation for added interest, and soften some of the vertical rock walls with different materials and landscaping. The applicant indicated that they are working on the visual analysis as well as building modifications to accomplish the goals of minimizing

disturbance, limiting building height, and maintaining a low project profile with buildings set into the hillside and stepping up the slope.

The applicant is also working on several perspective drawings to better convey the architectural detailing, articulation, stepping, breaks, etc. which when compressed into a flat elevation drawing are all but lost. In studying the building cross sections staff determined that the roof-line steps up the hill in 10'-25' increments with a total ridge elevation difference of almost 115' from the north to south building. Deer Valley Development has worked with the applicant for the past 6 months to a year to develop an architectural concept that is consistent with their own internal design guidelines. Staff was not included in the preliminary discussions.

5. Fire protection mitigation

The Chief Building Official, Ron Ivie, expressed concerns regarding fire protection and emergency access for the southern most buildings (approximately the southern most 12 units). These units and buildings exceed the minimum 150' distance from a legal fire access drive. Ron requested a fire and emergency management and mitigation plan be submitted for his and the Fire District's review and approval. If the mitigation plan can not be approved these approximately 12 units will need to be deleted from the proposal.

6. Skier circulation (people mover)

Staff has concerns about the proposed at-grade people mover (funicular type elevator) that provides "ski-from" access to Deer Valley Resort at the Little Stick Run. Staff is concerned about visual impacts and unnecessary site disturbance of the slope. There appear to be other less intrusive options for the relatively low numbers of skiers that this people mover would serve. Staff does not believe the 42 units will generate such a large number of skiers at the AM peak between 9 and 11 that some accommodation by Deer Valley Resort could not result in a better solution. Given that this proposal is essentially slope-side and a short walk or ski from Snow Park lodge, staff recommends that the applicant take another look at this aspect of their skier circulation plans.

V. ISSUES FOR DISCUSSION

1. Deer Valley MPD density and height allocation

Is the proposed density appropriate for this site? Does the overall site plan and project warrant the maximum density allowed by the Deer Valley MPD?

2. Sensitive Lands Overlay, extent of applicability

To what extent should the SLO site design criteria apply? Does the proposed plan adequately address at a minimum the Design Standards and Vegetation Protection

Regulations outlined in the Appendices (Exhibit G)? Are additional mitigation measures appropriate?

3. Access and circulation

Is there a workable alternative to the access issue? Some additional dialog with the adjacent property owners (Deer Crest) would be helpful in arriving at a shared driveway location.

4. General site layout and architecture

Discuss the general site layout in terms of density, SLO, and access issues posed above and provide direction on whether this is the best plan possible for this site. If the applicants are unable to address fire and emergency access concerns, to the satisfaction of the Chief Building Official and Fire District, then the southern most 10-12 units would be deleted.

5. Skier circulation (people mover)

Is there a workable alternative to the proposed people mover?

VI. STAFF RECOMMENDATION

This item is an introduction to the Mountain View Lodge Small Scale Master Plan request. Staff recommends that the Commission discuss the outlined issues and provide the applicant and staff with further direction on this proposal. Staff will schedule this item for another work session and public hearing once the applicant provides revisions that address these concerns.

VII. EXHIBITS

A. Vicinity Map
B. Legal Description
C. Deer Crest Overview Map
D. Applicant's letter and other written material
E. Exhibit 2 of the Deer Valley MPD
F. Sections 10.6- 10.9 of the LMC
G. Appendices A and B of the Sensitive Lands Overlay
H. Reduced Plans

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Commissioner Hier asked if the facility is considered a city or regional post office. Mr. Christensen replied that it is a city post office servicing two ZIP codes of Park City.

Commissioner Erickson requested for the next meeting that the plans show the larger picture of the Snow Creek master plan in context with the Post Office as well as the requested explanations on transportation.

2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Whetstone reviewed the proposal for the Snow Park parcel at Deer Valley for 42 condominium residential units on 7.8 acres. The site is located south and east of the Snow Park Lodge, and she provided a slope analysis of the site. The proposal is for a configuration of several buildings with parking provided underground and proposed heights ranging from 40 to 45 feet. The Staff identified five issues that warrant discussion prior to discussing details: density and height, the sensitive lands overlay and its applicability to the site, access and circulation, the general site layout, and skier access.

Mark Walker, representing the applicant, gave a brief introduction to the project and explained some of the design objectives and goals. The project will consist of 43 units located next to Snow Park Lodge on the east side of the hill. Each unit is designed with a lock-out potential for rental purposes. The main units are 26 flats at 2100 square feet with two bedrooms and a guest bedroom lockout. Also proposed are 11 penthouse units with a 2100-square-foot flat and an additional 1000-square-foot master bedroom suite on the upper level. The remaining five units are townhouse units, 2100 square-foot flat with an additional 1000-square-foot basement where the site slopes away from the buildings. He noted that access to the project is on an easement granted from Deer Valley off of the existing service drive for the Snow Park Lodge. The driveway will be widened to make it accessible for traffic, and their own driveway will split off the service drive and ramp up the hillside into the parcel. This is the only access into the site, and it will go into a turnaround area which enters the underground parking structure containing 95 parking stalls. Mr. Walker noted that the principal orientation of the units on the hillside is linear in nature. All units are oriented toward the Deer Valley ski trails, and the design is a single loaded concept so every unit has a view toward the ski trails. The building contains a limited amount of common space and utilizes the Snow Park Lodge for the restaurant and amenity package. In addition to the 42 units, the building will contain a check-in lobby area, health

spa, outdoor pool, a manager's apartment, and a common area with ski lockers.

Mr. Walker noted that the site allows 42 units of density and up to 75 feet of height. The proposed concept is well below 75 feet because they do not want to impose the height in the proximity of Snow Park Lodge and Snow Park Village. He noted that compatibility is a big issue in the area. The site is very visible, and the intent is to blend into the hillside. The height is kept to 40-45 feet. They are working on an agreement with Deer Valley to negotiate ski access. Currently, the acceptable ski access for Deer Valley is through a funicular people mover which takes people from the back of the building and up the hillside to the Little Stick ski trail. The ski-in access comes back above the top unloading terminal of the beginner lift. Mr. Walker presented a rendering showing compatibility with adjacent projects, stepping of the building into the hillside, the view of the building from the Deer Valley ski trail, and how the building stays below ridgeline views and the allowed height.

Commissioner Larson clarified that this site can contain 0 to 42 units and, according to the Deer Valley MPD, they can occur elsewhere in Snow Park if they do not occur here. Mr. Walker replied that he was correct. He explained that part of the design process is working with Deer Valley to achieve mutual agreement on design, site planning, and architecture of this building.

Given that the Deer Valley Master Plan has assigned density and specifically excludes the Sensitive Lands Overlay, Commissioner Hier was unclear as to what needs to be determined regarding density. Planner Whetstone replied that the Deer Valley Master Plan allows a certain amount of density at Snow Park. It allocates density ranges, and if all the parcels were to meet the upper range, total units would be more than allowed. A density determination must be made on each parcel based on site-specific design and conformance with the Land Management Code.

Chair O'Hara noted that the Deer Valley MPD states that the Sensitive Lands Overlay does not apply, but portions of sensitive lands do apply. He asked City Attorney Mark Harrington for clarification so they could determine how much or how little they can use the Sensitive Lands Overlay to impact the site. Mr. Harrington explained that the limits of disturbance, vegetation protection, and building design standards apply, and the Planning Commission can apply these provisions to the site design. He noted that the site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Site

planning standards can be applied, but they are intertwined with the density standards in certain sections of the Sensitive Lands Overlay, and he would have to go through step by step to determine which standards apply.

Chair O'Hara stated that it appeared that, if Sensitive Lands standards were applied, there would be no development on this site. Mr. Harrington replied that the site planning standards will be applicable. Whether that would leave any development is unclear. They need to be sure that the intent of what was written complies with the Sensitive Lands Ordinance and the densities attributed to this property.

Commissioner Larson asked if the vested density is 0 to 42 units or if it is closer to the takings law where, if they reduce the number to some extent, they have reduced the vested density. Mr. Harrington replied that the question is an uncharted area for this special exception permit, and he was unsure how to answer. He offered to provide a legal opinion after he has an opportunity to review the documents.

Commissioner Hays referred to the statement that site planning standards can be applied to the extent that they do not specifically reduce density. She noted that there is no vested density, so density is overall in the MPD. The density from this parcel can be moved to other pieces, and if there is no development on this parcel, she did not believe they were reducing density for the overall special exception permit. Mr. Harrington replied that she was correct.

Commissioner Hier asked Bob Wells, a representative from Deer Valley, to comment on the intent when the section regarding 0 to 42 units was written and the transferability of density.

Mr. Wells replied that he was not working for Deer Valley at the time this was written. He explained that three sites that have a vested density of approximately 250 units. This site is coming first and saying zero means that 250 applies to the parking lot parcels. Mr. Wells believed the reason for the zeros was to require the site specific plan approach due to the nature of the parcels, which was the reason for breaking these parcels out with a range as opposed to the other parcels with fixed density assignments. He stated that Deer Valley believes the base of the hillside would be a more fitting place for this amount of development rather than increasing density on the flats of the parking lots.

Commissioner Hier felt it was easy to understand from an economic standpoint how putting the majority of units in a ski-in, ski-out mode would maximize the value of the property. He believed they would overshadow Silver Lake Lodge. While zero is probably not the correct number, a number ,between 0 and 42 would be more acceptable. He favored a reduction in overall density.

Commissioner Larson realized that, if density is moved from this parcel, it will show up somewhere else. He did not believe it was in the public's best interest to have 42 units on this site, and a portion of the density would more properly be sited in the Snow Park Village area. He used Sensitive Lands as his rationale based on the fact that it would preclude development on the site. To him, that meant this was a sensitive area that should be protected. Reducing density in this area and moving it to the Snow Park Village area would make sense.

Chair O'Hara felt this was a negotiating game, and the number they arrive at might not pave the way for the applicant. He commented that the Commission will make its determination of what will work in terms of density. He stated that he understood from the comments that they would be applying Sensitive Lands in some way which will reduce the ability to build. He intends to leave the matter in Mr. Harrington's hands to provide information on the best way to do this. He agreed that the Planning Commission would be applying Sensitive Lands in an effort to protect the land, not just because they feel like reducing density.

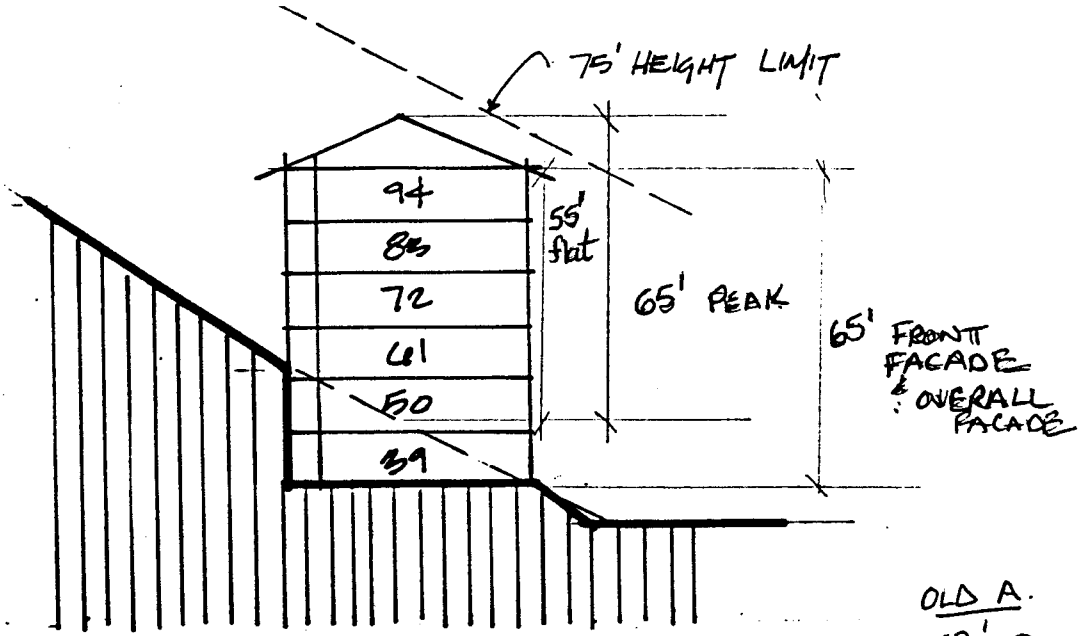
The Planning Commission concurred that it was best to leave the remaining issues for discussion until Mr. Harrington has had an opportunity to provide a legal opinion on applying Sensitive Lands to this project.

Commissioner Hays stated that she was not convinced that the site plan works. It would cause maximum disturbance, and the density is better suited elsewhere in the MPD.

WILL BE SUBMITTED UNDER SEPARATE COVER

EXHIBIT C

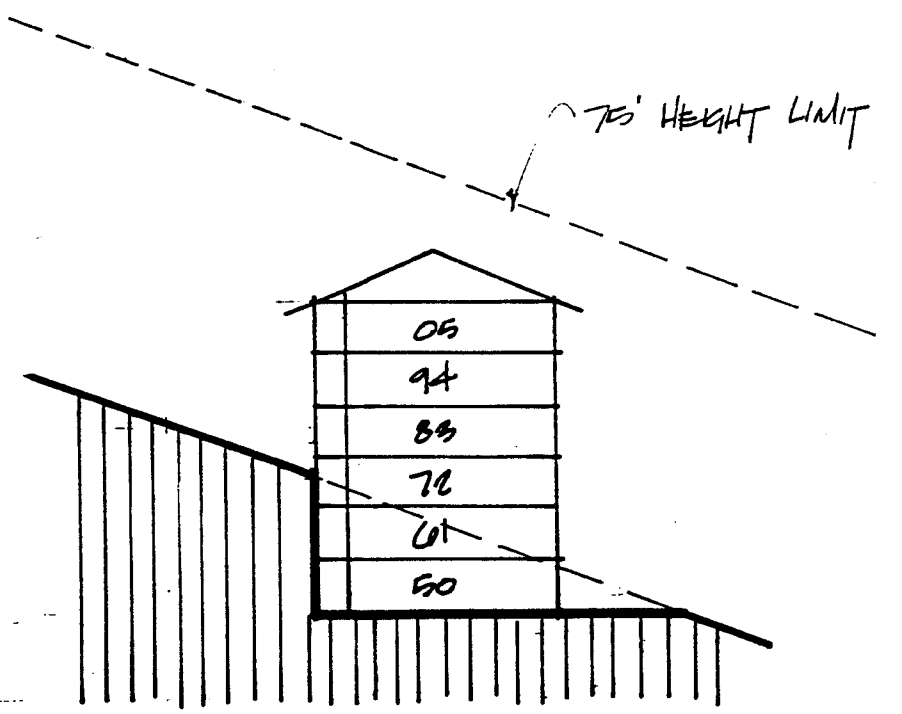
REVISED BUILDING SECTIONS



SECTION A

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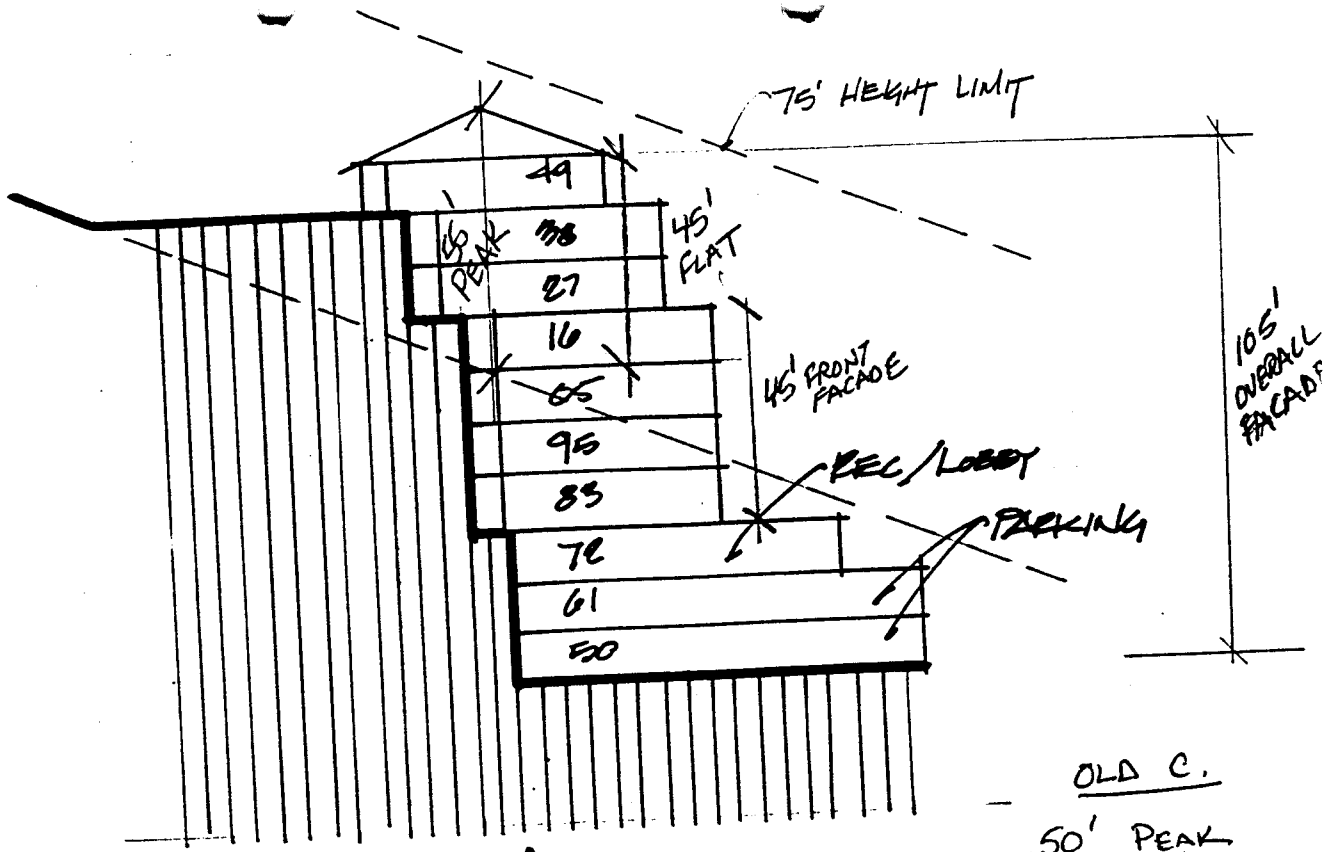
OLD A.
53' PEAK
50' FLAT
55' FRONT FACADE
55' OVERALL "



SECTION B

OLD B.
30' PEAK
27' FLAT
65' FRONT
65' OVERALL FACADE

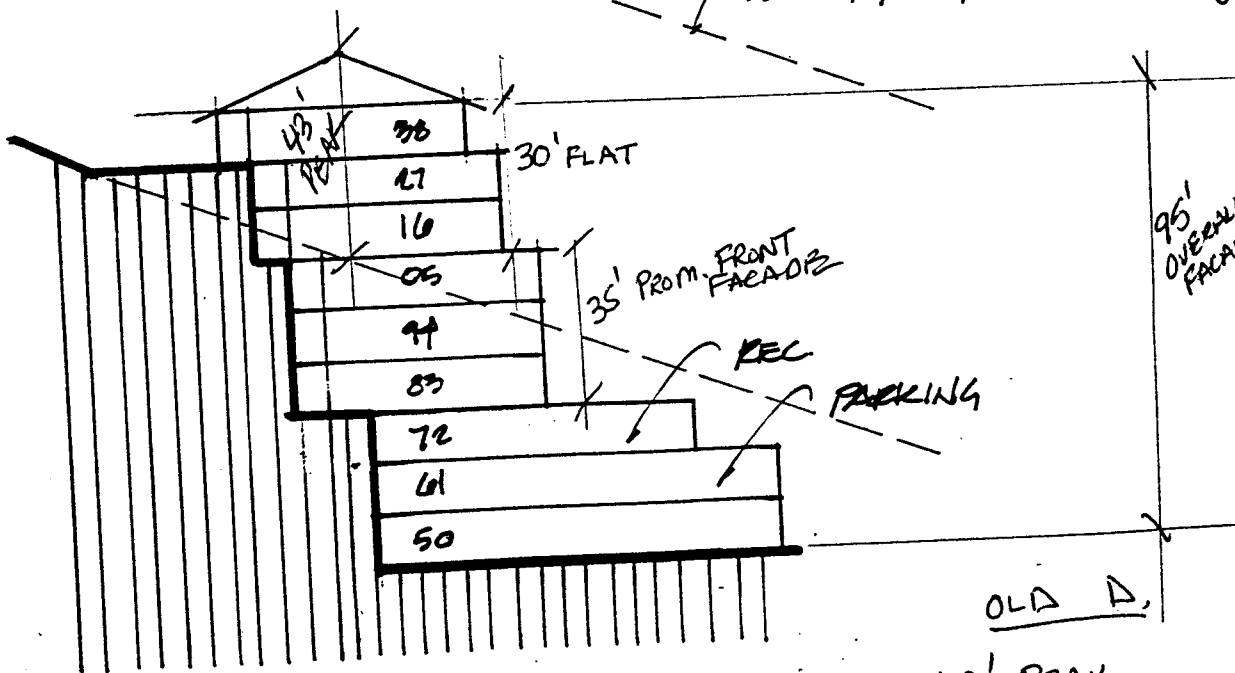
EXHIBIT D



SECTION C

OLD C.

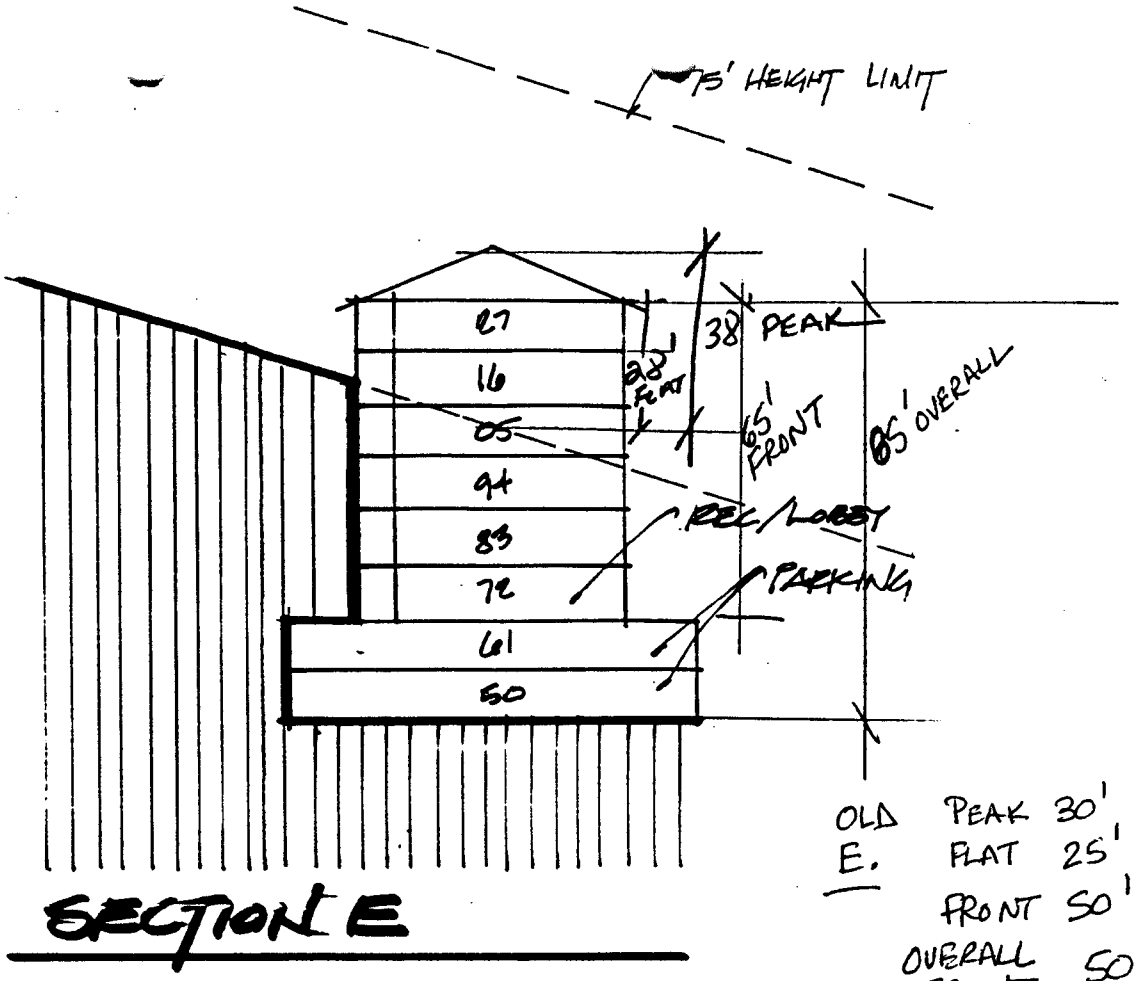
50' PEAK
45' FLAT
45' FRONT FACA
75' OVERALL
(Includes Stepping)



SECTION D

OLD D.

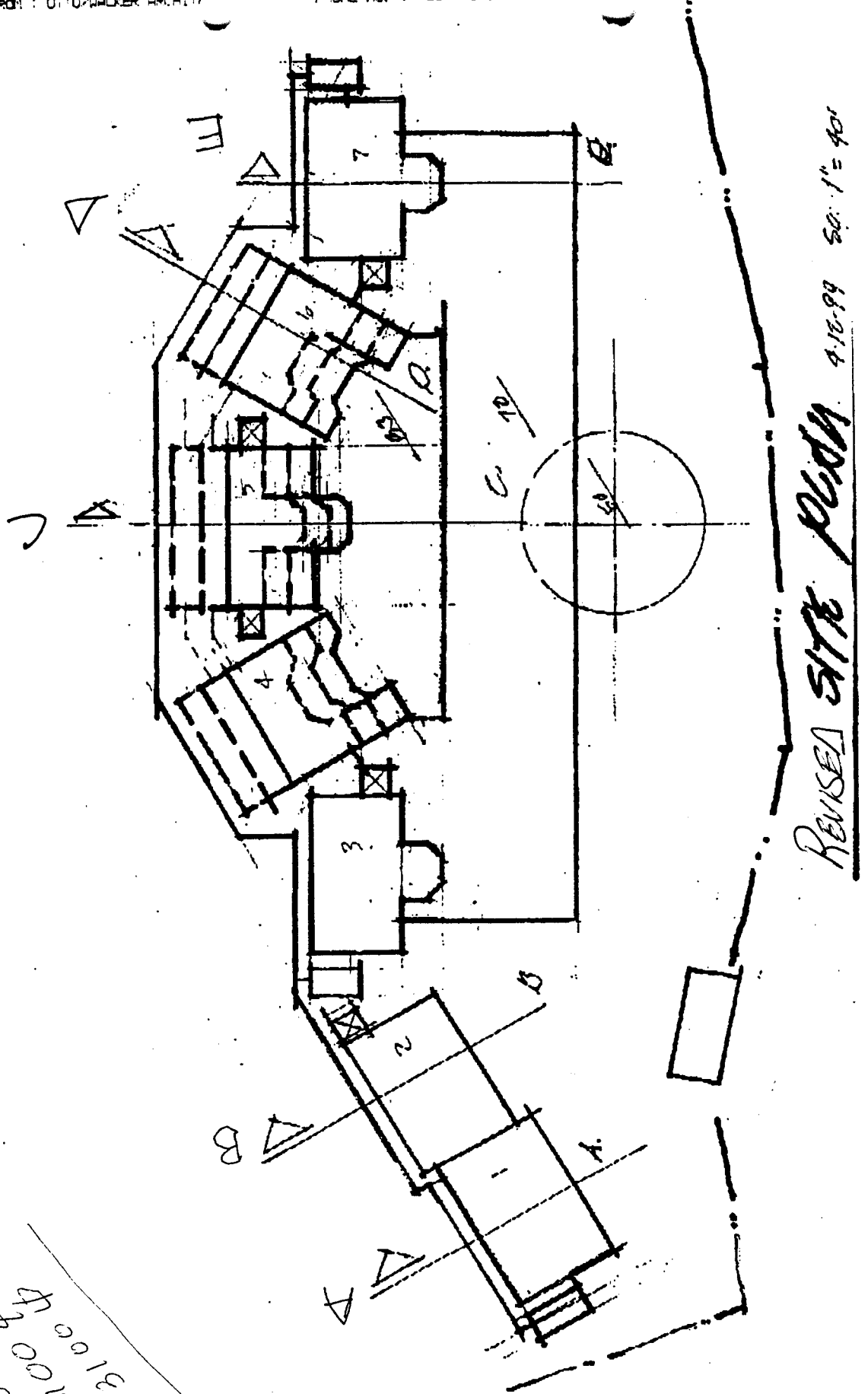
43' PEAK
40' FLAT
55' FRONT
70' OVERALL
(Includes step



SECTION E

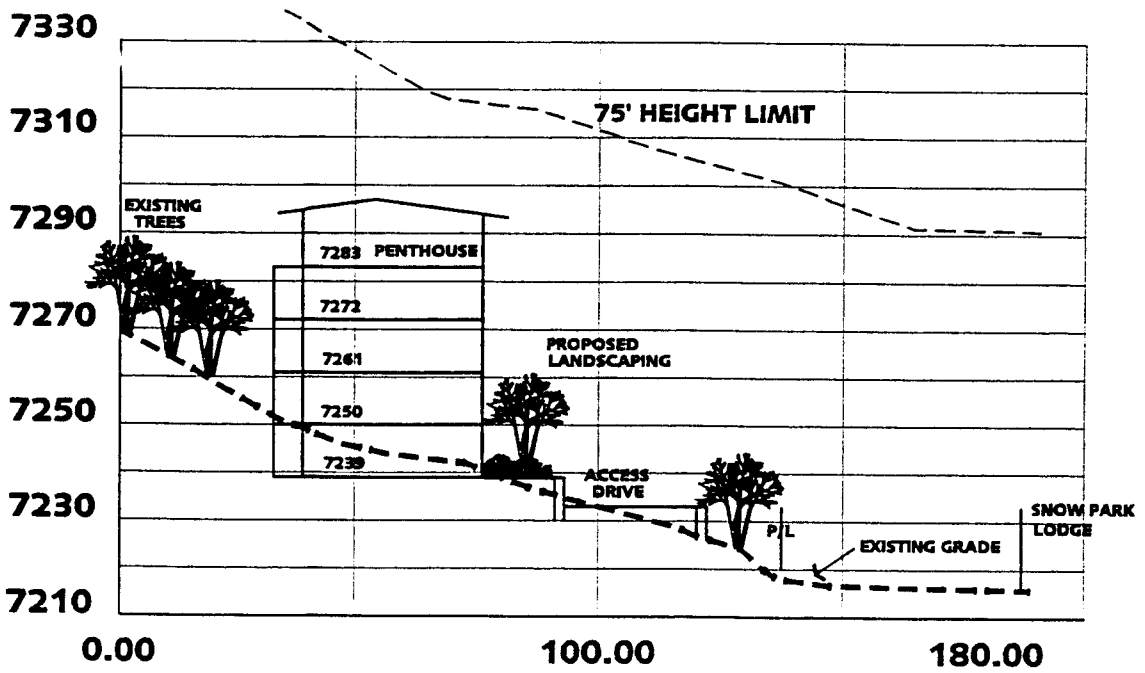
OLD E.
PEAK 30'
FLAT 25'
FRONT 50'
OVERALL FRONT 50'
(includes stepping)

FROM : OTTO/WALKER ARCHITE PHONE NO. : 435 + 649 + 6378 17 1999 08:38AM P2

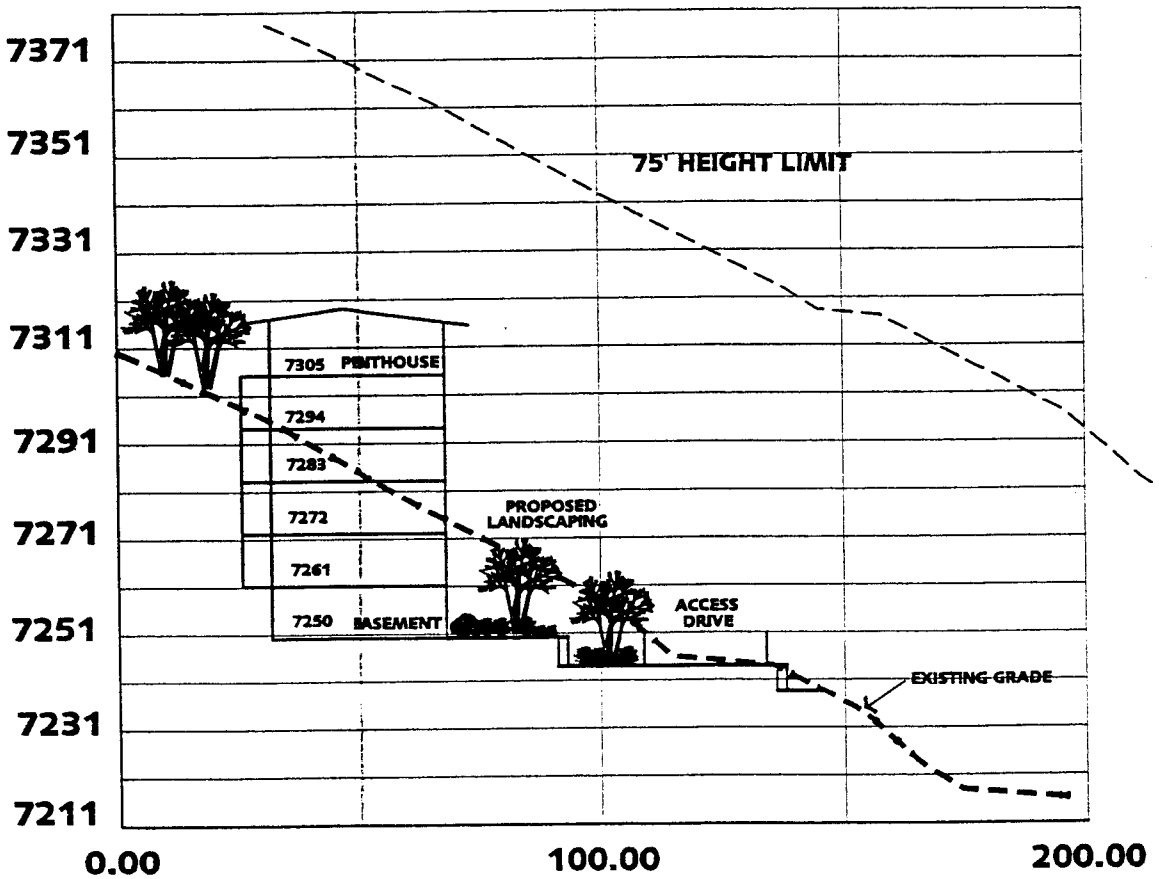


11 units
2 - 6 plex
5 triplexes
10 units
15 units
25 units

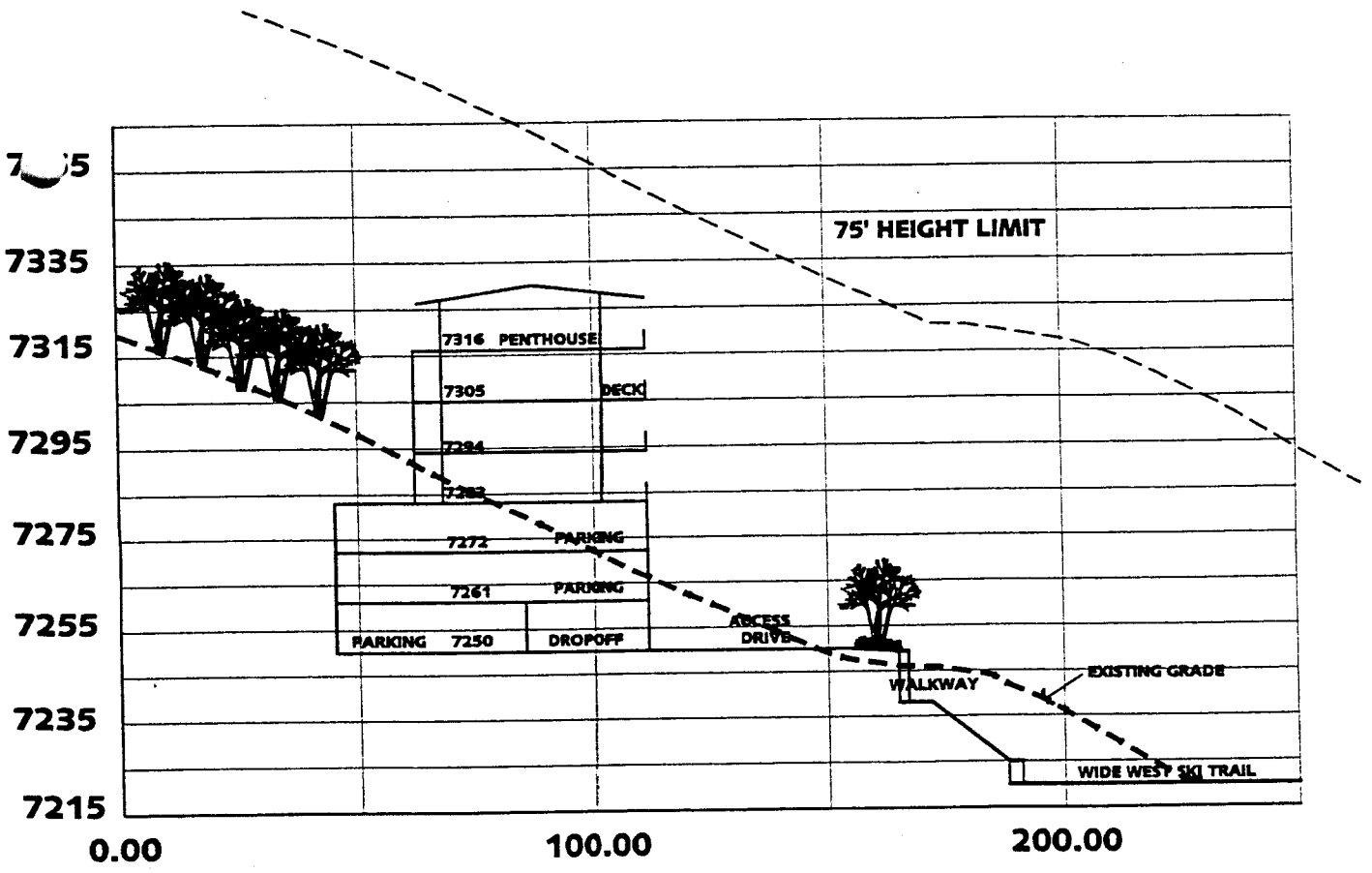
OLD BUILDING SECTIONS



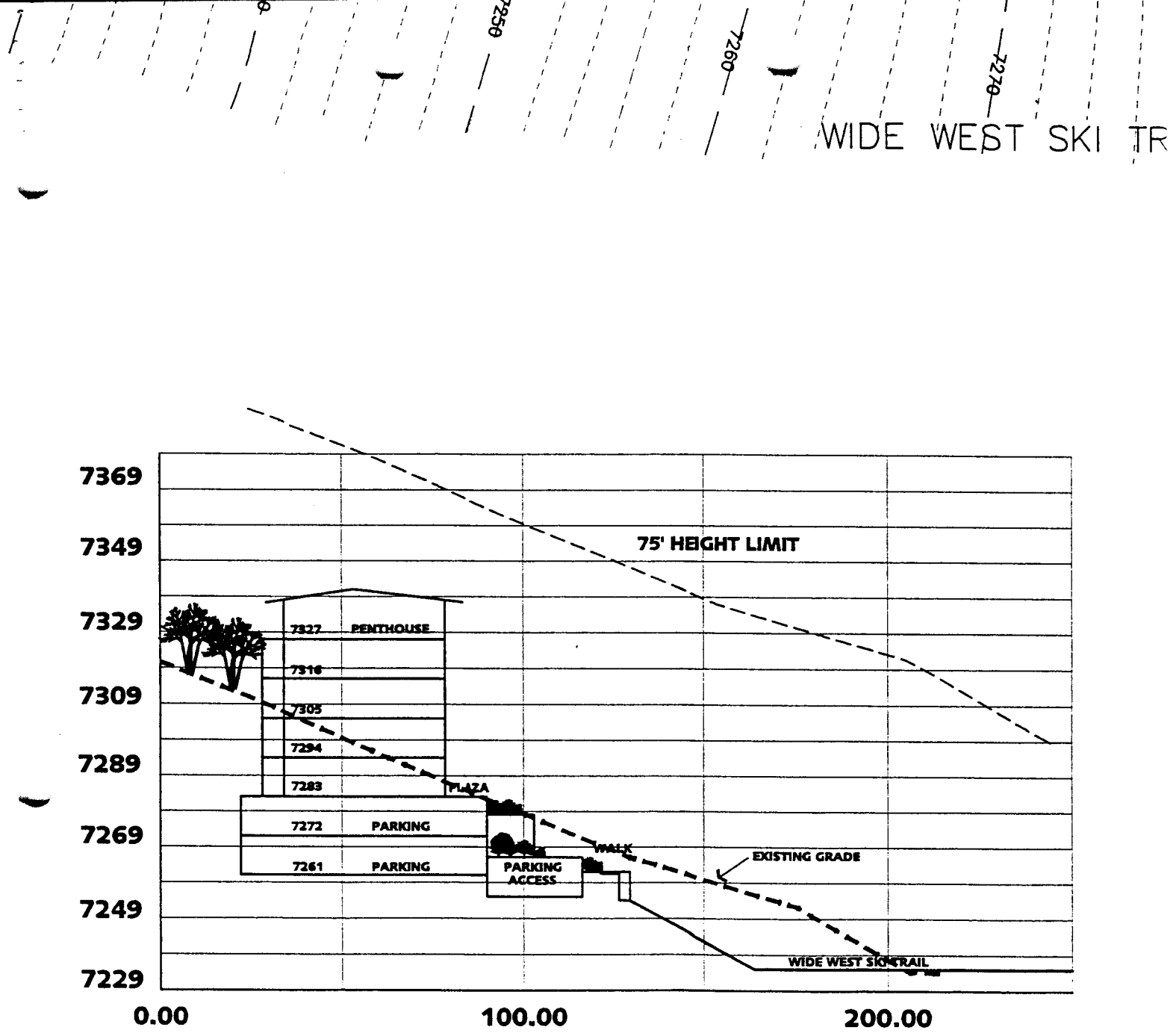
SECTION A


7371
7351
7331
7311
7291
7271
7251
7231
7211
0.00
100.00
200.00
75' HEIGHT LIMIT
7305 PENTHOUSE
7294
7283
7272
7261
7250 BASEMENT
PROPOSED LANDSCAPING
ACCESS DRIVE
EXISTING GRADE

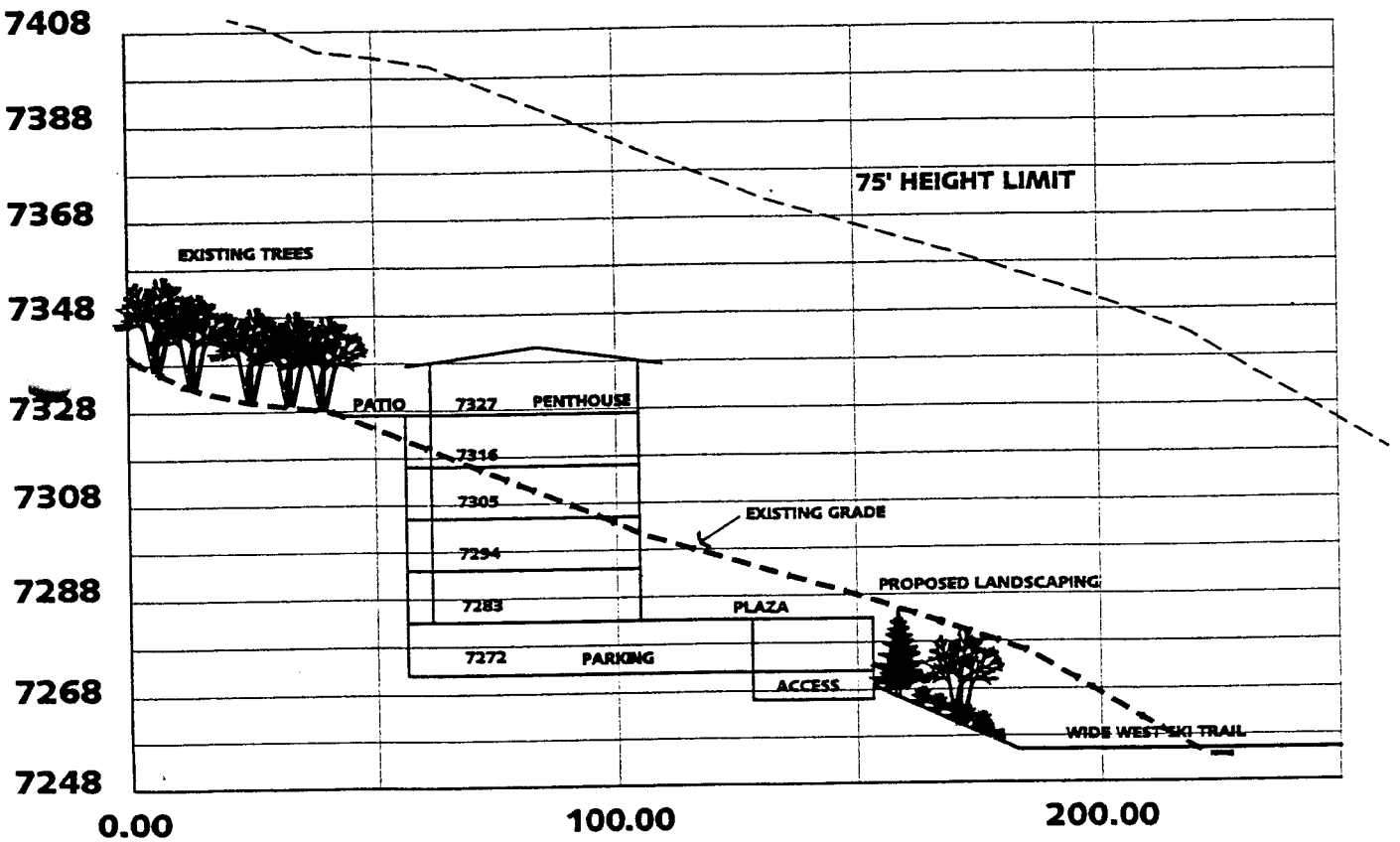
SECTION B


7335
7315
7295
7275
7255
7235
7215
0.00
100.00
200.00
75' HEIGHT LIMIT
7316 PENTHOUSE
7305
DECK
7294
7283
7272
PARKING
7261
PARKING
PARKING
7250
DROPOFF
ACCESS
DRIVE
WALKWAY
EXISTING GRADE
WIDE WEST SKI TRAIL

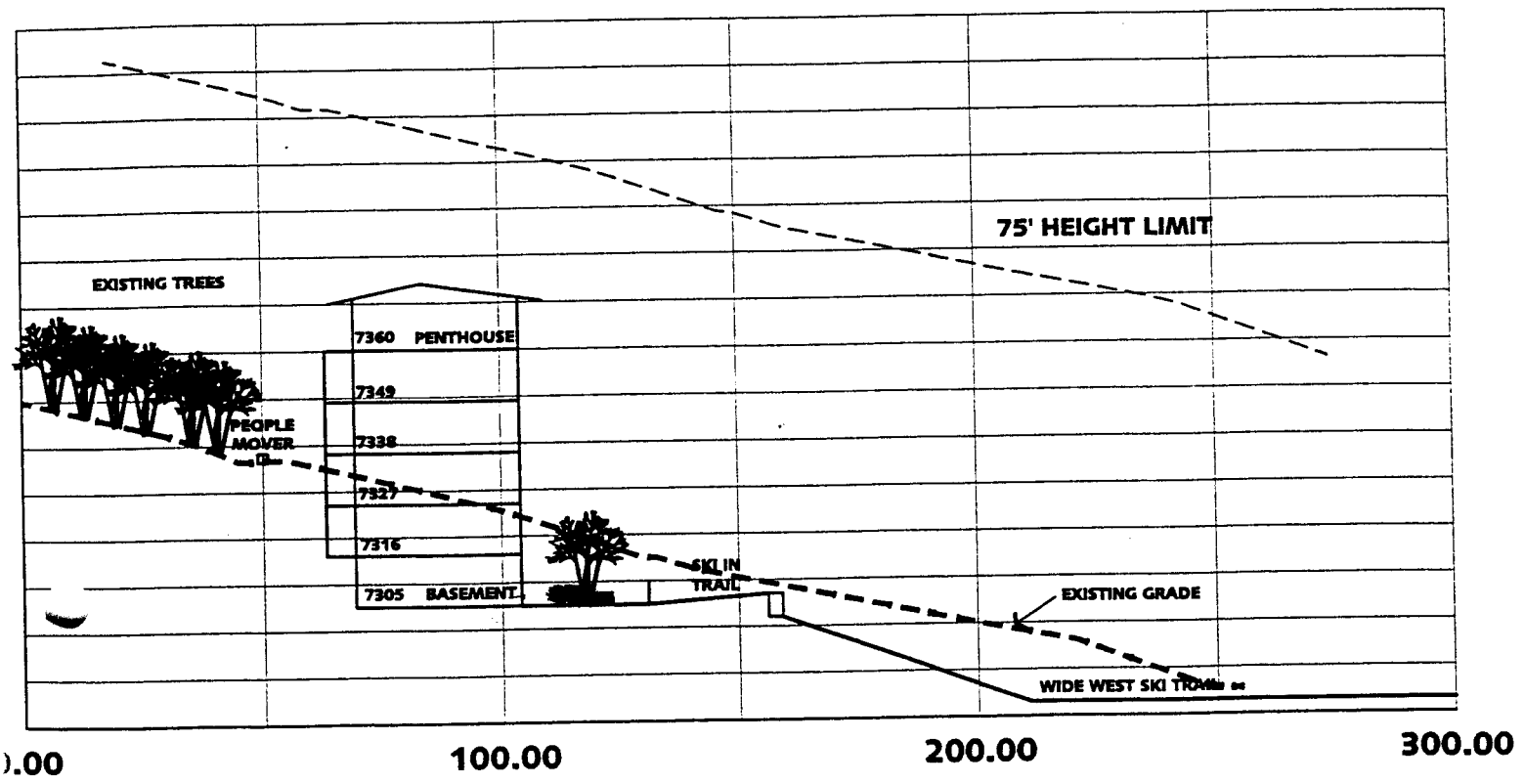
SECTION C


7250
7260
7270
WIDE WEST SKI TR
7369
7349
7329
7309
7289
7269
7249
7229
75' HEIGHT LIMIT
7327 PENTHOUSE
7316
7305
7294
7283
PLAZA
7272 PARKING
7261 PARKING
PARKING ACCESS
WALK
EXISTING GRADE
WIDE WEST SKI TRAIL
0.00
100.00
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SECTION D

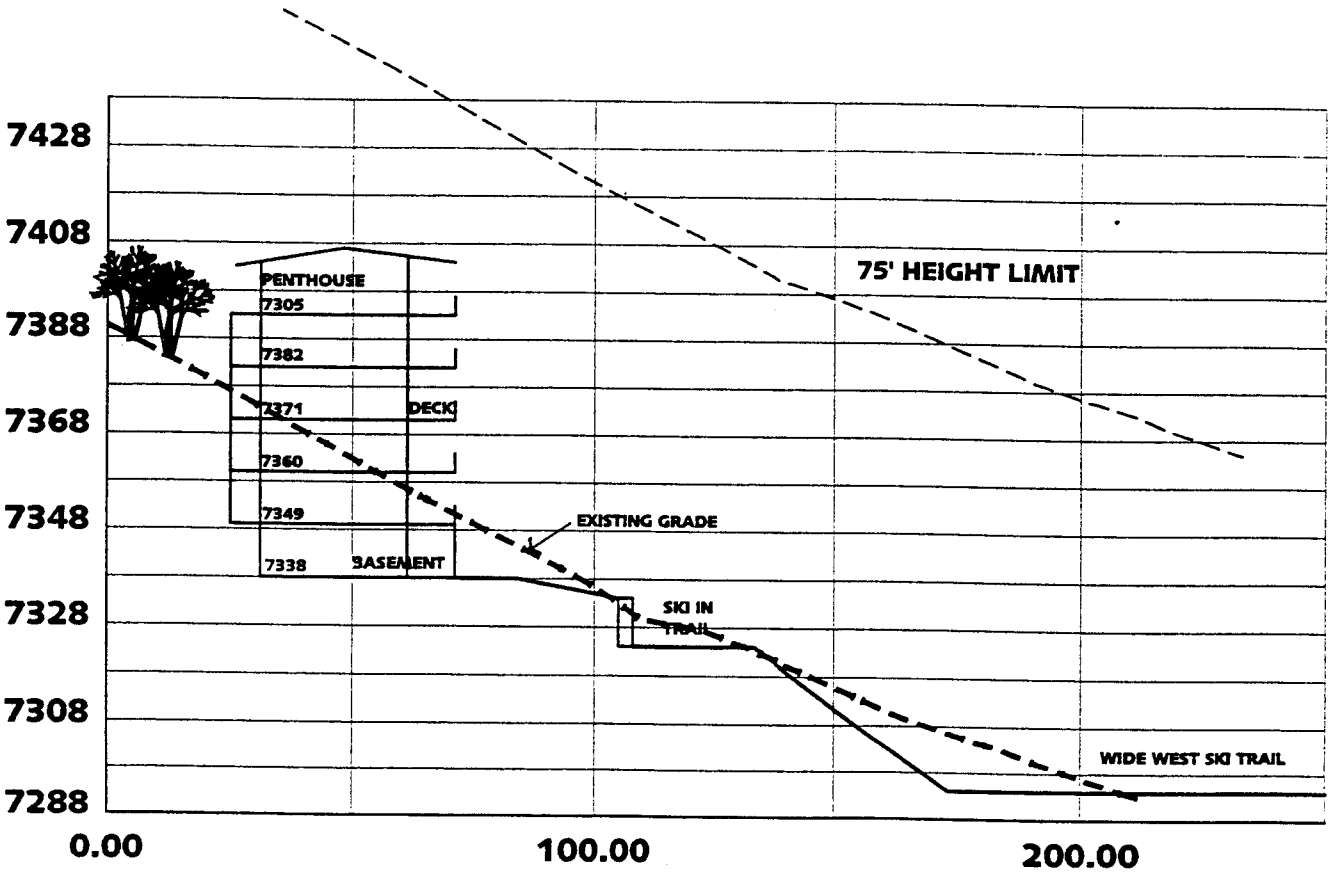

7408
7388
7368
7348
7328
7308
7288
7268
7248
0.00
100.00
200.00
75' HEIGHT LIMIT
EXISTING TREES
PATIO
7327
PENTHOUSE
7316
7305
7294
7283
7272
PARKING
EXISTING GRADE
PROPOSED LANDSCAPING
PLAZA
ACCESS
WIDE WEST SKI TRAIL

SECTION E


75' HEIGHT LIMIT
EXISTING TREES
7360 PENTHOUSE
7349
7338
7327
7316
7305 BASEMENT
PEOPLE MOVER
SKI IN TRAIL
EXISTING GRADE
WIDE WEST SKI TRAIL
).00
100.00
200.00
300.00

SECTION F

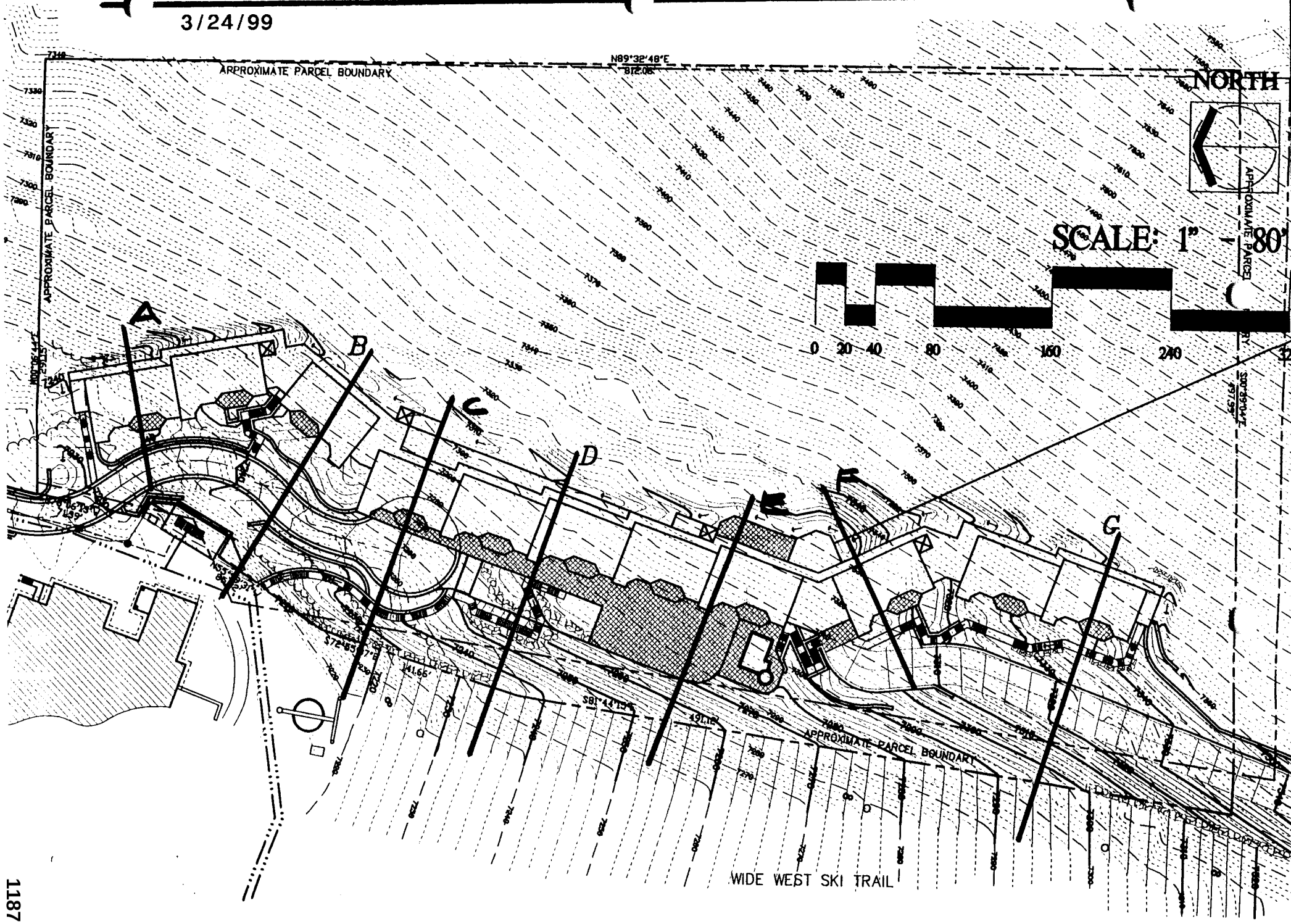
SECTION F



SECTION G

MOUNTAIN VIEW LODGE: SECTIONS

3/24/99



1187

3. Varying time periods of use, whenever joint use of common parking areas is proposed.

4. Whenever the number of off-street parking spaces is reduced because of the nature of the occupancy, the approving agency shall obtain assurance that the nature of the occupancy will not change. No parking reductions shall be granted for developments requiring eight or fewer parking spaces. Parking requirements are stated in Chapter 13.

(e) Variations in Setbacks. The setback requirements of Chapter 7 shall apply to Master Planned Developments except that the reviewing agency may reduce setbacks in consideration of site planning issues addressed in this chapter. Variations in setbacks, if requested, shall be addressed in the written statement and shall be specifically called out on the Master Planned Development site plan, or shall be handled through a Master Planned Development control document to be submitted as part of the written statement. Minimum setbacks along the boundaries of the site must be observed.

(f) Variations in Height Requirements. The height requirements of Chapter 7 shall apply to Master Planned Developments, except that after review by the Planning Commission, the Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable height of some or all of the buildings in the development by up to 25% of the maximum building height established for that zone in Chapter 7 of this Code (not including those adjustments permissible under Section 8.17) after due consideration of the following site specific review standards, in addition to the other standards established for Master Planned Developments by this Chapter. If the requested height increase is greater than 25% of the stated zone maximum, the request shall be reviewed by Planning Commission, then submitted to the City Council with recommendations from the Commission, with final approval, disapproval, or approval with modifications of the request to be made by the City Council, based on the same review criteria. The Council may act on the height increase request at any time during the review process following Planning Commission's review of the height request, and may act on the height request prior to final Commission approval of the overall master plan.

1. The geographical position of the building and possible visual effects on existing structures on or off-site;

2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views, or ridge line intrusion;

EXHIBIT E

3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, and adjacent open space;

4. Appropriateness of the uses within the building in the neighborhood;

5. Landscaping and buffered areas of other physical separations that may be proposed to buffer the site from adjacent uses;

6. The size of the side yard areas between buildings and adjacent streets and alleys and their relationship to pedestrian traffic and open space;

7. The provision of more than the required 60% open space within the project;

8. Reduction of the height of other buildings or portions of a building to a point that is lower than the underlying zone maximum;

9. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage or building volume (above grade) over that which is, or would be, possible under normal zone standards for the zone in which the site is located. When determining the possible building square footage and/or volume possible under the underlying zone regulations, the Community Development Department shall consider the unit configuration proposed (i.e., the mix of hotel rooms, apartments, and commercial space) and the reasonable circulation space needed to serve that configuration, exiting requirements, light and air requirements and other requirements of the Uniform Building Code which would affect the location and placement of building volume, and not merely calculate volume based on the zone's setback and yard requirements.

10. The amount of any increased height is not specified for each zone district as the minimum allowable height that is compatible with good planning practices and good design is a site specific review item. The burden of establishing the needs and benefits of a height increase is on the developer, and in the absence of a satisfactory showing that the additional height will result in a superior plan and project, the zone height shall be applied.

11. Height variations shall not be permitted in the HR-1, RM, R-1, and HRL zones.

(g) Nightly Rentals, Timesharing, and Condominiumization to be Declared. If nightly rentals are desired in a Master Planned Development, this must be declared at the time of application. If timesharing, as defined by ordinance or nightly rental use, is desired in a Master Planned Development that has already been approved by the City, a conditional use permit must be obtained and the project instruments must either be drafted initially or amended by the required majority (in no event less than 65%) to explicitly and prominently authorize timesharing within the project. If the Master Planned Development is to be turned into a condominium, as defined in the Code, it must be declared at the time of application, or the condominium conversion fees and review will apply to the subsequent change.

(h) Site Planning. The approving agency must be satisfied that the site plan for the Master Planned Development has met each of the following criteria or can demonstrate that one or more of them is not applicable, and that a practical solution consistent with the public interest has been achieved for each of these elements:

1. The relationship of these areas to other areas, structures, and uses within the Master Planned Development.

2. The degree to which these areas contribute to the quality, livability, and aesthetics of the Master Planned Development.

3. Protect ridges from development which would be visible on the skyline from prominent areas in Park City.

4. Units should be clustered in the most developable and least visually sensitive portions of the site with common open space corridors separating clusters. This applies to both multi-family and single family projects. The open space corridors should be designed to coincide with significant vegetation and in may cases, should be left in the natural state. Open space areas will be the maintenance responsibility of the homeowners. Any areas not left in a natural state should be designed for water conservation.

5. Roads and utility lines should be designed to work with the existing grade and cut and fill slopes should be minimized. Roads and utilities should be placed so that disturbance of significant vegetation is minimized.

6. Existing natural drainage ways should be maintained and designed around.

APPENDIX A--DESIG ANDARDS

All private development within the Sensitive Area Overlay Zone shall comply with the following design standards which supplement, and supersede in the case of a conflict, Chapter 9 of the Land Management Code

A.1 Building color and material. All buildings shall be constructed of material of a muted earth tone color that reflects the dominant color of the surrounding vegetation. Building materials shall comply with the provisions of Chapter 9 of the Park City Municipal Land Management Code (Architectural Review).

A.2 Windows and other glass. Glass areas shall be reviewed to avoid highly reflective surfaces. Mirrored glazing is prohibited on any building, except that solar absorption glazing is an acceptable material.

A.3 Parking. Subdivision lots and streets shall be designed so that wherever possible parking is located behind buildings on the uphill lots. Uses other than single-family residences shall break up parking areas into smaller lots that should be located in linear strips running parallel to the slope contours. The perimeter of parking areas shall be screened with vegetation, fencing, or other architectural elements.

A.4 Rooftop mechanical equipment. All rooftop mechanical equipment, including HVAC equipment and similar appurtenances, must be screened so as not to be visible from nearby properties or hillsides above the equipment.

A.5 Roof pitch, color, and materials. The pitch of any roof shall generally parallel the slope upon which the building is located, but in any case shall not exceed a height to horizontal ratio of 9/12 and shall not descend closer than seven (7) feet from the ground. The minimum roof pitch shall be 4/12. Roofs shall be of a dark, muted earth tone color in a shade of dark gray, dark brown, or black that reflects the dominant color of the surrounding vegetation and shall be constructed of materials as set forth in Chapter 9 of the Park City Municipal Corporation Land Management Code (Architectural Review).

A.6 Height controls. Upon review of any subdivision or MPD within the Sensitive Area Overlay Zone, an analysis of appropriate building heights will be conducted. Based upon the visual analysis, building heights may be reduced for all or part of a proposed development.

A.7 Dwelling size. Maximum single-family dwelling size shall be evaluated at the time of project approval taking into consideration visual impact and community character.

A.8 Underground utilities. All utility lines in steep slope developments shall be underground, except that the Community Development Director may allow above-ground utilities if burying would result in severe damage to significant vegetation or sensitive environmental areas.

EXHIBIT F

A.9 Wood Roofs. Because of fire safety concerns, wood shingles, including fire retardant wood shingles, are prohibited in all wildland interface zones as defined in the Sensitive Lands Ordinance section 4.2 and Land Management Code Chapter 2. Wood roofs may be allowed on additions to existing structures with wood roofs. In addition, wood roofing may be allowed on later phases which continue the specific design of existing projects and where the original phase has wood roofing. However, existing non-conforming structures must comply with this section when the structure's roof is replaced.

APPENDIX B–TREE VEGETATION PROTECTION REGULATIONS

B.1 The following provisions are hereby adopted as amendments to existing limits of disturbance regulations contained in Section 15.4.2(d) and Section 10.9 (k) of the Park City Municipal Corporation Land Management Code and will apply to existing platted subdivisions in the Sensitive Area Overlay Zone, to include the following criteria to be used in establishing limits of disturbance.

B.1.1 Visual impacts of the development, including but not limited to screening from adjacent properties, ridgeline area protection, and protection of critical viewsheds as defined in the Sensitive Area Overlay Zone District Regulations Section 1 herein.

B.1.2 Erosion prevention and control, including but not limited to protection of natural drainage channels.

B.1.3 Fire prevention and safety, including but not limited to location of trees and vegetation near structures.

B.1.3 Irrigation and water conservation.

B.1.4 Wildlife habitat, including but not limited to preservation of critical wildlife habitat and migration routes.

B.1.5 Stream and wetland protection and buffering.

B.2 Tree/vegetation removal. No trees or vegetation within the Sensitive Area Overlay Zone shall be removed for the purpose of providing open views to or from structures on a site.

B.3 Irrigation limits. The amount of irrigated area shall be minimized depending on the amount existing natural vegetation on the site prior to construction and type of irrigation proposed to be used.

B.4 Revegetation plan. All applicants for developments on land subject to Sensitive Area Overlay Zone regulations involving cut and fill and graded slopes shall submit a revegetation/landscaping plan for approval by the Community Development Department. The plan shall depict the type, size, and location of any vegetation and trees being planted and illustrate how the site will be recontoured in such a fashion and with sufficient topsoil to ensure that revegetation is feasible. The plan shall also indicate a time frame for revegetation which is acceptable to the Community Development Department. Retaining walls shall be used to provide breaks in man-made steep slopes exceeding fifteen (15) percent and to provide planting pockets.

B.5 Violation/Replacement provision. Any applicant who violates the provisions of this subsection by removing trees or vegetation or exceeding the prescribed limit of disturbance shall replace two for one in number all trees/vegetation illegally removed. Size of trees planted in replacement of illegally removed trees must be approved by the Community Development Department.

the Planning Commission. The developer may, within ten (10) days of completion of the administrative review process, request that the Planning Commission review the Community Development Department's decision and/or specific conditions of approval.

(f) Standards for Review. The City shall not issue a conditional use permit unless the Community Development Department or Planning Commission finds that the application complies with all requirements of this Code; that the use will be compatible with surrounding structures in use, scale, mass and circulation; that the use is consistent with the Park City General Plan, as amended; and that the effects of any differences in use or scale have been mitigated through careful planning. The Department shall review each of the following items when considering a conditional use permit:

(1) size and location of the site;

(2) traffic considerations including capacity of the existing streets in the area;

(3) utility capacity;

(4) emergency vehicle access;

(5) location and amount of off-street parking;

(6) internal circulation system;

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

(8) building mass, bulk, and orientation, and the location of buildings on the site; including orientation to buildings on adjoining lots;

(9) usable open space;

(10) signage and lighting;

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

(12) noise, vibration, odors, steam, or other mechanical factors that might affect people and property off site;

(13) control of delivery and service vehicles, loading and unloading zones, and screening of trash pick-up areas;

EXHIBIT G

(14) expected ownership and management of the project as primary residences, condominiums, time interval ownership, nightly rental, or commercial tenancies;

(g) Architectural Review. The Historic District Commission shall conduct an architectural review of all proposed conditional uses in the Historic District. Such proposed conditional uses must comply with the Historic District architectural guidelines provided in a supplement to this Code. The Community Development Department shall conduct an architectural review of all proposed conditional uses in the zones outside the Historic District. Such proposed conditional uses must comply with the General Architectural Guidelines in Chapter 9. The Planning Commission shall review all architectural review appeals.

(h) Sensitive Lands Review. If a proposed conditional use is located within the Sensitive Area Overlay Zone, additional requirements and regulations shall apply. See the Sensitive Lands Provisions.

(i) Plat Approval. When a conditional use requires the recording of a record of survey, planned unit development, or subdivision plat, an applicant shall take the final plat to the Planning Commission for plat approval. The Planning Commission may forward a recommendation to the City Council at the same time as the conditional use approval.

(j) Transferability. A conditional use permit is transferrable with the title to the underlying property so that an applicant may convey or assign an approved project without losing the approval. The applicant cannot transfer the permit off the site on which the approval was granted.

(k) Expiration. Conditional use permits shall expire one year from the date of Planning Commission approval, unless substantial construction activity has commenced on the project. Substantial construction activity shall be evidenced by the developer obtaining building permits for the project (or for the first phase of a phased project). The issuance of a footing and foundation permit is not evidence of substantial construction activity, unless the permits for the remainder of the structure (or remainder of the phase, in phased projects) are paid within six months of the issuance of the footings and foundation permit. Demolition permits do not evidence substantial construction activity. Whether construction has commenced or not, the Planning Commission may grant an extension of the conditional use permits for up to one additional year when the applicant is able to demonstrate a legitimate need to delay the start of construction, such as inclement weather, delays in financing, or similar factors. Extension requests shall be noticed and processed with a

(C) If the Application does not comply with the requirements of the Zone, the Community Development Department shall notify the Owner of the project or his 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 has not been met.

15-1.10. CONDITIONAL USE REVIEW PROCESS.

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

The Community Development Department will evaluate all proposed Conditional Uses and may recommend conditions of approval to preserve the character of the Zone, and to mitigate potential adverse effects of the Conditional Use. Where the City cannot condition the CUP to satisfactorily mitigate the adverse effects of the Conditional Use, the City shall deny the Conditional Use Permit.

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

(A) **PRE-APPLICATION CONFERENCE**. An Applicant may request a pre-application conference with the Community Development Department to discuss the proposed Conditional Use and the conditions that the staff would recommend to mitigate proposed adverse impacts.

(B) **THE APPLICATION**. An Applicant must file a Complete Application on forms provided by the Community Development Department for Conditional Uses.

(C) **NOTICE/POSTING**. Upon receipt of a Complete Application, the Community Development Department shall provide published notice once fourteen (14) days prior to the hearing and courtesy mailed notice to Owners of Property within three hundred feet (300') of the proposal. (See Section 15-1.12. Notice.) The Planning Commission shall conduct a public hearing on the proposed Conditional Use Permit and shall either approve, deny, or modify and approve the Permit.

(D) **STANDARDS FOR REVIEW**. The City shall not issue a Conditional Use Permit unless the Planning Commission concludes that:

(1) the Application complies with all requirements of this LMC;

(2) the Use will be Compatible with surrounding Structures in use, scale, mass and circulation;

(3) the Use is consistent with the Park City General Plan, as amended; and

(4) the effects of any differences in use or scale have been mitigated through careful planning.

(E) The Community Development Department and/or Planning Commission must review each of the following items when considering a Conditional Use Permit:

(1) size and location of the site;

(2) traffic considerations including capacity of the existing Streets in the area;

(3) utility capacity;

(4) emergency vehicle Access;

(5) location and amount of off-Street parking;

(6) internal vehicular and pedestrian circulation system;

(7) fencing, Screening, and landscaping to separate the use from adjoining uses;

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

(9) usable Open Space;

(10) signs and lighting;

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

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

(13) control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup areas;

(14) expected Ownership and management of the project as primary residences, condominiums, time interval Ownership, nightly rental, or commercial tenancies how the form of Ownership affects taxing entities; and

(15) within and adjoining the site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the site.

(F) **TRANSFERABILITY**. A Conditional Use Permit is transferrable with the title to the underlying Property so that an Applicant may convey or assign an approved

File

From: ERIC DEHAAN
To: KIRSTEN WHETSTONE
Date: Wed, Apr 7, 1999 9:02 AM
Subject: Mountain View Lodge

I see this project is on a future Staff Review agenda. In the meanwhile, please be aware that I want the access road redesigned so there is no relocation of the existing water lines. I will raise this issue again at the staff review. Thanks.

We do too! Problem is, this is the only legal access to this parcel. We need to put pressure on DeerCrest to share the driveway w/ DeerValley — Afterall DeerCrest is asking for height & density increases — seems only fair & just & right to demand that DeerCrest cooperate with us.

Now will communicate this to P.Commission next time DeerCrest comes up.

Thanks — Kirsten

OTTO/
WALKER
Architects

2200 Park Avenue
Suite C201
Park City, Utah 84060
435/649-6373
Fax 435/649-6370

March 24, 1999

Kirsten A. Whetstone, AICP
Project Planner
Park City Municipal Corporation
P.O. Box 1480
Park City, Utah 84060

Re: Mountain View Lodge
Conditional Use Permit

Dear Kirsten,

As per your request I am providing you with a description of our concepts and objectives for the Architectural Design of the Mountain View Lodge.

The main design objective is to reduce the visual impact of building this condominium project on the sloping hillside parcel of land adjacent to the Snow Park Lodge. The methods used to reduce the visual impact are as follows:

1. Site Disturbance - Reduce the impact of the site disturbance by setting the buildings into the hillside, rather than stepping them up the sloping site.

2. Building Height - Lower the height of the buildings below the allowable height in order to prevent dwarfing the adjacent Snow Park Lodge, and preserving the ridge line views.

3. Building Massing - Create an elongated type building footprint that clusters the units into linear building pods that are compatible with site topography, maximize views from the units, turned in order to create building interest, preserve existing tree pockets, and broken into sections that reduce the building massing.

4. Sense of Scale - Design a new condominium project that enhances the Architecture of the Snow Park Lodge, helps to bring about the formation of a lower ski bowl for the Deer Valley Resort is compatible with the surrounding condominium projects, and creates a significant Architectural statement on the highly visible site.

The second design objective is to create a new condominium project that responds to the building requirements of the Deer Valley Resort and the marketing goals of Black Diamond Development. The factors involved to achieve these goals are as follows:

1. Unit Type Requirements - Meet with Deer Valley and review their design guidelines for their unit type requirements. The unit type for this project will be a standardized two bedroom unit with lock-out rental potential.

2. Deer Valley Architectural Review - Meet with Deer Valley on an ongoing basis during the design process in order to achieve their approval, and arrive upon a mutual agreement for the Architectural design of the new project.

3. Snow Park Lodge - Utilize the amenities and services provided by the existing Snow Park Lodge in order to enhance marketing appeal of the condominium units of the Mountain View Lodge.

4. Marketing Requirements - Each condominium unit will have custom designed Architectural features, ski-in and ski-out capabilities, views of the Deer Valley ski trails, rental potential with a lock-out guest suite, underground parking, amenity package, and heated walkways to the Snow Park Lodge.

The third design objective is to realize and respond to the highly visible exposure of the Mountain View Lodge on the hillside above the Snow Park Lodge.

1. Visibility - This project will be the most visible building from the Lower Deer Valley ski trails, and the Olympic Venues at the base of the resort. Therefore, the architectural statement must reflect the significance of the location.

2. Lower Ski Bowl - This project will encompass the hillside to the east of the Snow Park Lodge, and will help create a lower skier bowl for the base of the Deer Valley Resort, and enhance the Snow Park Village concept.

3. Exposure - This project is the largest project and the most significant undertaking ever taken on by Otto/Walker,Architects. Therefore, the architectural statement created by our firm and professional services provided throughout the course of this project must reflect the long lasting affects of this building.

4. Experience - This is the third time Otto/Walker, Architects has designed a building for this site, and by far the most progress to realize an actual project. In addition, the planners at the Jack Johnson Company have worked on projects for this site many more times than our firm. Therefore, our design team has the most experience, site knowledge, and qualifications to create and fulfill the best project for this site.

Please review this information, and notify me at your earliest convenience if you have any questions regarding this matter. I look forward to working with you on this project and the conditional use permit review.

Sincerely,

Mark A. Walker

Commissioner Hier asked if the facility is considered a city or regional post office. Mr. Christensen replied that it is a city post office servicing two ZIP codes of Park City.

Commissioner Erickson requested for the next meeting that the plans show the larger picture of the Snow Creek master plan in context with the Post Office as well as the requested explanations on transportation.

2280 Deer Valley Drive, Mountain View Lodge - CUP

Planner Whetstone reviewed the proposal for the Snow Park parcel at Deer Valley for 42 condominium residential units on 7.8 acres. The site is located south and east of the Snow Park Lodge, and she provided a slope analysis of the site. The proposal is for a configuration of several buildings with parking provided underground and proposed heights ranging from 40 to 45 feet. The Staff identified five issues that warrant discussion prior to discussing details: density and height, the sensitive lands overlay and its applicability to the site, access and circulation, the general site layout, and skier access.

Mark Walker, representing the applicant, gave a brief introduction to the project and explained some of the design objectives and goals. The project will consist of 43 units located next to Snow Park Lodge on the east side of the hill. Each unit is designed with a lock-out potential for rental purposes. The main units are 26 flats at 2100 square feet with two bedrooms and a guest bedroom lockout. Also proposed are 11 penthouse units with a 2100-square-foot flat and an additional 1000-square-foot master bedroom suite on the upper level. The remaining five units are townhouse units, 2100 square-foot flat with an additional 1000-square-foot basement where the site slopes away from the buildings. He noted that access to the project is on an easement granted from Deer Valley off of the existing service drive for the Snow Park Lodge. The driveway will be widened to make it accessible for traffic, and their own driveway will split off the service drive and ramp up the hillside into the parcel. This is the only access into the site, and it will go into a turnaround area which enters the underground parking structure containing 95 parking stalls. Mr. Walker noted that the principal orientation of the units on the hillside is linear in nature. All units are oriented toward the Deer Valley ski trails, and the design is a single loaded concept so every unit has a view toward the ski trails. The building contains a limited amount of common space and utilizes the Snow Park Lodge for the restaurant and amenity package. In addition to the 42 units, the building will contain a check-in lobby area, health

spa, outdoor pool, a manager's apartment, and a common area with ski lockers.

Mr. Walker noted that the site allows 42 units of density and up to 75 feet of height. The proposed concept is well below 75 feet because they do not want to impose the height in the proximity of Snow Park Lodge and Snow Park Village. He noted that compatibility is a big issue in the area. The site is very visible, and the intent is to blend into the hillside. The height is kept to 40-45 feet. They are working on an agreement with Deer Valley to negotiate ski access. Currently, the acceptable ski access for Deer Valley is through a funicular people mover which takes people from the back of the building and up the hillside to the Little Stick ski trail. The ski-in access comes back above the top unloading terminal of the beginner lift. Mr. Walker presented a rendering showing compatibility with adjacent projects, stepping of the building into the hillside, the view of the building from the Deer Valley ski trail, and how the building stays below ridgeline views and the allowed height.

Commissioner Larson clarified that this site can contain 0 to 42 units and, according to the Deer Valley MPD, they can occur elsewhere in Snow Park if they do not occur here. Mr. Walker replied that he was correct. He explained that part of the design process is working with Deer Valley to achieve mutual agreement on design, site planning, and architecture of this building.

Given that the Deer Valley Master Plan has assigned density and specifically excludes the Sensitive Lands Overlay, Commissioner Hier was unclear as to what needs to be determined regarding density. Planner Whetstone replied that the Deer Valley Master Plan allows a certain amount of density at Snow Park. It allocates density ranges, and if all the parcels were to meet the upper range, total units would be more than allowed. A density determination must be made on each parcel based on site-specific design and conformance with the Land Management Code.

Chair O'Hara noted that the Deer Valley MPD states that the Sensitive Lands Overlay does not apply, but portions of sensitive lands do apply. He asked City Attorney Mark Harrington for clarification so they could determine how much or how little they can use the Sensitive Lands Overlay to impact the site. Mr. Harrington explained that the limits of disturbance, vegetation protection, and building design standards apply, and the Planning Commission can apply these provisions to the site design. He noted that the site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Site

planning standards can be applied, but they are intertwined with the density standards in certain sections of the Sensitive Lands Overlay, and he would have to go through step by step to determine which standards apply.

Chair O'Hara stated that it appeared that, if Sensitive Lands standards were applied, there would be no development on this site. Mr. Harrington replied that the site planning standards will be applicable. Whether that would leave any development is unclear. They need to be sure that the intent of what was written complies with the Sensitive Lands Ordinance and the densities attributed to this property.

Commissioner Larson asked if the vested density is 0 to 42 units or if it is closer to the takings law where, if they reduce the number to some extent, they have reduced the vested density. Mr. Harrington replied that the question is an uncharted area for this special exception permit, and he was unsure how to answer. He offered to provide a legal opinion after he has an opportunity to review the documents.

Commissioner Hays referred to the statement that site planning standards can be applied to the extent that they do not specifically reduce density. She noted that there is no vested density, so density is overall in the MPD. The density from this parcel can be moved to other pieces, and if there is no development on this parcel, she did not believe they were reducing density for the overall special exception permit. Mr. Harrington replied that she was correct.

Commissioner Hier asked Bob Wells, a representative from Deer Valley, to comment on the intent when the section regarding 0 to 42 units was written and the transferability of density.

Mr. Wells replied that he was not working for Deer Valley at the time this was written. He explained that three sites that have a vested density of approximately 250 units. This site is coming first and saying zero means that 250 applies to the parking lot parcels. Mr. Wells believed the reason for the zeros was to require the site specific plan approach due to the nature of the parcels, which was the reason for breaking these parcels out with a range as opposed to the other parcels with fixed density assignments. He stated that Deer Valley believes the base of the hillside would be a more fitting place for this amount of development rather than increasing density on the flats of the parking lots.

Commissioner Hier felt it was easy to understand from an economic standpoint how putting the majority of units in a ski-in, ski-out mode would maximize the value of the property. He believed they would overshadow Silver Lake Lodge. While zero is probably not the correct number, a number ,between 0 and 42 would be more acceptable. He favored a reduction in overall density.

Commissioner Larson realized that, if density is moved from this parcel, it will show up somewhere else. He did not believe it was in the public's best interest to have 42 units on this site, and a portion of the density would more properly be sited in the Snow Park Village area. He used Sensitive Lands as his rationale based on the fact that it would preclude development on the site. To him, that meant this was a sensitive area that should be protected. Reducing density in this area and moving it to the Snow Park Village area would make sense.

Chair O'Hara felt this was a negotiating game, and the number they arrive at might not pave the way for the applicant. He commented that the Commission will make its determination of what will work in terms of density. He stated that he understood from the comments that they would be applying Sensitive Lands in some way which will reduce the ability to build. He intends to leave the matter in Mr. Harrington's hands to provide information on the best way to do this. He agreed that the Planning Commission would be applying Sensitive Lands in an effort to protect the land, not just because they feel like reducing density.

The Planning Commission concurred that it was best to leave the remaining issues for discussion until Mr. Harrington has had an opportunity to provide a legal opinion on applying Sensitive Lands to this project.

Commissioner Hays stated that she was not convinced that the site plan works. It would cause maximum disturbance, and the density is better suited elsewhere in the MPD.

PARK CITY
1884

PLANNING COMMISSION REPORT

TO: PLANNING COMMISSION
FROM: PLANNING STAFF
DATE: MARCH 24, 1999
RE: MOUNTAIN VIEW LODGE CUP

I. PROJECT STATISTICS

Project Name:	**Mountain View Lodge CUP**
Applicant:	**Mark Walker for Black Diamond Development Corp.**
Location:	**2280 Deer Valley Drive (southeast of Snow Park Lodge)**
Proposal:	**Small Scale Master Planned Development for 42 residential condominium units on 7.787 acres and Subdivision.**
Zoning:	**RD-MPD (Deer Valley MPD)**
Adjacent Land Uses:	**Deer Valley Resort and Snow Park Lodge, Deer Crest Properties, and Powder Run Condominiums**
Date of Application:	**February 5, 1999**
Project Planner:	**Kirsten Whetstone**
Staff Recommendation:	**Work session introduction of project and review of staff issues and concerns**

II. BACKGROUND INFORMATION

Site description

The 7.8 acre partially wooded site is located southeast of Snow Park Lodge and the Wide West ski trail at Deer Valley (**Exhibit A**). Access to this site is gained from an easement granted by Deer Valley Resort off of Deer Valley Drive. The site is identified in the Deer Valley Special Exception Permit (Seventh Amended) as the Snow Park Lodge/Multi-

Family parcel. The site is currently vacant and undeveloped, with the exception of an existing dirt road and single track bike trail. Existing vegetation is primarily aspen trees and scrub oak. No surface mines or shafts were discovered on this site, although subsurface tunnels and shafts may be present. The property has not been legally subdivided, therefore a request for a one lot subdivision plat is included as part of this application. The parcel's legal description is attached as **Exhibit B**.

Adjacent property

Property directly to the west is owned by Deer Valley Resort and is the site of the Burns Lift and Wide West ski trail. A request to regrade and widen this ski trail by approximately 50 feet is included in this application. Land to the south is also part of the Deer Valley Resort. Land to the north and east is owned by the Deer Crest properties. Staff has begun to review preliminary plans for two Deer Crest projects in this area (**Exhibit C**). These projects will also be discussed at this work session (see packet for additional information).

Department Review

This request was reviewed by the city staff interdepartmental review team on February 16, 1999. A letter outlining staff concerns was forwarded to the applicant on March 3, 1999.

Deer Valley Master Plan

This parcel is one of four Deer Valley Master Planned parcels that are listed in the Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit (April 14, 1993) as having a development range. The density range for this parcel is 0- 42 units. The height range for this parcel is 28'-75'.

III. PROJECT DESCRIPTION

The applicant, Mark Walker of Otto-Walker Associates, representing Deer Valley Resort Company and Black Diamond Capital Corp., requests approval of a Conditional Use Permit (CUP) for a 42 unit residential condominium development on a 7.8 acre site. Development plans include eleven 3,000 square feet (sf) penthouse units, five 3,100 sf townhouse units and twenty-six 2,100 sf flats, a lobby/check-in area, health club and outdoor pool for residents, guest locker/skier lounge area, and a people mover system. Approximately 94 parking spaces are provided in an underground parking structure.

Access to the site is gained by an easement over the existing service entry and drive to Snow Park Lodge off of Deer Valley Drive, splitting into a separate access drive and traversing a slope at a 10% grade east of and above the existing Deer Valley Resort service and employee parking area, and continuing up to the Mountain View parcel via a proposed bridge. This access drive leads directly to a lobby area and underground

parking structure. Elevators through-out the development, from the parking structure to the highest floors, provide accessibility to each unit.

Mountain View Lodge consists of 5 separate buildings connected by underground parking and open pedestrian walkways and plazas. Approximately 70% of the site is proposed as open space. Approximately 95% of this parcel has a 30% or greater slope. Given the steep slope of this parcel, the buildings are proposed to be set into the hill side along the western property line, stepping up the slope in a linear fashion along the ski trail. The upper (southern) most buildings are approximately 700 feet from the northern most buildings. Building heights range from 40' to 45' from existing grade to the peak of the roof. The plans show 115' of elevation change from the roof ridge of the lower (northern) buildings to the roof ridge of the upper (southern) buildings.

Pedestrian access to Snow Park lodge is proposed near the base of the Burns Lift. A ski-home trail is proposed to take residents from the top of the Burns Lift to the ski locker/ski club area. An at-grade people (skier) mover elevator is proposed to carry skiers up to the Little Stick Run.

IV. ANALYSIS

On March 3, 1999, staff sent a letter to the applicant outlining both the larger issues and the many other details that need addressing. We met with the applicant on March 11 to discuss staff's letter. The applicant submitted a follow-up letter addressing some of staff's initial questions and concerns. This letter and additional written material is attached as **Exhibit D**.

As with all Conditional Use projects reviewed in Park City, there are ultimately many details, such as utilities, lighting, architectural materials and detailing, signs, snow storage, snow release hazards, service, ADA requirements, final grading and landscaping, trails, pedestrian and skier amenities, etc. which need to be addressed before a project can be granted final approval.

There are also issues which need to be addressed prior to looking at these details. Staff recommends that the Commission discuss these issues, outlined below, in the context of the Deer Valley MPD, the Land Management Code, and potential future development in the Snow Park vicinity. Planning Commission issues for discussion include:

1. **Deer Valley MPD density and height allocation**
2. **Sensitive Lands Overlay, extent of applicability**
3. **Access and circulation**
4. **General site layout and architecture**
5. **Fire protection mitigation**
6. **Skier circulation (people mover)**

1. Deer Valley Master Planned Development

This parcel is one of four Deer Valley Resort Seventh Amended and Restated Large Scale Master Planned Development Permit (previously known as a Special Exception Permit with a title change in 1993 to be consistent with language in the current LMC) parcels that are listed as having a development range. In the MPD permit document (April 14, 1993), this parcel is referred to as the Snow Park Lodge/Multi-Family parcel. A listing of those four parcels is attached as **Exhibit E**. According to the MPD permit document, Deer Valley is allowed a "menu" of sorts with ranges of density and heights permitted on these four separate parcels. No parcel may exceed it's allotted range and there can be no more than a total of 263.5 units on these four parcels.

Density

The MPD permit document states that "density above the minimum shown for parcels (is) to be determined by site specific review of project plans." It further states in Section E (page 5) that prior to sale the Permittee will submit, for Planning Commission approval, a site specific plan for construction on the parcel of a number of units not greater than the maximum number designated for the parcel. In addition, the Permittee shall request establishment of building site conditions with relation to the parcel. Additionally, the Deer Valley MPD permit document states the following:

> ... Permittee or persons acting on its behalf shall file a completed application form supported by the information set forth in Section 10.6 of the Code (LMC)... The procedure for the approval or disapproval of any site specific plan shall be based upon the conditional use procedure policy of the Commission in effect on the date the application for approval is submitted... The Commission will review and approve, or disapprove, the site specific plan with respect to the overall concept and operational characteristics of the Project and as to the terms, covenants and conditions of this Permit and the Agreement. The number of Units so decided shall not be less than the minimum nor more than the maximum number applicable to the parcel as set forth on Exhibit 2 and shall thereafter be the authorized density for the parcel.

A copy of Sections 10.6 - 10.9 of the LMC is included as **Exhibit F**.

Approved density range for the Snow Park Lodge/Multi-Family parcel is 0 to 42 units. The applicant is requesting the maximum of 42 units for this parcel.

To date, 14 units have been constructed at the South Multi-Family parcel (known as In-the Trees) and the three remaining Deer Valley Community parcels with density ranges are undeveloped. A total of 249.5 units remains to be developed on the remaining three parcels, that include the parcel under review and two parcels currently used for parking..

In making a determination of site specific density for this parcel, staff is reviewing the proposal against the review criteria for MPD's outlined in Section 10.9 of the Land Management Code as well as considering whether this location is appropriate for this level of density, given density allotments in the Snow Park area.

Using review criteria of Chapters 10 and 15 of the LMC, the Commission should discuss whether the current proposal is the best site plan possible and if the overall project warrants the maximum density of 42 units. The Commission should discuss impacts of density built into a relatively steep hill side versus impacts of density transferred to the available Snow Park parking lot sites. Staff is pursuing additional information from Deer Valley on the implication that more density into the hill will translate into more open space on the parking lot sites.

Building Height

Approved building heights for this parcel range from 28' to 75' (with an additional 5' for a pitched roof). Proposed building height is 35' to 40', plus an additional 5' for the pitched roof design, for a total height range of 40' to 45'. Staff asked the applicant to explore an alternative plan keeping the units clustered closer to the turn around and perhaps utilizing additional height. The applicant and Deer Valley Resort expressed concerns about increasing the height of the buildings, preferring to keep the proposed layout.

2. Sensitive Lands Overlay

The Sensitive Lands Overlay zone applies to this parcel. According to the Deer Valley MPD permit document (page 6) :

> For projects within the Deer Valley Large Scale Master Planned Development the density limitations of the Sensitive Area Overlay Zone do not apply because the Master Planned Developments approved prior to adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

Approximately 95% of this site has a 30% or greater slope. The areas that are less than 30% slope, thus deemed developable according to the SLO, are interspersed pockets of level land or roads/trails disconnected throughout the parcel. Strict application of the site planning standards, including remaining a minimum of 50' from a 40% slope, renders the entire site as undevelopable according to the SLO. As photocopies of the original topographic survey are illegible, staff will provide a slope analysis exhibit for your review at the work session.

The Commission should discuss the extent of applicability of the Sensitive Lands Overlay to this proposal. At a minimum, Appendix A-Design Standards and Appendix B-Tree/Vegetation Protection Regulations apply (see **Exhibit G**). The SLO document states the following (page 4):

> There are a number of existing, valid Master Plans which have been approved. Requests for site specific approval for parcels within Large Scale Master Plans which are located within the Sensitive Area Overlay Zone shall be required to go through the Sensitive Lands Analysis *(for identification of sensitive lands, such as wetlands, streams, ridge lines, steep slopes, etc.)* and the development will be required to be placed on the least sensitive portion of the parcel. In general, the site design criteria shall apply to these proposals.

3. Access and circulation

Staff has identified the proposed access drive as a concern. Given the location and potential for conflicts with day skiers, Deer Valley Resort employees, and a future access drive for Deer Crest staff has asked the applicant to approach the adjacent property owner to see if there is any potential for a shared drive at this location. A shared drive would reduce the conflicts and significantly reduce the amount of paved area at the entrance to these projects. The applicant has not been successful to date in working out an acceptable agreement with Deer Crest (see letters in **Exhibit D**). As pointed out in the letter from Deer Valley, the proposed access drive is the only existing legal vehicular access to this parcel.

4. General site layout and architecture

Staff has general concerns about the site layout and architecture (see reduced plans attached as **Exhibit H**). The concerns generally are a result of the perceived visual impact of the proposal from Deer Valley Drive and amount of site disturbance. Staff acknowledges that at least 70% of the site can be considered open space, and that relative to the top of the slope to the east, this proposal is well contained to the toe or base of the slope.

There are also fire and emergency concerns with the southern 12 units (see the next item). The existing layout is linear in nature, making building massing and articulation important in reducing overall impacts. Staff requested the applicant provide a visual analysis of this proposal to better understand the impacts of this site layout. The visual analysis will be presented by the applicant at the work session.

Staff has asked the applicant to break up roof lines of the middle building, provide more overall building articulation, less repetitive roof forms, propose building material differentiation for added interest, and soften some of the vertical rock walls with different materials and landscaping. The applicant indicated that they are working on the visual analysis as well as building modifications to accomplish the goals of minimizing

disturbance, limiting building height, and maintaining a low project profile with buildings set into the hillside and stepping up the slope.

The applicant is also working on several perspective drawings to better convey the architectural detailing, articulation, stepping, breaks, etc. which when compressed into a flat elevation drawing are all but lost. In studying the building cross sections staff determined that the roof-line steps up the hill in 10'-25' increments with a total ridge elevation difference of almost 115' from the north to south building. Deer Valley Development has worked with the applicant for the past 6 months to a year to develop an architectural concept that is consistent with their own internal design guidelines. Staff was not included in the preliminary discussions.

5. Fire protection mitigation

The Chief Building Official, Ron Ivie, expressed concerns regarding fire protection and emergency access for the southern most buildings (approximately the southern most 12 units). These units and buildings exceed the minimum 150' distance from a legal fire access drive. Ron requested a fire and emergency management and mitigation plan be submitted for his and the Fire District's review and approval. If the mitigation plan can not be approved these approximately 12 units will need to be deleted from the proposal.

6. Skier circulation (people mover)

Staff has concerns about the proposed at-grade people mover (funicular type elevator) that provides "ski-from" access to Deer Valley Resort at the Little Stick Run. Staff is concerned about visual impacts and unnecessary site disturbance of the slope. There appear to be other less intrusive options for the relatively low numbers of skiers that this people mover would serve. Staff does not believe the 42 units will generate such a large number of skiers at the AM peak between 9 and 11 that some accommodation by Deer Valley Resort could not result in a better solution. Given that this proposal is essentially slope-side and a short walk or ski from Snow Park lodge, staff recommends that the applicant take another look at this aspect of their skier circulation plans.

V. ISSUES FOR DISCUSSION

1. Deer Valley MPD density and height allocation

Is the proposed density appropriate for this site? Does the overall site plan and project warrant the maximum density allowed by the Deer Valley MPD?

2. Sensitive Lands Overlay, extent of applicability

To what extent should the SLO site design criteria apply? Does the proposed plan adequately address at a minimum the Design Standards and Vegetation Protection

Regulations outlined in the Appendices (Exhibit G)? Are additional mitigation measures appropriate?

3. Access and circulation

Is there a workable alternative to the access issue? Some additional dialog with the adjacent property owners (Deer Crest) would be helpful in arriving at a shared driveway location.

4. General site layout and architecture

Discuss the general site layout in terms of density, SLO, and access issues posed above and provide direction on whether this is the best plan possible for this site. If the applicants are unable to address fire and emergency access concerns, to the satisfaction of the Chief Building Official and Fire District, then the southern most 10-12 units would be deleted.

5. Skier circulation (people mover)

Is there a workable alternative to the proposed people mover?

VI. STAFF RECOMMENDATION

This item is an introduction to the Mountain View Lodge Small Scale Master Plan request. Staff recommends that the Commission discuss the outlined issues and provide the applicant and staff with further direction on this proposal. Staff will schedule this item for another work session and public hearing once the applicant provides revisions that address these concerns.

VII. EXHIBITS

A. Vicinity Map
B. Legal Description
C. Deer Crest Overview Map
D. Applicant's letter and other written material
E. Exhibit 2 of the Deer Valley MPD
F. Sections 10.6- 10.9 of the LMC
G. Appendices A and B of the Sensitive Lands Overlay
H. Reduced Plans

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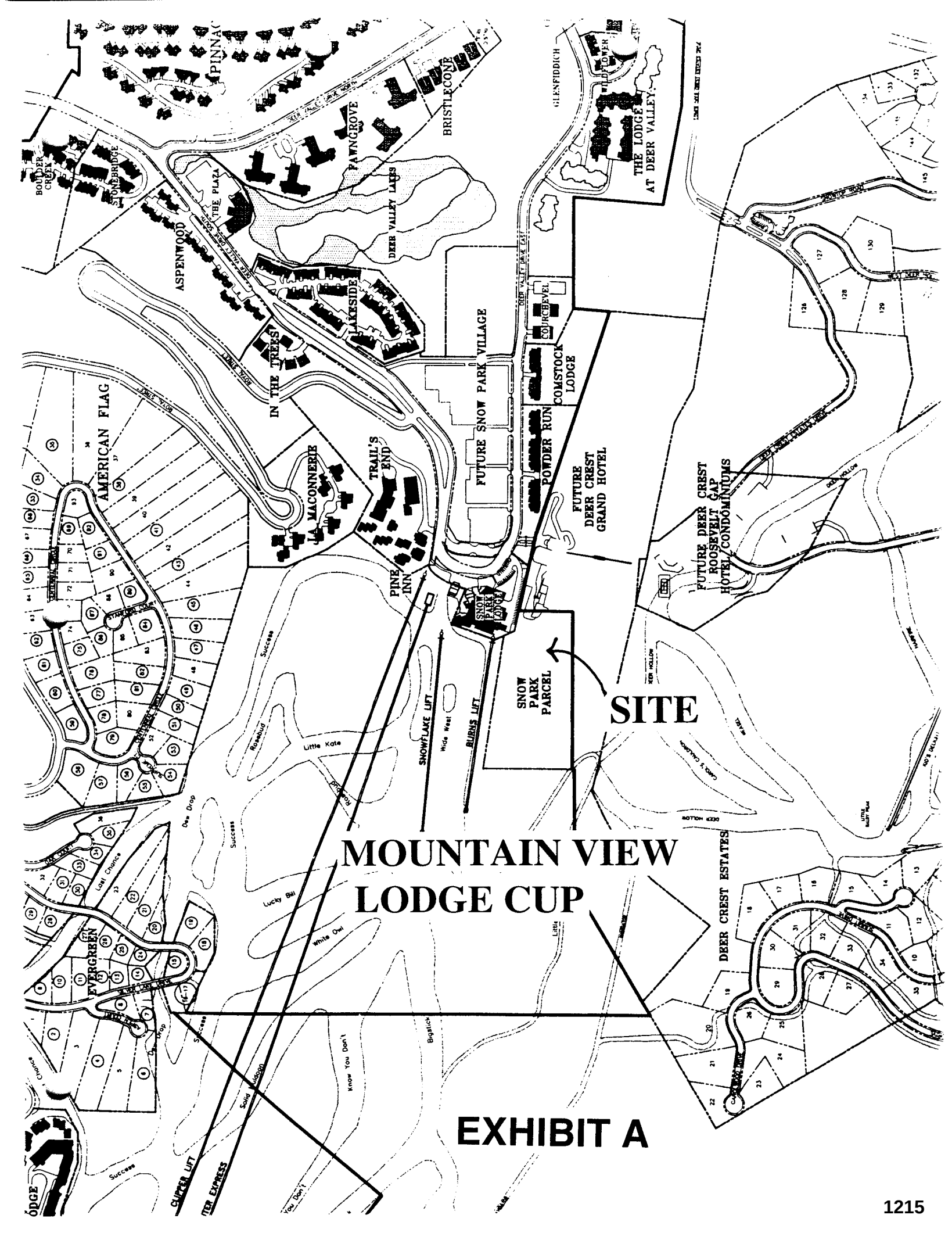

SITE
MOUNTAIN VIEW
LODGE CUP
EXHIBIT A
SNOW PARK PARCEL
FUTURE SNOW PARK VILLAGE
FUTURE DEER CREST GRAND HOTEL
FUTURE DEER CREST ROOSEVELT GAP HOTEL/CONDOMINIUMS
THE LODGE AT DEER VALLEY
BRISTLECONE
FAWNGROVE
THE PLAZA
ASPENWOOD
LAKESIDE
IN THE TREES
LA MACONNERIE
TRAIL'S END
PINE INN
COMSTOCK LODGE
POWDER RUN
AMERICAN FLAG
EVERGREEN
DEER CREST ESTATES
SNOWFLAKE LIFT
BURNS LIFT
DEER VALLEY LAKES
GLENFIDDICH
BOULDER CREEK
STONEBRIDGE

EXHIBIT A

MOUNTAIN VIEW LODGE

DESCRIPTION OF PROPERTY

Beginning at a point which is South 3378.33 feet and East 4309.36 feet from the East quarter corner of Section 16, Township 2 South, range 4 East, Salt Lake Base and Meridian; thence South 00°11'40" East 843.51 feet; thence South 90°00'00" West 469.89 feet; thence North 08°24'00" East 718.10 feet; thence North 64°30'00" East 62.00 feet; thence North 11°55'00" East 109.02 feet; thence South 89°56'57" East 283.66 feet to the point of beginning.

EXHIBIT B

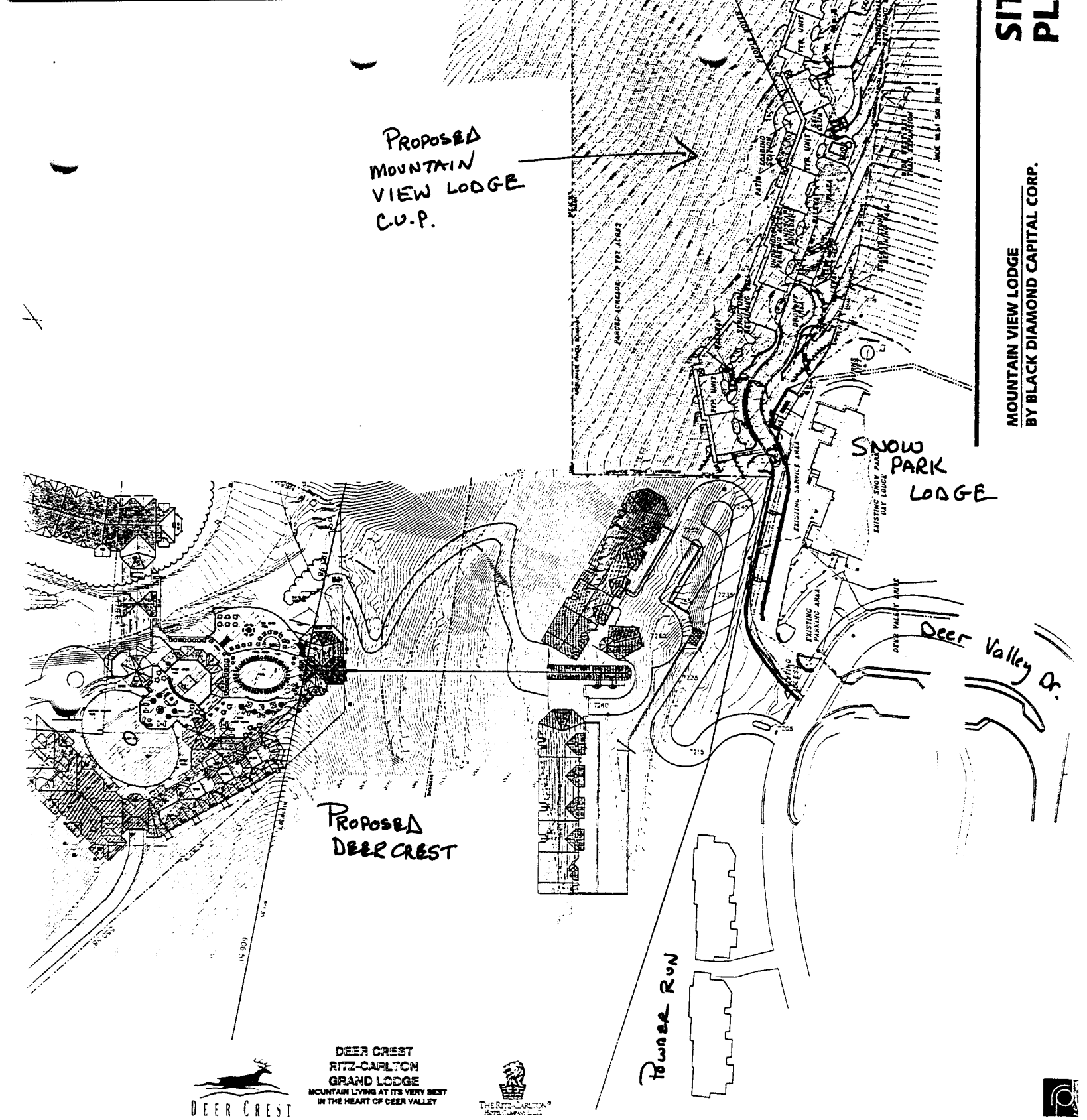

PROPOSED
MOUNTAIN
VIEW LODGE
C.U.P.
SNOW
PARK
LODGE
Deer Valley Dr.
PROPOSED
DEER CREST
POWER RUN
SITE
PL
MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.
DEER CREST
RITZ-CARLTON
GRAND LODGE
MOUNTAIN LIVING AT ITS VERY BEST
IN THE HEART OF DEER VALLEY
DEER CREST

EXHIBIT C

DEER VALLEY®

Executive Offices

March 10, 1999

Kirsten A. Whetstone, AICP
Project Planner
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

Re: Mountain View Lodge
Your Staff Comment Letter of March 3

Dear Kirsten:

This will address certain points in your subject letter that relate more specifically to Deer Valley Resort and/or our relationship with the project developer. A number of these we discussed on March 4 in my meeting with you and Nora.

Item No. 3

a. Density. The MPD Permit for Deer Valley Resort classifies 4 parcels as "density range parcels" as opposed to all of the remainder of the Deer Valley development parcels being assigned a specific density. The "entitlement" density under the MPD Permit for the combination of the 4 parcels is 263.5 (Paragraph C and Exhibit 2 of MPD Permit). The parcels and parcel density ranges are:

Snow Park Lodge/Multi-Family (the subject parcel)	0-42
South Multi-Family (In The Trees)	20-30
Hotel/Sports Facility Parcel	60-105
Snow Park Parking Area	0-200

These 4 sites are highlighted on the enclosed excerpt from the Deer Valley development plan map. The South Multi-Family Parcel has been previously developed as the "In The Trees" condominium project with a density of 14 units. Subtracting the 14 units of In The Trees from the total entitlement of 263.5 leaves a balance of 249.5 units for the combination of the remaining three sites. As we discussed at our March 4 meeting, in our own internal planning we have combined the Hotel/Sports Facility Parcel and the Snow Park Parking Area Parcel since they are contiguous (the Parking Area Parcel consists of our present surface parking lots 1-4 and the Hotel Parcel consists of our present surface parking lots 5 and 6). Doe Pass Road (a private road) runs between lot 4 and lot 5. In our planning we are referring to this combination of parcels as "Snow Park Village".

Deer Valley's view with respect to how the entitlement density should be allocated between Snow Park Village and the Snow Park Lodge/Multi-Family Parcel (the subject Mountain View Lodge) is to maximize the density on the subject parcel (i.e., the 42 unit upper range as proposed) resulting in fewer units in Snow Park Village, for the following reasons:

1. 42 units is compatible in its relationship with the closest neighboring developments in Snow Park including Snow Park Lodge (a 100,000 sf +/- structure), Trails

EXHIBIT D

End/Pine Inn (42 units), Powder Run (33 units), and the proposed Snow Park portion of the Deer Crest condominium hotel.

2. The subject site allows for units to be built into the hillside on the lower portion of the slope versus on the flats or interrupting ridgelines.

3. The site, being immediately adjacent to the services of Snow Park Lodge and the base of Deer Valley skiing, facilitates pedestrian versus vehicular movement. The proposed Mountain View Lodge plan provides facilities for onsite check-in and onsite management but without the food services and other commercial amenities that are already provided in the adjacent Snow Park Lodge.

4. The development on the subject site is visual to fewer Snow Park developments than corresponding density located in Snow Park Village. The MPD Permit recognizes that some additional building height can be achieved on the subject site because it is against the hillside.

5. Achieving the 42 unit density on the subject site allows for a looser density, more open space, and lower heights on the Snow Park Village Parcel(s).

b. Ski Access. The lift or people mover device to facilitate ski out access is actually a suggestion of Deer Valley. It allows occupants of the project to access the main base of the ski area in the easiest manner without conflict with the adjacent beginner and teaching terrain (the Wide West ski run). By accessing the Little Stick ski run, the skier travels west of the Wide West ski run to the base of the Carpenter Express and Clipper lifts. Cross ski traffic on Wide West and additional skiers feeding into Wide West are our greatest concerns as the ski area operator. We have evaluated numerous other approaches, including your suggestion of bringing skiers into the proposed widening of Wide West easterly of the Burns lift. The problem with this is that it mixes other skiers with beginners and while crossing under the lift can be discouraged with signage, it would be impossible to enforce without weapons. We find the lift approach to be the best alternative. We feel that the lift line is less visually obtrusive than a ski out trail.

Item No. 6

Sewer. Deer Valley has periodically reviewed sewer line capacity in the Snow Park area with SBSID for the past several years. We are aware that there is a point where line upsizing will be necessary for two line segments in Deer Valley Drive. We believe that this upsizing will not be necessary until the Snow Park Village development commences but we will followup with SBSID and address the upsizing earlier if it is triggered by this project.

Item No. 8.

Construction Management. The excavated material from the site is proposed to be used by Deer Valley to accomplish fill at the base of the existing White Owl to Big Stick ski runs area to complete the work for the 2002 Winter Olympic venues. This has the advantage of the material not having to be transported on any City street. Deer Valley has agreed to work with the project developer in providing construction worker parking and some materials storage during non-skiing seasons.

Item No. 9. As you point out, the entrance to the project utilizes the existing Snow Park Lodge service drive. To that end, access is provided and proposed without creating a second access off Deer Valley Drive. Deer Valley and Mountain View Lodge vehicles would separate approximately 100' into the Deer Valley property. Deer Valley parking displaced by the Mountain View Lodge entry ramp would be supplanted in the Mountain View Lodge parking structure. Deer Valley traffic in the service area is estimated at less than 100 vehicle trips per day during the winter season and less in other parts of the year. The Mountain View Lodge location adjacent to Snow Park Lodge, skiing, and the existing Park City Transit route works to reduce trips from the proposed 42 unit site so we have concluded that the access as proposed can work effectively. It is the only legal vehicular access to the site that Deer Valley controls. The access would be the subject of an easement granted to Mountain View Lodge and responsibility of maintenance would be with Mountain View Lodge from the beginning point of the ramp to the project boundary. The access proposed by Deer Crest to its adjacent development is also the only legal vehicular access from Deer Valley Drive to the Deer Crest condominium hotel project of which we are aware. We also understand that Deer Crest wishes to maintain a project identity with its own access. We are willing to cooperate with shared access and think that there is a possibility of shared access for a short distance off Deer Valley Drive with a split after that which would allow both projects to maintain their separate identities.

Item No. 10. The proposed development is contained within the 5.70 acre site identified in the Deer Valley MPD, except for the southerly portion of the proposed ski out access lift and the southerly portion of the ski in trail both of which are on Deer Valley property immediately south of the 5.70 acre site boundary. The site plan has been enlarged (to the 7+ acres) to reflect all of these elements. Enclosed is a title report on the project site which includes the proposed access drive easement per your request. It is Deer Valley's intent to submit a subdivision plat for processing after initial review by Planning Staff and Planning Commission and resolution of any issues. It is our thought and suggestion that the project parcel created by the subdivision process only be that portion of the 5.70 acres that is practically the development site. The remainder would be retained by Deer Valley as open space as opposed to being a portion of the condominium project.

Item No. 17 . There are no mine workings on the subject property. At inception, Deer Valley commissioned a reconnaisance of mines and mine workings and mitigation on the Deer Valley development parcels by Compliance Engineering Company. Subsequently a Phase I environmental review was performed for Deer Valley by Sergent, Hauskins & Beckwith. Additional copies of these reports will be provided if you need them. The Park City Consolidated shaft was located on property now owned by Deer Crest northerly of the subject site.

Item No. 18. Deer Valley has worked with the project developer on a number of site plans for the project. The proposal submitted is the result of trying to minimize disturbance, limiting building height, and keeping the project as low on the hillside as possible. Modifications are being made in the submitted west elevations to reflect areas of facade relief at a number of locations where unit pods connect. We understand your request for an expanded visual analysis and also understand that the developer is studying the best approach to accomplish this.

Item No. 20. No existing designated bike trails are impacted by the proposal. The Little Stick ski run south of the property has been used for biking.

Thanks for the meeting and please let me know if you have any questions on these responses.

Sincerely,

DEER VALLEY RESORT COMPANY

By _____
Bob Wells

cc: Lenny Scaglione / Dan Foley - Silverlake Development Corporation

Silverlake Development Corporation

7720 Royal Street East
P.O. Box 3965
Park City, UT 84060
435. 645. 7277
Fax: 435. 645. 7278

September 9, 1998

Mr. David Luber
Deer Crest Associates I, L.C.
LCC Properties Group, L.C.
136 Heber Avenue, Suite 308
P.O. Box 8888
Park City, Utah 84060

Dear David:

Silverlake Development appreciates our recent opportunity to meet with you and your colleagues to discuss our mutual interests in our adjoining properties. Unfortunately, however, the proposal provided by your architect does not reflect our understanding.

Silverlake Development has, therefore, finalized its plans and agreed with Deer Valley Resort to proceed with the development of our property without the necessity of any further involvement from your organization.

However, in the interest of continued cooperation, Silverlake Development offers a final alternative for Deer Crest to consider, which it believes enables all concerned parties to achieve their objectives.

Silverlake contemplates an arrangement whereby Silverlake would deed a portion of its parcel to Deer Crest, and in return, Deer Crest would deed a portion of its parcel to Silverlake Development. The subject parcels to be exchanged would enable Silverlake to construct access to its site on what would then be property it owns and maintains, without encroaching on the Snow Park Lodge. Silverlake would then provide a parcel of its land to Deer Crest, which it desires. Given our discussions, its clear certain portions of each of our respective parcels would be better utilized by the other party.

Most significantly to Deer Crest, however, is that this proposal provides perhaps the only avenue available to it to obtain additional density from Deer Valley Resort. By enabling Silverlake to construct its access without encroaching on the Snow Park Lodge, Deer Crest gains sufficient favor with the Resort for it to grant the additional density sought by Deer Crest.

Given that Silverlake is in a position to proceed with our development immediately, time is of the essence. Silverlake is prepared to receive an expression of interest from Deer Crest with respect to this alternative until the close of business on Friday, September 18. In the event Silverlake receives such an expression, both parties must proceed to negotiate and execute a contract as soon as possible.

In the event Deer Crest does not express any interest, Silverlake Development wishes you and your organization continued success.

Leonard Scaglione

Leonard Scaglione
Vice President

cc: Robert Rothman
John Garthwaite

DEER CREST

September 18, 1998

Mr. Leonard Scaglione
Vice President
Silverlake Dvelopmcnt Corporation
7720 Royal Street East
P.O. Box 3965
Park City, UT 84060

Dear Lenny:

Per my telephone conversation with you yesterday afternoon, this letter will confirm our meeting with you next Tuesday, September 22, 1998 at 3:00 p.m. at the Otto/Walker office. I appreciate your supplying our office in advance of said meeting your suggested building and access programs for the respective parcels for our consideration.

We look forward to meeting with you next Tuesday.

Very truly yours,

DEER CREST ASSOCIATES I, L.C.

By: LCC PROPERTIES GROUP, L.C.

By: David M. Luber
Managing Member

DML:rao

Cc: Robert Rothman
Ken Chang
Neil Richardson

EXHIBIT 2
PARCELS WITH DENSITY RANGES
14-Apr-93

PARCEL NAME	APPROVED DENSITY OR DENSITY RANGE (1) (UNITS)	HEIGHT RANGE(2) (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY			
Snow Park Lodge/Multi-Family	0-42	28-75	5.70
South Multi-Family	20-30	28-45	2.87
Hotel/Sports Facility Parcel (3)	60-105	28-45	5.00
Snow Park Parking Area	0-200	28-45	9.93
TOTAL	263.5		

NOTES:
1. Density above minimum shown for parcels to be determined by site specific review of project plans.
2. Maximum height on parcels with range indicated to be determined by site specific review of project plans, applying standards established under Land Management Code.
3. Up to two (2) lock-out bedrooms per unit permitted as per Section I of the Permit. Lock-out bedrooms on these parcels will not be deemed as additional units for density purposes.

EXHIBIT E

Medium Density (RDM)	Density not to exceed 8 unit equivalents per acre
Sensitive Area Overlay Zone	Density established by Sensitive Area Overlay Zone regulations
All other zones	Density established by Chapter 7

10.4. PROCESSING. An application for approval of a Master Planned Development may be filed by the owners of the property for which the approval is requested and shall be made on a form provided by the City and must include written consent by the owners of all property to be included in the Master Planned Development. The procedure for review is described in Chapter 1.

10.5. PRE-APPLICATION CONFERENCE. A pre-application conference may be held with the Community Development Department in order for the applicant: (1) to become acquainted with the Master Planned Development procedures and related City requirements; (2) to obtain from the department a written list of what the formal application should include; and (3) to obtain from the department copies of guidelines to the interpretation of provisions of this section.

10.6. THE APPLICATION. The Master Planned Development application must be submitted with a completed application form on a form supplied by the City. Additional application requirements may apply for projects within the Sensitive Area Overlay Zone. The application shall be supported by the following (seven sets required):

(a) Map of Existing Site. A map of the existing site shall show the following information for the site prior to demolition of any existing improvement or alterations to natural vegetation and terrain:

Vicinity map (not less than 1"= 100');

Scale and north arrow;

Site boundaries and dimensions;

Topography with contours at no greater than five foot intervals;

Vegetation, location, and type;

Soil quality;

100 year flood plain and high water areas;

Existing structures and their current uses;

EXHIBIT F

Existing roads and other improvements;

Location of public utilities and utility easement; and

Other data as may be required.

(b) The Site Plan. The site plan portion of the application shall consist of a plan showing the major details of the proposed Master Planned Development prepared at a scale of not less than 1" = 100' (or 1" = 50' for sites of less than one acre). The plan shall contain sufficient detail to evaluate the land planning, building design, and other features of the Master Planned Development proposed. The site plan shall contain, insofar as applicable, the following minimum information:

Scale and north arrow;

Proposed name of the development;

Identity of a subdivision Master Development Plan of which the site may be a part;

Topography with finished contours at no greater than five foot intervals;

The location and size of all existing and proposed buildings, structures, and improvements;

Natural and proposed vegetation and landscaping, streets, walkways, and easements to be reserved for public use;

Location and general dimension of all impervious paved areas such as streets, walks, parking lots, tennis courts, plazas, etc.;

Proposed open spaces with an indication as to use and ultimate ownership, if applicable;

Proposed drainage system;

Proposed utility distribution;

Proposed traffic circulation with anticipated average daily traffic volume, and access to the existing street system;

Perspective sketches showing general architectural concepts of all new or remodeled buildings;

Maximum height of all buildings, dimensions, and square footage of all lots or parcels proposed with project;

Preliminary limit of disturbance/vegetation protection and temporary erosion control plan showing the maximum limits of disturbance for all construction activity including utilities and public improvements;

A general landscape plan at time of initial submission to be followed by a detailed landscaping plan, once the site plan has been approved, showing the spacing, sizes, and specific types of landscaping material;

Lighting plan; and

Proposed placement of a common satellite receiving station.

(c) Written Statement. The written statement to be submitted with the Master Planned Development application must contain the following information (only two sets required):

A statement of the present and future ownership and tenancy and a legal description of the land included in the Master Planned Development application, including identification of all mortgages, easements, covenants or restrictions on land use, liens, and judgments which may affect the site;

A development schedule indicating the approximate date when construction of the Master Planned Development, or stages of the development, can be expected to begin and be completed.

Copies of any special agreements, conveyances, restrictions, or covenants, which will govern the use, maintenance, and continued protection of the Master Planned Development and any of its common areas;

A mailing list of the owners of abutting properties and properties located within 100 feet of the property lines of the land included in the Master Planned Development as required by Chapter 1 of this Code.

An explanation of the objectives to be achieved by the Master Planned Development, including building descriptions, variations in building setbacks, parking, height or other requirements that are being sought; sketches of elevations, or other information as may be required to described objectives.

A phasing plan which addresses the proposed timing of public improvements and construction consistent with Section 15.2.1(d).

10.7. PROPERTY POSTED, NOTICE MAILED. Upon receipt of a fully completed application form and the submission of the accompanying information, and upon the payment of the fee for review as prescribed by ordinance, the Planning Department shall cause notice to be given as described in Section 1.15. of this Code.

10.8. FINAL PLAN REQUIREMENTS. The final plan shall be presented in permanent mylar final sheets; all drawings showing proposed site development shall have a scale of no less than 1" = 100' (1" = 50' for sites less than one acre), with one sheet showing the entire project, its vicinity within the City, and a key to the detailed drawings. The final plan shall include all information required by the Master Planned Development application, plus the following:

(a) Accurate dimensions for all lines, angles, and curves used to describe streets and other public right-of-ways sufficient to satisfy final plat requirements of the Park City Land Subdivision Ordinance.

(b) Detailed sizes and dimensions for the utility and drainage systems with specific locations of fire hydrants.

(c) Detailed dimensions and treatment of all common open space, including lighting.

(d) Architectural drawings of proposed new or remodeled structures with floor plans and elevations at a scale no less than one-eighth inch to a foot. Drawings shall indicate all exterior materials and colors.

(e) Final limits of disturbance or building pads, and vegetation protection and erosion control plan.

(f) Location of utilities and connections.

10.9. GENERAL CRITERIA FOR REVIEW. A Master Planned Development shall implement the purposes of this ordinance and of this section. Any project falling within the Sensitive Lands Area Overlay Zone may be subject to additional requirements and regulations as outlined in the Sensitive Area Overlay Zone Regulations. In addition, shall meet the following standards and requirements:

(a) Uses Permitted. The uses in a Master Planned Development must be uses that are shown on the land use table in Chapter 7 as permitted or conditional uses in the zoning district in which the Master Planned Development is located. In addition the approving agency may permit limited commercial uses (as shown on the Land Use Table) not generally associated with the

residential zone if, in the opinion of the approving agency, such uses are primarily for the service and convenience of the residents of the development and the immediate neighborhood. Such uses, if any, shall not change or destroy the predominantly residential character of the Master Planned Development. The amount of area and type of such uses, if any, to be allowed in a residential Master Planned Development shall be established by the approving agency on the basis of these criteria:

1. Relationship to the Purpose and Policies of the Comprehensive Plan. The Master Planned Development must be consistent with the purposes and polices of the Comprehensive Plan as set forth therein.

2. Relationship to Surroundings. The Master Planned Development's relationship to its surroundings shall be considered in order to avoid adverse impacts caused by traffic circulation, building height or bulk, lack of screening, ridge line and view corridor intrusion, wetland encroachment, or intrusions on privacy.

(b) Maximum Density Requirements. The requirements of Chapter 7 (Use Tables) regarding maximum densities shall apply to all Master Planned Developments except as may be allowed pursuant to Chapter 11, Master Planned Moderate Income Housing Development.

(c) Open Space. A minimum of 60% open space shall be required for all master planned developments. In approving an MPD, the Planning Commission shall designate the type and mix of open space to be provided (natural neighborhood, recreational, common or private). MPDs which are portions of large scale MPDs already providing 60% open space will not be required to provide an additional 60% open space. Commercial projects which are in the GC zone and all commercial projects on Main Street shall also be excepted from providing 60% open space.

(d) Off-Street Parking. The number of off-street parking spaces in each Master Planned Development may not be less than the requirements stated in Chapter 13, Off Street Parking, except that the reviewing agency may increase or decrease the required number of off-street parking spaces in consideration of the following factors:

1. Probable number of cars owned or required by occupants of dwellings in the Master Planned Development;

2. Parking needs of any non-dwelling uses, including the traffic attracted to commercial uses from off-site;

3. Varying time periods of use, whenever joint use of common parking areas is proposed.

4. Whenever the number of off-street parking spaces is reduced because of the nature of the occupancy, the approving agency shall obtain assurance that the nature of the occupancy will not change. No parking reductions shall be granted for developments requiring eight or fewer parking spaces. Parking requirements are stated in Chapter 13.

(e) Variations in Setbacks. The setback requirements of Chapter 7 shall apply to Master Planned Developments except that the reviewing agency may reduce setbacks in consideration of site planning issues addressed in this chapter. Variations in setbacks, if requested, shall be addressed in the written statement and shall be specifically called out on the Master Planned Development site plan, or shall be handled through a Master Planned Development control document to be submitted as part of the written statement. Minimum setbacks along the boundaries of the site must be observed.

(f) Variations in Height Requirements. The height requirements of Chapter 7 shall apply to Master Planned Developments, except that after review by the Planning Commission, the Commission may approve, disapprove, or approve with modifications a request for an increase in the allowable height of some or all of the buildings in the development by up to 25% of the maximum building height established for that zone in Chapter 7 of this Code (not including those adjustments permissible under Section 8.17) after due consideration of the following site specific review standards, in addition to the other standards established for Master Planned Developments by this Chapter. If the requested height increase is greater than 25% of the stated zone maximum, the request shall be reviewed by Planning Commission, then submitted to the City Council with recommendations from the Commission, with final approval, disapproval, or approval with modifications of the request to be made by the City Council, based on the same review criteria. The Council may act on the height increase request at any time during the review process following Planning Commission's review of the height request, and may act on the height request prior to final Commission approval of the overall master plan.

1. The geographical position of the building and possible visual effects on existing structures on or off-site;

2. Potential problems on neighboring sites caused by shadows, loss of solar access, loss of air circulation, closing of views, or ridge line intrusion;

3. The influence on the general vicinity including contact with existing buildings and structures, streets, traffic congestion and circulation, and adjacent open space;

4. Appropriateness of the uses within the building in the neighborhood;

5. Landscaping and buffered areas of other physical separations that may be proposed to buffer the site from adjacent uses;

6. The size of the side yard areas between buildings and adjacent streets and alleys and their relationship to pedestrian traffic and open space;

7. The provision of more than the required 60% open space within the project;

8. Reduction of the height of other buildings or portions of a building to a point that is lower than the underlying zone maximum;

9. In no case will any increase in height be permitted when the effect of the height increase is to increase the allowable square footage or building volume (above grade) over that which is, or would be, possible under normal zone standards for the zone in which the site is located. When determining the possible building square footage and/or volume possible under the underlying zone regulations, the Community Development Department shall consider the unit configuration proposed (i.e., the mix of hotel rooms, apartments, and commercial space) and the reasonable circulation space needed to serve that configuration, exiting requirements, light and air requirements and other requirements of the Uniform Building Code which would affect the location and placement of building volume, and not merely calculate volume based on the zone's setback and yard requirements.

10. The amount of any increased height is not specified for each zone district as the minimum allowable height that is compatible with good planning practices and good design is a site specific review item. The burden of establishing the needs and benefits of a height increase is on the developer, and in the absence of a satisfactory showing that the additional height will result in a superior plan and project, the zone height shall be applied.

11. Height variations shall not be permitted in the HR-1, RM, R-1, and HRL zones.

(g) Nightly Rentals, Timesharing, and Condominiumization to be Declared. If nightly rentals are desired in a Master Planned Development, this must be declared at the time of application. If timesharing, as defined by ordinance or nightly rental use, is desired in a Master Planned Development that has already been approved by the City, a conditional use permit must be obtained and the project instruments must either be drafted initially or amended by the required majority (in no event less than 65%) to explicitly and prominently authorize timesharing within the project. If the Master Planned Development is to be turned into a condominium, as defined in the Code, it must be declared at the time of application, or the condominium conversion fees and review will apply to the subsequent change.

(h) Site Planning. The approving agency must be satisfied that the site plan for the Master Planned Development has met each of the following criteria or can demonstrate that one or more of them is not applicable, and that a practical solution consistent with the public interest has been achieved for each of these elements:

1. The relationship of these areas to other areas, structures, and uses within the Master Planned Development.

2. The degree to which these areas contribute to the quality, livability, and aesthetics of the Master Planned Development.

3. Protect ridges from development which would be visible on the skyline from prominent areas in Park City.

4. Units should be clustered in the most developable and least visually sensitive portions of the site with common open space corridors separating clusters. This applies to both multi-family and single family projects. The open space corridors should be designed to coincide with significant vegetation and in may cases, should be left in the natural state. Open space areas will be the maintenance responsibility of the homeowners. Any areas not left in a natural state should be designed for water conservation.

5. Roads and utility lines should be designed to work with the existing grade and cut and fill slopes should be minimized. Roads and utilities should be placed so that disturbance of significant vegetation is minimized.

6. Existing natural drainage ways should be maintained and designed around.

7. Consideration must be given to soil conditions and ground water existence.

8. Trails and sidewalks should be provided to allow efficient internal circulation as well as links to adjacent trail systems on other properties. Existing trails should be maintained and incorporated into open space elements of the project. This may include trails for pedestrian, bicycle, or equestrian circulation. Construction of new trails will be required concurrently with the installation of other public improvements.

   Although required trails may not link to adjacent rails immediately, each trail is a vital part of an overall master plan. In most cases, the homeowners will be required to maintain the trails.

9. A separate plan which addresses limits of disturbance and vegetation protection during construction and revegetation of disturbed areas will be required. This shall include construction necessary for all project improvements such as roads and utilities.

10. Common open space is encouraged and may be counted as part of the required open space within a Master Planned Development provided they are to be used and are suitable for scenic, landscaping, or recreational purposes and they are on land which is accessible and available to persons for whose use the common park area is intended, and ownership is vested in a way that preserves the open space.

11. Common open spaces in a Master Planned Development site shall be preserved and maintained as provided for in an irrevocable dedication declaration, or restrictive covenants approved by the reviewing agency and filed and recorded in the office of the County Recorder, or other mechanisms acceptable to the approving agency. The irrevocable dedication, covenant, and declaration shall take place as mutually agreed upon by the approving agency and the applicant, provided, however, no building permit shall be issued for the Master Planned Development until the dedications, covenants, and declarations have been filed and recorded. The areas designated in the covenants as common open space shall be maintained, repaired, preserved, and retained as open spaces by the owners in common of the property and/or the developer.

12. Circulation in terms of an internal street circulation system designed for the type of traffic generated, safety, separation from living areas, convenience, access, noise, and exhaust control. Private internal

streets may be permitted if they can be used by police and fire department vehicles for emergency purposes. Width, and cul-de-sac design must accommodate fire fighting apparatus. Bicycle traffic shall be considered and provided for and, where appropriate, connection of the bike and pedestrian system to other city systems shall be addressed. Proper circulation in parking areas in terms of safety, convenience, separation, and screening shall also be considered.

13. Utilities shall be addressed in terms of adequacy, availability, and locations of services.

14. Variety shall be addressed in terms of housing type, densities, facilities, and open space.

15. Privacy shall be addressed in terms of the needs of individuals, families and neighbors, and adjoining land owners.

16. Pedestrian traffic shall be addressed in terms of safety, separation, convenience, access to points of destination, and attractiveness.

17. Building type shall be addressed in terms of appropriateness to density, site relationship, and bulk.

18. Building design shall be addressed in terms of orientation, spacing, materials, color and texture, storage, signs and lighting, and compliance with the architectural criteria contained in the Land Management Code appendices.

19. Landscaping of the total site shall be addressed in terms of purpose of planting such as screening or ornamentation; hard surface materials used, if any; maintenance, water needs, suitability; and effect on the neighborhood.

(i) Building and Lot Requirements. Buildings may be attached, semi-detached, or individual units. The uses within buildings may be mixed. The separation between detached buildings shall be a minimum of ten feet.

1. Structures greater than 60 feet but less than 120 feet in length should exhibit a prominent shift in the facade of the structure so that no greater than 75% of the length of the building facade appears unbroken. Each shift shall be in the form of either a ten foot change in building facade alignment or a ten foot change in roof line height, or a combined change in facade and roof line totaling ten feet.

2. Structure shall not exceed 120 feet in length without complying with the following guidelines:

   A prominent shift in the mass of the structure shall occur at each 120 foot interval (or less) reflecting a change in function or scale. The shift shall be in the form of either a 15 foot change in building facade alignment or a 15 foot change in roof line.

   A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the building plane, a 15 foot total change will be considered as compliance with this section.

3. At least 60% of the area of any site, subject to a Master Planned Development review shall remain as open space, not counting roads.

(j) Support Commercial Facilities. Within any Master Planned Development in those zones which permit mixed uses within Master Planned Developments, no more than 10% of the total gross floor area may be devoted to support commercial facilities as defined by this Code. All support commercial facilities shall be oriented to the internal pedestrian circulation system of the Master Planned Development. Signage on support commercial facilities must be visible only from within the development, and shall not orient to the adjacent public streets or off-site circulation areas.

(k) Limits of Disturbance or Building Pad Lines. Limits of disturbance or building pad lines must be designated for all new Master Planned Developments if the staff determines that there is significant vegetation on the site or if it is important to clearly designate future building locations. "Significant vegetation" includes large trees of 6" caliper or greater, groves of 5 or more smaller trees, or clumps of oak or maple covering an area of 50 square feet to the drip lines. Locations of utilities and connections must also be indicated on the plat.

1. All construction activity must be contained within the limits of disturbance line, with the balance of the parcel remaining undisturbed. Access to the limits of disturbance area should be along the planned driveway.

2. Building pad lines may be specified on some MPDs instead of limits of disturbance. If building pad lines are designated, no part of the new construction may lie outside of the building pad line; however, construction disturbance may extend as far as ten (10) feet beyond the

building pad line. Access to the building pad should be along the planned driveway.

3. The Community Development Director has the authority to vary the limits of disturbance or building pad line if such a variation results in less visual impact or more effective preservation of mature trees. In no case, however, should a variation in the limits of disturbance boundary result in an increase in the amount of buildable area. Applications for a variation in the limits of disturbance or building pad line are available in the Planning Office.

4. Limits of disturbance or building pad lines with definitions as approved by the staff must be reflected on the final MPD plan.

5. Limits of disturbance must be designated in the field prior to commencement of excavation with snow fencing or other methods approved by the Community Development Department.

6. A security must be posted to ensure compliance with the limits of disturbance plan.

10.10. APPROVALS. Approvals of Master Planned Developments shall be granted in the following manner:

(a) Master Plan Approval. The approval for a Master Planned Development shall be given in a form that states the density allocated to the property as a number of units unless otherwise provided by conditions of approval. The mix of the units can be adjusted by the developer according to the table provided below.

(b) Project Site Plan. Project site plan approval of the site plan for the project or development shall be granted by the Community Development Department for all development within Master Planned Developments as long as the density is within the range of unit equivalents established in the master plan approval, subject to ratification by the Planning Commission. Commission action will still be required for final plat approval, subdivision approval, and any other approvals or reviews required by Chapter 1.

(c) Form or Approval. Once a density range and preliminary plan have been approved by the reviewing agency, a master plan shall be signed by the reviewing agency and the developer. In the case of a large scale Master Planned Development, in which density transfers from one portion of the site to another may

APPENDIX A--DESIGN STANDARDS

All private development within the Sensitive Area Overlay Zone shall comply with the following design standards which supplement, and supersede in the case of a conflict, Chapter 9 of the Land Management Code

A.1 Building color and material. All buildings shall be constructed of material of a muted earth tone color that reflects the dominant color of the surrounding vegetation. Building materials shall comply with the provisions of Chapter 9 of the Park City Municipal Land Management Code (Architectural Review).

A.2 Windows and other glass. Glass areas shall be reviewed to avoid highly reflective surfaces. Mirrored glazing is prohibited on any building, except that solar absorption glazing is an acceptable material.

A.3 Parking. Subdivision lots and streets shall be designed so that wherever possible parking is located behind buildings on the uphill lots. Uses other than single-family residences shall break up parking areas into smaller lots that should be located in linear strips running parallel to the slope contours. The perimeter of parking areas shall be screened with vegetation, fencing, or other architectural elements.

A.4 Rooftop mechanical equipment. All rooftop mechanical equipment, including HVAC equipment and similar appurtenances, must be screened so as not to be visible from nearby properties or hillsides above the equipment.

A.5 Roof pitch, color, and materials. The pitch of any roof shall generally parallel the slope upon which the building is located, but in any case shall not exceed a height to horizontal ratio of 9/12 and shall not descend closer than seven (7) feet from the ground. The minimum roof pitch shall be 4/12. Roofs shall be of a dark, muted earth tone color in a shade of dark gray, dark brown, or black that reflects the dominant color of the surrounding vegetation and shall be constructed of materials as set forth in Chapter 9 of the Park City Municipal Corporation Land Management Code (Architectural Review).

A.6 Height controls. Upon review of any subdivision or MPD within the Sensitive Area Overlay Zone, an analysis of appropriate building heights will be conducted. Based upon the visual analysis, building heights may be reduced for all or part of a proposed development.

A.7 Dwelling size. Maximum single-family dwelling size shall be evaluated at the time of project approval taking into consideration visual impact and community character.

A.8 Underground utilities. All utility lines in steep slope developments shall be underground, except that the Community Development Director may allow above-ground utilities if burying would result in severe damage to significant vegetation or sensitive environmental areas.

EXHIBIT G

A.9 Wood Roofs. Because of fire safety concerns, wood shingles, including fire retardant wood shingles, are prohibited in all wildland interface zones as defined in the Sensitive Lands Ordinance section 4.2 and Land Management Code Chapter 2. Wood roofs may be allowed on additions to existing structures with wood roofs. In addition, wood roofing may be allowed on later phases which continue the specific design of existing projects and where the original phase has wood roofing. However, existing non-conforming structures must comply with this section when the structure's roof is replaced.

APPENDIX B–TREE/VEGETATION PROTECTION REGULATIONS

B.1 The following provisions are hereby adopted as amendments to existing limits of disturbance regulations contained in Section 15.4.2(d) and Section 10.9 (k) of the Park City Municipal Corporation Land Management Code and will apply to existing platted subdivisions in the Sensitive Area Overlay Zone, to include the following criteria to be used in establishing limits of disturbance.

B.1.1 Visual impacts of the development, including but not limited to screening from adjacent properties, ridgeline area protection, and protection of critical viewsheds as defined in the Sensitive Area Overlay Zone District Regulations Section 1 herein.

B.1.2 Erosion prevention and control, including but not limited to protection of natural drainage channels.

B.1.3 Fire prevention and safety, including but not limited to location of trees and vegetation near structures.

B.1.3 Irrigation and water conservation.

B.1.4 Wildlife habitat, including but not limited to preservation of critical wildlife habitat and migration routes.

B.1.5 Stream and wetland protection and buffering.

B.2 Tree/vegetation removal. No trees or vegetation within the Sensitive Area Overlay Zone shall be removed for the purpose of providing open views to or from structures on a site.

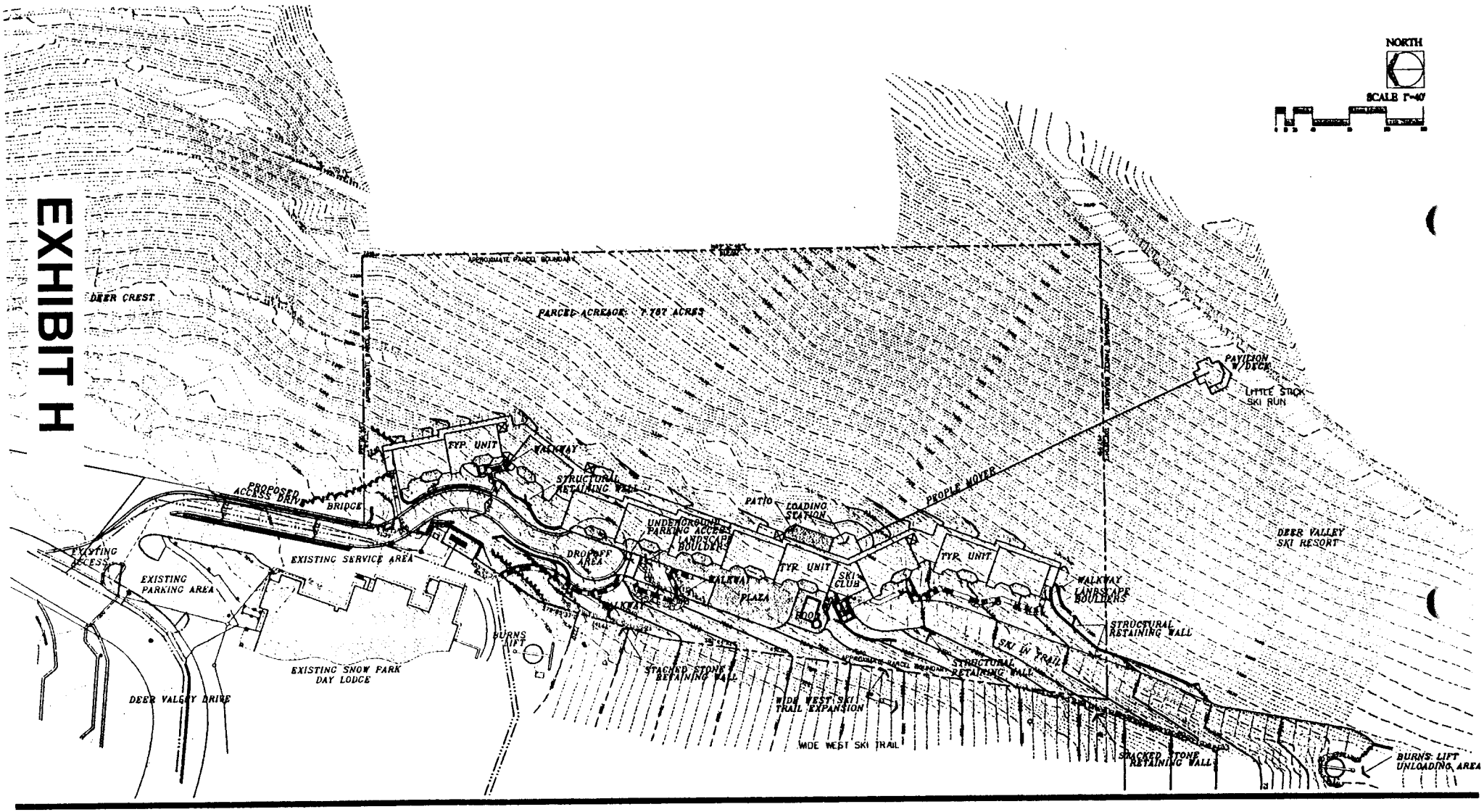
B.3 Irrigation limits. The amount of irrigated area shall be minimized depending on the amount existing natural vegetation on the site prior to construction and type of irrigation proposed to be used.

B.4 Revegetation plan. All applicants for developments on land subject to Sensitive Area Overlay Zone regulations involving cut and fill and graded slopes shall submit a revegetation/landscaping plan for approval by the Community Development Department. The plan shall depict the type, size, and location of any vegetation and trees being planted and illustrate how the site will be recontoured in such a fashion and with sufficient topsoil to ensure that revegetation is feasible. The plan shall also indicate a time frame for revegetation which is acceptable to the Community Development Department. Retaining walls shall be used to provide breaks in man-made steep slopes exceeding fifteen (15) percent and to provide planting pockets.

B.5 Violation/Replacement provision. Any applicant who violates the provisions of this subsection by removing trees or vegetation or exceeding the prescribed limit of disturbance shall replace two for one in number all trees/vegetation illegally removed. Size of trees planted in replacement of illegally removed trees must be approved by the Community Development Department.

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EXHIBIT H



OTTO WALKER architects
2200 Highway 224, Suite C201, P.O. BOX 2672, Park City, Utah 84060 (435)649-6373

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

SITE PLAN

FEBRUARY 1, 1999
SHEET FOUR

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PLANNING DEPT.



SCALE 1" = 20'

OTTO
WALKER
architects

MOUNTAIN VIEW LODGE
BY BLACK DIAMOND CAPITAL CORP.

ELEVATION

FEBRUARY 1, 1999
SHEET FOURTEEN

MOUNTAIN VIEW LODGE
PROJECT DESCRIPTION

Located at the base of Deer Valley Resort at Snow Park, the Mountain View Lodge is situated on the eastern hillside overlooking the Snow Park Lodge and the ski facilities located adjacent to it. This proximity provides for direct ski in and ski out access, views of the Olympic venues, access to hiking/biking trails in the summer and other amenities associated with Deer Valley and Park City.

Facilities incorporated into the design of the Mountain View Lodge include 42 condominium units(which include eleven 3000 SF penthouse units, five 3100 SF townhouse units and twenty-six 2100 sf flats), a lobby/check-in area, health club and outdoor pool, guest ski locker area, ski bar, and people mover system. Parking will be handled underground and can accommodate 94 cars. The people mover will transport guests from the ski locker area up the hill to an unloading pavilion located adjacent to Little Stick Run. Ski home access is provided by a 25' trail located near the unloading area of the Burns Lift and ending at the guest ski locker area.

Guests will arrive at the Mountain View Lodge via Deer Valley Drive and then proceeding along an elevated accessway leading to the dropoff area and entrance to the underground parking facility. Within the parking structure, entrance corridors will be designed so as to direct guests to elevators for transport to the lobby and residential units.

The site, approximately 7.8 acres, is primarily wooded with Quaking Aspen and Scrub Oak the predominant species. Evergreens are scattered sparsely across the site. There are no visible rock outcroppings or other significant geological features.

The Lodge is to be set into the hillside so as to minimize its visual impact from surrounding areas and to allow the backdrop of the hillside soften the appearance of the building. The excess material from this site and the expansion of Wide West trail will be utilized as fill for the Olympic Ski venues on Champion and White Owl ski runs.

Mountain View Lodge has been designed with the mountains in mind. Units that step up the hillside, a roofline that also reflects the changing ridgelines, a sensitivity to protecting woodlands, minimizing impacts to viewsheds and blending natural materials into the architecture of the building while providing for the needs of future owners and guests, comprise the elements paramount to the success of this project.

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March 19, 1999

OTTO / WALKER
Architects

2200 Park Avenue

Suite C201

Park City, Utah 84098

435/649-6373

Fax 435/649-6378

Kirsten A. Whetstone, AICP
Project Planner
Park City Municipal Corporation
Post Office Box 1480
Park City, Utah 84060

Re: Mountain View Lodge at Deer Valley
Conditional Use Permit ("CUP")

Dear Ms. Whetstone:

I have reviewed your letter dated March 3, 1999 (the "March 3 letter") indicating your staff's comments and questions, and Bob Wells letter dated March 10,1999 (the "March 10 letter") which addresses certain points to the March 3 letter relating to the Mountain View Lodge. We offer the following responses as further clarification:

1. We have completed the fire and emergency management plan and have scheduled a meeting on Monday, March 22, with Ron Ivie to review this plan.

2. The Code requires two handicap accessible guestrooms, which will be incorporated into the final plan. These guestrooms will be owned and operated by the Homeowners Association and, therefore, will not be included in the final density count.

3. With regard to the first paragraph of this section, please refer to the March 10 letter. Additionally, with respect to Chapter 10 of the Land Management Code, the submitted Preliminary Plan includes elements outlining concepts for site grading, landscaping and re-vegetation of the site, pedestrian circulation, drainage and proposed utilities. These plans will be submitted after the initial work session for review. Additionally, elevation and sections depicting building massing, heights and possible materials to be utilized have been shown. We are currently producing perspective sketches illustrating the visual appearance of this development from several vantage points around Deer Valley.

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PLANNING DEPT.

With regard to the second paragraph of this section, we have discussed various options for providing ski in/ski out access to this project with Deer Valley Resort. While additional cost and other project design considerations perhaps make this a less attractive alternative, we have been advised that it is the only option acceptable to Deer Valley Resort at this time.

4. Snow shedding will be addressed as part of the ongoing design and review of the building architecture.

5. As the site configuration becomes more finalized, the utility and drainage designs will become clearer and more detailed. The existing 12" water line, which lies directly beneath the proposed access to the site, needs to be relocated as the proposed access currently shown on the plan represents the only legal access available to us.

   If a shared access agreement could have been reached with Deer Crest, the relocation of the water line may not be necessary. Since the failure to reach an agreement necessitates relocation of this water line, we will work with the City Engineer to minimize disruption of service in this area.

6. See the March 10 letter.

7. A preliminary Construction Management Plan is being prepared and will address phasing of the project, impact of construction of this area, placement of excavated material, restoration and re-vegetation of disturbed areas and parking for workers. Depending on the timing of the start of construction, the majority of the excavated material may be utilized by Deer Valley Resort in conjunction with their improvements to the Olympic venues at the base of White Owl, Champion and Big Stick ski runs.

8. See response number 7 above.

9. Historically, we have been eager to coordinate with Deer Crest and Deer Valley Resort to achieve mutually beneficial solutions to this issue. We have engaged architects and engineers, and spent considerable management and financial resources in an effort to reach an agreement. Our exhaustive, good faith efforts to reach an agreement with Deer Crest during the past twelve months have resulted in a significant delay to our development. Over this same period, Deer Valley Resort has also attempted to negotiate, in good faith, a mutually agreeable solution to this issue, to no avail.

   Our plan has been formally and properly submitted and depicts the only legal access available to us to the subject property. It is appropriate and necessary to proceed with the review and approval of this project expeditiously utilizing the only legal access available to us at this time.

Obviously, the use of alternative access points is beyond our control. Once this project has been approved, in the event a superior access point becomes available to us prior to commencement of our construction, we will remain flexible in considering any such alternatives. However, any further delay in the project at this time is unreasonable and would have a continuing detrimental impact on the development.

10. See the March 10 letter.

11. A revised slope analysis plan has been submitted to you for your review. Building site design has been modified repeatedly to ensure that the placement of this building will be sensitive to existing site conditions. The current design attempts to minimize the building heights, while protecting the majority of the site from development. Protection of the existing trees will be primarily focused on the areas to the eastern and southern portions of the site as the combined activities of ski trail widening and building construction will limit our ability to preserve trees along the Wide West ski trail. A re-vegetation plan will be a major component of the landscape plan and will utilize native plant materials.

12. As soon as the Planning Commission is comfortable with the site plan, we will finalize the landscape and signage plans.

13. See response number 12 above.

14. There will be garage doors for the primary building access. Service for the building will be finalized as part of the ongoing design of the building.

15. Gas fireplaces will more than likely be utilized in the residential units. Wood burning fireplaces are limited to the lobby/check-in area and the lounge area. The number of wood burning fireplaces will be determined during the ongoing design process of the building.

16. Design of the entrance signage and other signage will be submitted as part of the overall signage plan.

17. See the March 10 letter.

18. This project has undergone several revisions in response to Deer Valley Resort's review of the building concepts. The linear appearance of the building is in response to our desire to limit the visual impact on the Snow Park Lodge by keeping the project as low on the hillside as possible. This design incorporates the practical consideration of proximity to the existing ski facilities. Updated elevations are being prepared, and we are confident the revised elevations will address your comments.

19. The skier bar referenced in the application is actually a common area lounge for the use of guests only.

20. See the March 10 letter.

21. Deer Valley Resort will submit a subdivision plat, which will delineate what is practically the development site. It is currently contemplated that the remainder of the subject property will be retained by Deer Valley Resort as open space.

22. A check-in area will be located within the building on the plaza level in close proximity to elevators accessing the parking areas.

23. Appropriate setbacks will be shown and adhered to.

We appreciate your timely review of the Mountain View Lodge application and look forward to discussing the outstanding comments with your staff and the Planning Commission at the work session scheduled for March 24. If you require any additional information or material, please do not hesitate to call.

Sincerely,

Mark Walker, AIA
Project Architect

TEG:ses
cc: Robert Rothman
Leonard Scaglione
Bob Wells

Silverlake Development Corporation

7720 Royal Street East
P.O. Box 3965
Park City, UT 84060
435. 645. 7277
Fax: 435. 645. 7278

September 9, 1998

Mr. David Luber
Deer Crest Associates I, L.C.
LCC Properties Group, L.C.
136 Heber Avenue, Suite 308
P.O. Box 8888
Park City, Utah 84060

Dear David:

Silverlake Development appreciates our recent opportunity to meet with you and your colleagues to discuss our mutual interests in our adjoining properties. Unfortunately, however, the proposal provided by your architect does not reflect our understanding.

Silverlake Development has, therefore, finalized its plans and agreed with Deer Valley Resort to proceed with the development of our property without the necessity of any further involvement from your organization.

However, in the interest of continued cooperation, Silverlake Development offers a final alternative for Deer Crest to consider, which it believes enables all concerned parties to achieve their objectives.

Silverlake contemplates an arrangement whereby Silverlake would deed a portion of its parcel to Deer Crest, and in return, Deer Crest would deed a portion of its parcel to Silverlake Development. The subject parcels to be exchanged would enable Silverlake to construct access to its site on what would then be property it owns and maintains, without encroaching on the Snow Park Lodge. Silverlake would then provide a parcel of its land to Deer Crest, which it desires. Given our discussions, its clear certain portions of each of our respective parcels would be better utilized by the other party.

Most significantly to Deer Crest, however, is that this proposal provides perhaps the only avenue available to it to obtain additional density from Deer Valley Resort. By enabling Silverlake to construct its access without encroaching on the Snow Park Lodge, Deer Crest gains sufficient favor with the Resort for it to grant the additional density sought by Deer Crest.

Given that Silverlake is in a position to proceed with our development immediately, time is of the essence. Silverlake is prepared to receive an expression of interest from Deer Crest with respect to this alternative until the close of business on Friday, September 18. In the event Silverlake receives such an expression, both parties must proceed to negotiate and execute a contract as soon as possible.

In the event Deer Crest does not express any interest, Silverlake Development wishes you and your organization continued success.

Leonard Scaglione

Leonard Scaglione
Vice President

cc: Robert Rothman
John Garthwaite



DEER CREST

September 18, 1998

Mr. Leonard Scaglione
Vice President
Silverlake Development Corporation
7720 Royal Street East
P.O. Box 3965
Park City, UT 84060

Dear Lenny:

Per my telephone conversation with you yesterday afternoon, this letter will confirm our meeting with you next Tuesday, September 22, 1998 at 3:00 p.m. at the Otto/Walker office. I appreciate your supplying our office in advance of said meeting your suggested building and access programs for the respective parcels for our consideration.

We look forward to meeting with you next Tuesday.

Very truly yours,

DEER CREST ASSOCIATES I, L.C.

By: LCC PROPERTIES GROUP, L.C.

By: David M. Luber
Managing Member

DML:rao

Cc: Robert Rothman
Ken Chang
Neil Richardson

DEER VALLEY®

Executive Offices

March 10, [redacted]

Kirsten A. Whetstone, AICP
Project Planner
Park City Municipal Corporation
P. O. Box 1480
Park City, Utah 84060

Re: Mountain View Lodge
Your Staff Comment Letter of March 3

Dear Kirsten:

This will address certain points in your subject letter that relate more specifically to Deer Valley Resort and/or our relationship with the project developer. A number of these we discussed on March 4 in my meeting with you and Nora.

Item No. 3

a. Density. The MPD Permit for Deer Valley Resort classifies 4 parcels as "density range parcels" as opposed to all of the remainder of the Deer Valley development parcels being assigned a specific density. The "entitlement" density under the MPD Permit for the combination of the 4 parcels is 263.5 (Paragraph C and Exhibit 2 of MPD Permit). The parcels and parcel density ranges are:

Snow Park Lodge/Multi-Family (the subject parcel)	0-42
South Multi-Family (In The Trees)	20-30
Hotel/Sports Facility Parcel	60-105
Snow Park Parking Area	0-200

These 4 sites are highlighted on the enclosed excerpt from the Deer Valley development plan map. The South Multi-Family Parcel has been previously developed as the "In The Trees" condominium project with a density of 14 units. Subtracting the 14 units of In The Trees from the total entitlement of 263.5 leaves a balance of 249.5 units for the combination of the remaining three sites. As we discussed at our March 4 meeting, in our own internal planning we have combined the Hotel/Sports Facility Parcel and the Snow Park Parking Area Parcel since they are contiguous (the Parking Area Parcel consists of our present surface parking lots 1-4 and the Hotel Parcel consists of our present surface parking lots 5 and 6). Doe Pass Road (a private road) runs between lot 4 and lot 5. In our planning we are referring to this combination of parcels as "Snow Park Village".

Deer Valley's view with respect to how the entitlement density should be allocated between Snow Park Village and the Snow Park Lodge/Multi-Family Parcel (the subject Mountain View Lodge) is to maximize the density on the subject parcel (i.e., the 42 unit upper range as proposed) resulting in fewer units in Snow Park Village, for the following reasons:

1. 42 units is compatible in its relationship with the closest neighboring developments in Snow Park including Snow Park Lodge (a 100,000 sf +/- structure), Trails

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End/Pine Inn (42 units), Powder Run (33 units), and the proposed Snow Park portion of the Deer Crest condominium hotel.

2. The subject site allows for units to be built into the hillside on the lower portion of the slope versus on the flats or interrupting ridgelines.

3. The site, being immediately adjacent to the services of Snow Park Lodge and the base of Deer Valley skiing, facilitates pedestrian versus vehicular movement. The proposed Mountain View Lodge plan provides facilities for onsite check-in and onsite management but without the food services and other commercial amenities that are already provided in the adjacent Snow Park Lodge.

4. The development on the subject site is visual to fewer Snow Park developments than corresponding density located in Snow Park Village. The MPD Permit recognizes that some additional building height can be achieved on the subject site because it is against the hillside.

5. Achieving the 42 unit density on the subject site allows for a looser density, more open space, and lower heights on the Snow Park Village Parcel(s).

b. Ski Access. The lift or people mover device to facilitate ski out access is actually a suggestion of Deer Valley. It allows occupants of the project to access the main base of the ski area in the easiest manner without conflict with the adjacent beginner and teaching terrain (the Wide West ski run). By accessing the Little Stick ski run, the skier travels west of the Wide West ski run to the base of the Carpenter Express and Clipper lifts. Cross ski traffic on Wide West and additional skiers feeding into Wide West are our greatest concerns as the ski area operator. We have evaluated numerous other approaches, including your suggestion of bringing skiers into the proposed widening of Wide West easterly of the Burns lift. The problem with this is that it mixes other skiers with beginners and while crossing under the lift can be discouraged with signage, it would be impossible to enforce without weapons. We find the lift approach to be the best alternative. We feel that the lift line is less visually obtrusive than a ski out trail.

Item No. 6

Sewer. Deer Valley has periodically reviewed sewer line capacity in the Snow Park area with SBSID for the past several years. We are aware that there is a point where line upsizing will be necessary for two line segments in Deer Valley Drive. We believe that this upsizing will not be necessary until the Snow Park Village development commences but we will followup with SBSID and address the upsizing earlier if it is triggered by this project.

Item No. 8.

Construction Management. The excavated material from the site is proposed to be used by Deer Valley to accomplish fill at the base of the existing White Owl to Big Stick ski runs area to complete the work for the 2002 Winter Olympic venues. This has the advantage of the material not having to be transported on any City street. Deer Valley has agreed to work with the project developer in providing construction worker parking and some materials storage during non-skiing seasons.

Item No. 9. As you point out, the entrance to the project utilizes the existing Snow Park Lodge service drive. To that end, access is provided and proposed without creating a second access off Deer Valley Drive. Deer Valley and Mountain View Lodge vehicles would separate approximately 100' into the Deer Valley property. Deer Valley parking displaced by the Mountain View Lodge entry ramp would be supplanted in the Mountain View Lodge parking structure. Deer Valley traffic in the service area is estimated at less than 100 vehicle trips per day during the winter season and less in other parts of the year. The Mountain View Lodge location adjacent to Snow Park Lodge, skiing, and the existing Park City Transit route works to reduce trips from the proposed 42 unit site so we have concluded that the access as proposed can work effectively. It is the only legal vehicular access to the site that Deer Valley controls. The access would be the subject of an easement granted to Mountain View Lodge and responsibility of maintenance would be with Mountain View Lodge from the beginning point of the ramp to the project boundary. The access proposed by Deer Crest to its adjacent development is also the only legal vehicular access from Deer Valley Drive to the Deer Crest condominium hotel project of which we are aware. We also understand that Deer Crest wishes to maintain a project identity with its own access. We are willing to cooperate with shared access and think that there is a possibility of shared access for a short distance off Deer Valley Drive with a split after that which would allow both projects to maintain their separate identities.

Item No. 10. The proposed development is contained within the 5.70 acre site identified in the Deer Valley MPD, except for the southerly portion of the proposed ski out access lift and the southerly portion of the ski in trail both of which are on Deer Valley property immediately south of the 5.70 acre site boundary. The site plan has been enlarged (to the 7+ acres) to reflect all of these elements. Enclosed is a title report on the project site which includes the proposed access drive easement per your request. It is Deer Valley's intent to submit a subdivision plat for processing after initial review by Planning Staff and Planning Commission and resolution of any issues. It is our thought and suggestion that the project parcel created by the subdivision process only be that portion of the 5.70 acres that is practically the development site. The remainder would be retained by Deer Valley as open space as opposed to being a portion of the condominium project.

Item No. 17 . There are no mine workings on the subject property. At inception, Deer Valley commissioned a reconnaisance of mines and mine workings and mitigation on the Deer Valley development parcels by Compliance Engineering Company. Subsequently a Phase I environmental review was performed for Deer Valley by Sergent, Hauskins & Beckwith. Additional copies of these reports will be provided if you need them. The Park City Consolidated shaft was located on property now owned by Deer Crest northerly of the subject site.

Item No. 18. Deer Valley has worked with the project developer on a number of site plans for the project. The proposal submitted is the result of trying to minimize disturbance, limiting building height, and keeping the project as low on the hillside as possible. Modifications are being made in the submitted west elevations to reflect areas of facade relief at a number of locations where unit pods connect. We understand your request for an expanded visual analysis and also understand that the developer is studying the best approach to accomplish this.

Item No. 20. No existing designated bike trails are impacted by the proposal. The Little Stick ski run south of the property has been used for biking.

Thanks for the meeting and please let me know if you have any questions on these responses.

Sincerely,

DEER VALLEY RESORT COMPANY

By _____
Bob Wells

cc: Lenny Scaglione / Dan Foley - Silverlake Development Corporation

file

PARK CITY
1884

Department of Community Development
Engineering • Building Inspection • Planning

March 3, 1999

Jeff Graham
Jack Johnson Co
1777 W. Sun Peak Dr
Park City, UT 84098

Dear Jeff,

Staff reviewed your application and submittal for the **Mountain View Lodge at Deer Valley CUP** and we have the following comments:

1. Please continue to work with Chief Building Official, Ron Ivie on fire and emergency access to the southern most units. A fire/emergency management plan needs to be submitted for Ron Ivie and the Fire District to review. The southern units exceed the standard cul-de-sac length of 650'. Please address emergency response and alternatives as well.

Get drawings to Bldg Dept Fire Dist. will look at as a hotel not condo fully accessible per IBC code

Raise unit density P.C. wants more

2. Coordinate with Chief Building Official, Ron Ivie, regarding code requirements for handicapped accessibility. The number of federally required ADA units will need to be identified on the condo plat. The Building department typically requires that these units be designated on the plat as common space to ensure availability in a rental situation.

3. Most likely the first topic of conversation with the Planning Commission will be the issue of whether the proposed density is appropriate for this parcel, given that the Deer Valley SEP calls for a range of 0 - 42 units. It may well make sense for this density to occur at this location, built into the side of the hill at the base of the resort and in good proximity to skier amenities and bus routes; but the site plan and overall quality of the project needs to clearly indicate that the proposal meets criteria set forth in the Land Management Code, Chapters 10 and 15 (see attached), to approach the maximum density.

A written statement from Deer Valley regarding how they see the build out of units at

Snow Park may make sense at this point. A written statement from the applicant, identifying why you believe this site plan (or a revised plan) meets the LMC criteria and why it is in the community's best interest to locate density in this location, would be most helpful.

Nora Shepard, planner for the Deer Crest project, and myself meet with Bob Wells to discuss Deer Valley's perception of this density and development of future parcels.

We also expressed our concerns about the proposed ski-out facility (the people mover to Little Stick ski run). The Planning staff questions the need and impacts of this lift. We would like you to pursue alternatives. There are concerns about impacts to the hill side, both environmentally and aesthetically, due to the people mover. Perhaps some coordination between Deer Valley could provide a reasonable alternative for the relatively few number of skiers generated by the proposed 42 units. The proposed regrading of the western property boundary to expand the Wide West ski trail may offer an opportunity to construct and grade in a controlled skier access trail to the Wide West trail at or around the 7290' elevation.

4. Snow shedding is a serious problem in Park City. The building department will need to approve the plans for snow shedding once we are closer to a final version. Areas of pedestrian activity, entrance ways, and parking areas should be looked at in detail.

another reason they need to copy Deer Crest

5. ~~Eric DeHaan, the~~ City Engineer, will review a set of the preliminary drainage, grading, and utility plans once the general site layout and building configurations are resolved with the Planning Commission. The City Engineering Department is not in favor of moving the 12" water line, again. Eric's comments will be forwarded to you under separate cover after revisions have been submitted.

Bob's letter

6. You should be aware that the SBSID (Snyderville Basin Sewer Improvement District) indicated that downstream sewer lines need to be upgraded based on removal of capacity from units recently constructed in Deer Valley and the vicinity of Deer Valley Drive. Please contact the District to discuss the timing of these improvements and how they relate to this proposal.

Bob's letter - emphasis

7. Please submit a preliminary phasing and construction management/staging plan with your revised plans. This area of town will experience a high volume of construction activity and traffic during the next several years.

8. Please identify how the project will be phased, where workers will park, where materials (including excavated materials) will be stored, what provisions you propose for restoring and re-vegetating disturbed areas (off and on site), how any necessary underground pumping systems will operate and where the water will be discharged, and how impacts on the surrounding neighborhood will be mitigated.

Please indicate areas outside of this property that might be effected by this project, ie

Deer Valley Resort, and include any agreements from adjacent property owners regarding disturbance, stockpiling, deliveries, construction parking, etc. If you submit a draft CMP, I can circulate it among City staff and provide you with our comments.

9. To what extent are you willing to coordinate with the adjacent project at Deer Crest regarding shared access, construction impacts, trail systems, skier access, etc? The current access drive conflicts with the drive shown for the Deer Crest project. It would be great if these access drives could be combined to reduce the amount of pavement at the entrances to these projects and to reduce the confusion and conflict of multiple driveways on Deer Valley Drive at a highly congested location. Nora Shepard will be discussing this with the Deer Crest people at an upcoming meeting. Planning Staff has many questions about how this area will function, including concerns regarding ownership of the drive with associated maintenance and snow removal issues. We highly recommend that you coordinate with Deer Valley and Deer Crest, if possible, to have a traffic and circulation study done to map out all the activities going on at this location. The Planning Commission will likely have the same concerns and will likely want to see some alternatives.

10. There is not a separate parcel identified for this project on the assessor's maps therefore a sketch and preliminary subdivision plat needs to be submitted to the City for concurrent review with the CUP. The Snow Park parcel identified in the Deer Valley SEP indicates the parcel is 5.2 acres in area. The parcel you are showing is 7.787 acres. Please submit a title report covering all of the property that is part of this submittal and a written explanation of this additional property, presumably also part of the Deer Valley SEP. The title report should also address ownership of the access drive.

11. Please resubmit the slope analysis so that it is legible and easier to read. Staff will reserve comments relative to the Sensitive Lands Overlay (SLO) requirements until this information is provided. Please be aware that the Site Development Standards of the Sensitive Lands Overlay do apply, including the Design Standards in Appendix A and the Tree/Vegetation Protection Regulations in Appendix B. The SLO makes specific reference to existing master plans and states that "In general, the site design criteria shall apply to these proposals." It further states ".....the development will be required to be placed on the least sensitive portion of the parcels." Please include in your project objectives narrative information on how this proposal meets the applicable SLO criteria.

12. Once a site plan is agreed upon please work with Brooks Robinson on revisions to the landscape plan. Initial concerns for this project include softening and minimizing the considerable rock walls and retaining walls and other hard scape areas, re-vegetation of disturbed areas, use of native vegetation, minimizing grading disturbance, preserving the maximum amount of existing vegetation during construction, external lighting, pathways to Snow Park lodge etc.

13. Prior to final review by the Planning Commission please submit a lighting plan for all exterior lighting. Include cut-sheets for fixtures and poles, as well. All lighting shall be

directed on-site with no light spill off site and shall meet the newly adopted exterior lighting requirements (see attached).

14. Will there be garage doors for the main parking structure? Please explain all proposed lighting of the garage, especially any lights within 50' of the exterior. How do trash and delivery service will work?

15. Air quality and fire safety will be enhanced by the use of gas only fireplaces within each residential unit. Staff requests that you provide a note on the plans limiting the use of conventional wood burning devices to common lobby areas.

16. All signs requires a permit, granted under a separate review procedure. Please consult the Park City Sign Code for residential project sign requirements.

17. Ron Ivie has requested that you submit a mining report and survey of existing mines on this property. He is concerned with reclamation of existing mines and shafts and identification of potential conflicts with the proposed construction. Also there may be safety issues for the public during and after construction that you should address.

, DV response - see study in 7C+ mailed SEP

18. Staff has concerns about the linear nature of the proposed buildings and how far up the ski slope they creep. A visual analysis from various locations on Deer Valley Drive would be helpful to understand where these buildings will be seen from and what the potential impacts are. Because of the linear nature of the site, staff believes that the architecture needs to provide a lot more interest, articulation, and relief. Roof lines need to be broken up. The building articulation is fairly repetitive. There could possibly be more vertical elements and more different elements to create interest. The use of quality materials, colors, and details is critical if this building is to meet the criteria set forth in Chapters 10 and 15. Staff would like to discuss the possibility of keeping the units clustered nearer the turn around area rather than creeping south along the ski slope. A visual analysis will help determine the impacts these alternatives. These alternatives will have to be viewed in consideration of how they meet the intent of the Sensitive Lands Overlay as it applies to existing MPD's. Please include a narrative with the visual analysis to clearly identify project objectives and sensitivity to affected property owners, ie. Deer Crest, Deer Valley Resort, Pine Inn, others?

19. What is a "skier bar" as referred to in the Project Description?

Chuck English / Matt Bunnell

20. Please address how this proposal impacts existing bike trails and what the plans are to replace and add to the trail system. What provisions do you plan for bicycle parking/storage.

21. When you prepare the sketch and preliminary plat, please include easements for dedicated open space areas and trails.

22. Where will the check-in area be located? On-site in a central lobby area, or off-site?

23. All required setbacks from exterior lot lines as stated in the RD zoning district apply.

This concludes staff comments at this time. If you would like to schedule a time to meet to go over these comments, please do not hesitate to call me. Thank you for your attention to these issues. I have scheduled this item to go before the Planning Commission at a Work Session on Wednesday, March 24, 1999 at 5:30PM.

Sincerely,

Kirsten A. Whetstone, AICP
Project Planner

cc: Dan Foley, Silverlake Development

First Aid.

When recorded, mail to:
Robert W. Wells
Deer Valley Resort Company
P. O. Box 889
Park City, Utah 84060

1060

RECEIVED

MAY 11 2001

PARK CITY MUNICIPAL CORPORATION

CROSS PROPERTY AGREEMENT

This CROSS PROPERTY AGREEMENT (hereinafter designated "Agreement") is entered into this 21 day of December, 2000 by and between Deer Valley Resort Company, a Utah limited partnership (hereinafter designated "DVRC"), Black Diamond Lodge LLC, a Delaware limited liability company (hereinafter designated "Black Diamond"), and Black Diamond Lodge at Deer Valley Association of Unit Owners, a Utah non-profit corporation ("Association"). DVRC, Black Diamond and Association are collectively referred to herein as the "Parties".

RECITALS:

A. Black Diamond is the owner of Lot 1 of the Black Diamond Subdivision as Amended, Park City, Summit County, Utah, the amended plat of which was recorded September 18, 2000 as Entry No. 573025, official records of Summit County, Utah (the "Black Diamond Property") which real property was conveyed to Black Diamond from DVRC by a Special Warranty Deed dated July 11, 2000 and recorded August 10, 2000 as Entry No. 570772 in Book 1329 at pages 993-995, Official Records of Summit County, Utah and by a Special Warranty Deed dated August2, 2000 and recorded August 10, 2000 as Entry No. 570773, official records of Summit County, Utah ; and

B. Black Diamond is constructing a condominium master planned development on the Black Diamond Property; and

C. Black Diamond, as Declarant, created a Utah Condominium Project entitled Black Diamond Lodge at Deer Valley ("Black Diamond Lodge") on said Black Diamond Property by recording a Record of Survey Map therefor on October 27, 2000 as Entry No. 575647 in the official records of Summit County, Utah and by recording a Declaration of Condominium of Black Diamond Lodge at Deer Valley, a Utah Condominium Project on October 27, 2000 as Entry No. 575648 in the official records of Summit County, Utah. In connection with the creation of said Utah Condominium Project, Declarant caused Association to be incorporated as the non-profit association of unit owners for said Black Diamond Lodge.

D. DVRC is the owner of the real property contiguous to the Black Diamond Lodge on the west which property is a portion of the Deer Valley Resort ski area owned and operated by DVRC; and

E. DVRC and Black Diamond have previously agreed that in connection with construction of the Black Diamond Lodge, Black Diamond will cause to be constructed a ski patrol and first aid building for the account of DVRC, on DVRC property contiguous to the Black Diamond Lodge. DVRC and Black Diamond have also previously agreed that Black Diamond may construct portions of a stairway providing pedestrian ingress and egress to the Black Diamond Lodge on DVRC property adjacent to the Black Diamond Lodge and adjacent to the ski patrol and first aid building to be constructed. The location of the ski patrol and first aid building and the stairway is depicted on the plat attached hereto as Exhibit A.

F. Ordinances and regulations of Park City Municipal Corporation permit the here-in-above referred to ski patrol and first aid building and stairway to be constructed as accessory uses as a portion of a master planned development within what otherwise would be required building setback areas, provided that the affected parties enter into an agreement acknowledging the location of such structures and providing for the administration of the structures.

NOW THEREFORE, in consideration of the mutual benefits to the Parties arising from the location of the ski patrol and first aid building and stairway as depicted on Exhibit A, the Parties hereto agree as follows:

1. The stairway and ski patrol and first aid building depicted on Exhibit A are directly adjacent to the respective property lines of DVRC and Black Diamond with no setback and the Parties consent to the construction thereof in those approximate locations.

2. DVRC consents to the construction of a portion of the pedestrian stairway serving the Black Diamond Lodge on DVRC property in the approximate location depicted on Exhibit A.

3. A roof over the pedestrian stairway is designed to shed onto the roof of the ski patrol and first aid building. DVRC consents to that design and shedding.

4. After the initial construction thereof, responsibility for all costs of ownership, maintenance, repair and replacement of the ski patrol and first aid building in its entirety falls with DVRC and that responsibility for all costs of ownership, maintenance, repair and replacement of the stairway in its entirety falls with Black Diamond until condominium units are sold and then it shall fall on the Association. The Parties further agree to reasonably maintain, repair and replace these facilities, provided that nothing herein shall prevent either party in the future from totally eliminating its respective facilities so long as such elimination does not interfere with the function and use of the facilities of the other.

5. Each of the Parties hereto hereby agree to defend, indemnify and hold harmless the other from and against any and all damage loss, claim, liability and expense, including but not limited to reasonable attorneys' fees and expenses arising from or in connection with the acts or omissions of the respective party, in any way attributable to the maintenance, operation and use of the Parties' respective facilities referred to herein.

6. Each of the Parties hereto agrees that at all times during the term hereof, it will purchase and maintain comprehensive public liability and personal injury insurance with respect to its activities on and in connection with operation and maintenance of the facilities referred to herein with an aggregate limit of liability of not less than $1,000,000 for claims made on an occurrence basis which insurance policy shall be in a form and with an insurance company reasonably acceptable to the others. Such insurance may be combined with other public liability and personal injury insurance maintained by the Party with respect to which the respective facilities are a part. Each Party agrees that it will cause the other Party to be designated as a named insured under such insurance policy.

7. This Agreement shall be binding on and inure to the benefit of the respective Parties successors and assigns.

Entered into the date first above written.

BLACK DIAMOND LODGE LLC
a Delaware limited liability company

By _____
John R. Garthwaite
Vice President and Treasurer
Of Manager, Black Diamond Corporation

DEER VALLEY RESORT COMPANY
a Utah limited partnership
By Royal Street of Utah
a general partner

By _____
Robert W. Wells
Its Vice President

BLACK DIAMOND LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS
A Utah non-profit corporation

By _____
Leonard Scaglione, Its President

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

On the 21 day of December, 2000, personally appeared before me Robert W. Wells, the signer of the within Cross Property Agreement, who duly acknowledged to me that the instrument was executed on behalf of DEER VALLEY RESORT COMPANY , a Utah limited partnership and that he executed the same.

JEANNE L. ACORD
NOTARY PUBLIC • STATE of UTAH
82 W OLD RANCH RD POB 115
PARK CITY UT 84060
COMM. EXP. 11-10-2003

NOTARY PUBLIC

STATE OF Florida)
: ss.
COUNTY OF Hillsborough

On the 26th day of December, 2000, personally appeared before me John R. Garthwaite, the signer of the within Cross Property Agreement, who duly acknowledged to me that the instrument was executed on behalf of BLACK DIAMOND LODGE LLC , a Delaware limited liability company and that he executed the same.

NOTARY PUBLIC - STATE OF FLORIDA
MICHELE R. CLEEK
COMMISSION # CC759635
EXPIRES 7/16/2002
BONDED THRU ASA 1-888-NOTARY1

NOTARY PUBLIC

STATE OF UTAH)
: ss.
COUNTY OF SUMMIT)

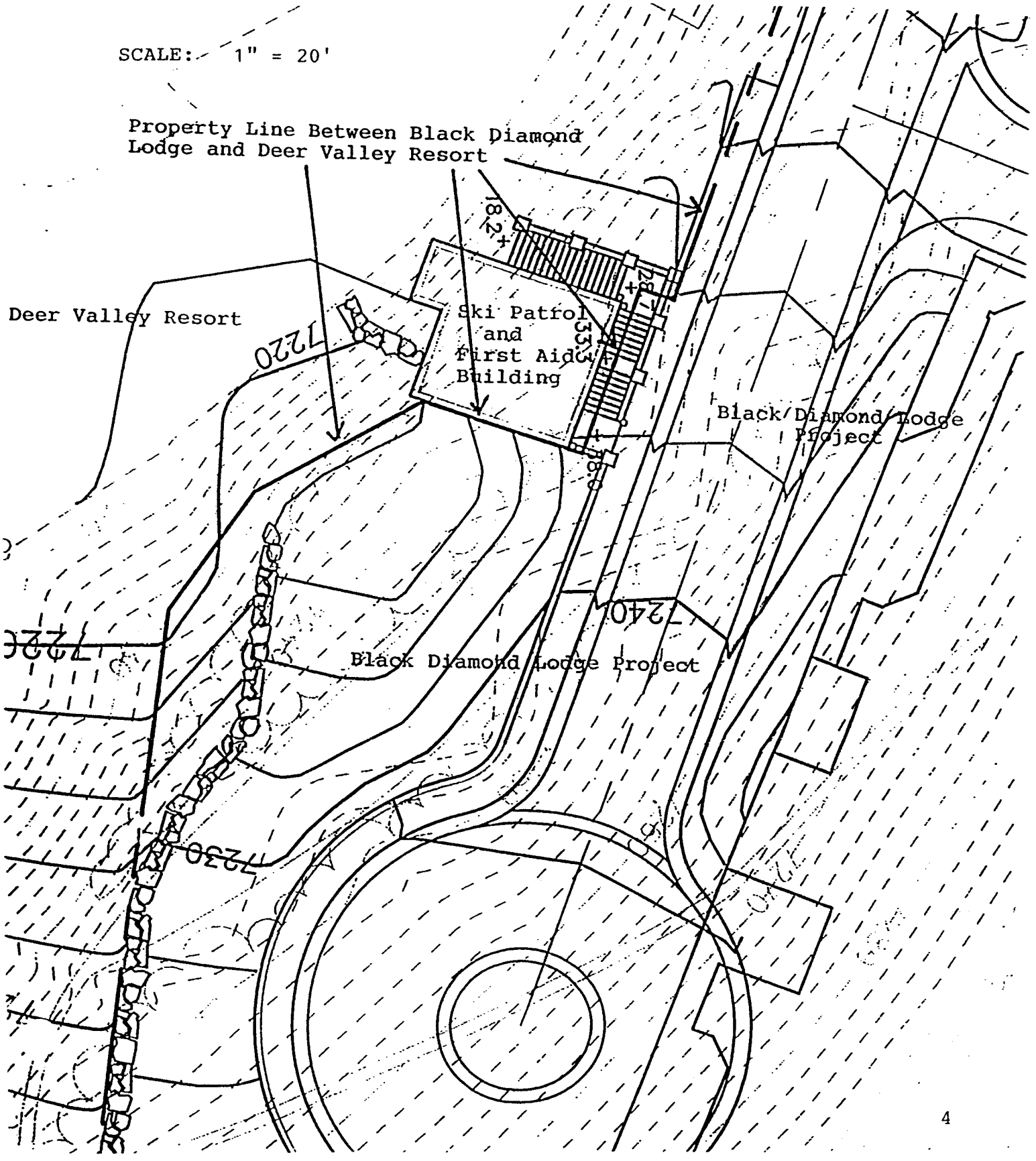
On the 21 day of December, 2000, personally appeared before me Leonard Scaglione, the signer of the within Cross Property Agreement, who duly acknowledged to me that the instrument was executed on behalf of BLACK DIAMOND LODGE AT DEER VALLEY ASSOCIATION OF UNIT OWNERS and that he executed the same.

GENAVEE GARDNER
NOTARY PUBLIC • STATE of UTAH
1245 DEER VALLEY DR.
STE. 3B • PO BOX 3965
PARK CITY UT 84060
COMM. EXP. 9-6-2002

NOTARY PUBLIC

EXHIBIT A
TO
CROSS PROPERTY AGREEMENT

PLAT DEPICTING RESPECTIVE FACILITIES



Park City Municipal Corporation

Mountain View Lodge
Water Supply Study

January 2000

Prepared by

EWP Engineering Inc.

Approved: _____

Frederick C. Duberow, P.E.
Utah License No. 156022



3995 South 700 East, Salt Lake City, Utah 84107 (801) 261-0090, Fax (801) 266-1671

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1. Introduction

The Mountain View Lodge consists of 29 units and a tavern located above the Snow Park Day Lodge. The development is proposing to use the Snow Park Tank for fire flow storage and the North Lake Flat Tank to supply domestic, irrigation, and sprinkler water. They intend to use the abandoned 8-inch line from the old Last Chance Pump Station to deliver water from the North Lake Flat Tank service zone. This study analyzes the feasibility of using these sources as the water supply for the Mountain View Lodge and the impact it will have on the existing system.

2. Modeling Results

Two scenarios were modeled on Cybernet version 3.1 to assess the impact the Mountain View Lodge water demands will have on the existing system. To comply with the State of Utah Administrative Rules for Public Drinking Water Systems, hydrants must have a minimum residual pressure of 20-psi during a fire flow with peak day demands. The system was modeled with the fire flow demand of 1750 gpm at the fire hydrant near the Last Chance Pump Station, 350 gpm at the condominium's fire sprinklers and peak day demands throughout the system. The fire flow demands were determined by the Jack Johnson Company based on building size and type and are to be verified by the Park City fire marshall. The system was also modeled with peak instantaneous demands. All points of the system must maintain a minimum of 20-psi during periods of peak instantaneous demands per the State of Utah Administrative Rules for Public Drinking Water.

The Mountain View Lodge will use an existing fire hydrant located at approximately 7200 feet near the Last Chance Pump Station. The location allows the Snow Park Tank, with an overflow elevation of 7362 feet, to supply fire flow to exterior hydrants. The Mountain View Lodge condominiums have an approximate finished floor of 7230 feet in the basement and 7300 feet on the top floor, 57 psi and 27 psi respectively if served by the Snow Park Tank. PCMC requires the system pressures to be greater than 40 psi. Therefore, to supply the condominiums, the water must come from the North Lake Flat Tank to supply domestic and irrigation water, 44 gpm peak day (see Table 1), and 350 gpm for the internal fire sprinklers. The water must flow from the

North Lake Flat Tank, through the existing system to the abandoned 8-inch line from the old Neck Booster Pump Station, and to a future PRV where it will connect to the lodge.

Exterior Hydrant Fire Flows

The system was modeled with peak day demands (see Table 1) and a 1750 gpm fire flow at the hydrant near the Last Chance Pump Station. Static pressure at the hydrant is 70 psi. The fire flow scenario shows a residual pressure of 58 psi at the hydrant. This pressure is adequate to feed the fire flow demands and complies with state drinking water regulations.

Interior Fire Flows

The proposed Mountain View PRV (ground elevation 7350 feet) has an inlet pressure of 227 psi during the fire flow run. With the PRV outlet pressure set at 78 psi, the top floor of the Mountain View Lodge condominiums has a pressure of 100 psi. Sufficient fire sprinkler pressure exists for all floors of the Mountain View Lodge.

Peak Instantaneous Flows

During a period of peak instantaneous demands, the residual pressure at the fire hydrant near the Last Chance Pump Station is 61 psi. The inlet pressure of the PRV at Mountain View is 229 psi. With an outlet pressure of 78 psi at the PRV, pressures between 100-130 psi are found at the Mountain View Lodge. Therefore, building pressure regulators will be required for each floor in order to keep pressures below 80 psi. These pressures are more than adequate to supply the Mountain View Lodge's domestic and irrigation demands.

3. System Capacities

Fire Storage

The proposed water supply for the Mountain View Lodge provides adequate pressure for fire and domestic demands. However, it is necessary to study the effects on the capacity of the system. The Mountain View Lodge requires 1750 gpm for two hours or 210,000 gallons of fire storage in the Snow Park tank. The Snow Park tank can provide this storage because it currently stores

315,000 gallons of dedicated fire flow for the lower Deer Valley service area. The PCMC 1994 Water Supply vs. Demand Study predicted that as of the year 2000, the Snow Park Tank would have a deficit of 25-30,000 gallons for domestic and irrigation demands. However, the Mountain View Lodge requires only fire flow from the Snow Park Tank and does not effect the storage for domestic and irrigation demands. The actual number of development units present needs to be compared to the number forecasted in the study to see if there is indeed a deficit. However, the Mountain View Lodge fire flow requirement will not impact this deficit.

Source Capacity

The Last Chance Pump Station (LCPS) must be able to pump peak day demands for the Mountain View water system in addition to existing system demands. As shown in Table 2, with the minimum combination of two pumps running, the LCPS pumps 1623 gpm. The LCPS can supply the additional Mountain View demands with an excess of 148 gpm in the winter and 292 gpm in the summer. These numbers are based on the PCMC 1994 Water Supply vs. Demand Study.

Domestic, Irrigation and Fire Sprinkler Storage

The North Lake Flat tank has a capacity of 200,000 gallons and must store average day demands for the existing system and the Mountain View Lodge. Water is pumped from the Last Chance Pump Station to the Silver Lake Tank, which fills the North Lake Flat Tank through an altitude valve. The system has an existing demand of 108,810 gpm in winter and 191,646 gpm in the summer from the North Lake Flat Tank (see Figure 2). With the addition of the Mountain View demands, the tank has a deficit of 23,346 gallons in the summer. Therefore, the excess storage capacity must come from a combination of the Silver Lake and Bald Eagle tanks.

In 1999, the Silver Lake/American Flag service area was estimated to have a storage deficit of 230,000 gallons (see Appendix C, PCMC 1994 Supply vs. Demand Study). The Silver Lake/American Flag service area has a storage capacity of 1.43 MG available and an existing demand of 1.66 MG (see Appendix C). It was recommended in the PCMC 1994 Supply vs. Demand Study that the Bald Eagle Booster Pump Station, which currently pumps 150 gpm, be upgraded to pump 520 gpm by 1999. With the increased capacity of the Bald Eagle Booster

Pump Station the system could pump an additional 532,800 gpd. This would add 266,400 gallons of useable storage to the existing available storage, yielding an excess storage capacity of 40,000 gallons (see Appendix C). With the addition of the 31,700 gallon Mountain View Lodge storage demands, the system will be left with an excess of 8,300 gallons.

Therefore, it is necessary for the Mountain View Lodge and Deer Valley to increase the capacity of the Bald Eagle Booster Pump Station to provide ample storage for the Bald Eagle, Silver Lake, and North lake Flat tank total service area. The Mountain View Lodge's share of the Bald Eagle Booster Pump upgrade would be 44 gpm/520 gpm, or 8.46%.

4. Physical Parameters

The modeling results indicate that the existing pipe sizes are adequate to handle the additional demands for Mountain View with no major losses or pressure drops due to excessive headloss. The 8-inch line that was abandoned with the old Neck Booster Pump Station can easily handle the flows from American Flag to Mountain View. However, the Park City Water Department verified that the abandoned line is an 8-inch permastrand, which will not be accepted for use by Park City. Thus, the line will need to be replaced with an 8-inch pressure class 350 ductile iron pipe to handle working pressures between 100-260 psi.

The other constituent that must be considered is the altitude valve at the North Lake Flat Tank. Ten-inch permastrand connects the altitude valve to the tank and to the Silver Lake service zone. According to the Park City Water Department, the altitude valve is at least an 8-inch valve. An 8-inch Cla-valve altitude valve is designed for 3,100 to 3,900 gpm. The flow going to the North Lake Flat tank is 340 gpm peak day demand (see Table 1) and 2500 gpm fire flow. The small increase in peak day demand due to the Mountain View Lodge is insignificant to the existing system.

5. Recommendations

The modeling results indicate that the additional demands have a minimal impact on the existing system. Sufficient pressures were found at all points in the system during fire flow runs and periods of peak instantaneous demands. However, the existing Park City water system does not have sufficient storage capacity to meet the demands of the Mountain View Lodge and the following system improvements are recommended:

- Upgrade the Bald Eagle Booster Pump Station to pump at least 520 gpm to accommodate existing demands and the Mountain View Lodge, and to maximize the storage of the Bald Eagle tank. The Mountain View Lodge would have a share of 8.46%.
- Replace the existing 8-inch permastrand that runs from Supreme Court to the old Neck Booster Station with 8-inch pressure class 350 ductile iron pipe with appropriate fittings to handle pressures up to 260 psi. The maximum length of pipe for replacement is approximately 1,500 linear feet.
- Extend 8-inch pressure class 350 ductile iron pipe approximately 1,060 linear feet from the Neck Booster Station to the Mountain View Lodge.
- Construct a new "private" PRV station (elevation 7350 feet) at the Mountain View Lodge site with a 4-inch main pressure reducing valve (PRV) and a 2-inch PRV bypass. The outlet pressure should be set at 78 psi to deliver 100 psi to the top floor of the Mountain View condominiums. The PRV should be located near a road or driveway to be easily accessible year round.
- Construct a master meter vault just prior to the PRV station. A strap-on electronic Controlatron meter is recommended on the high pressure line. All system improvements and additions are to be verified and approved by the Park City Municipal Corporation.

MOUNTAIN VIEW LODGE

WATER DEMANDS

Mountain View Lodge Water Demands

Type of Use	Total	Unit	Peak Day Source Demand						Storage Demand				Peak Instantaneous	
			Unit Demand		Total demand				Unit Demand		Total Demand		Total Demand	
			Winter	Summer	Winter		Summer		Winter	Summer	Winter	Summer	Winter	Summer
			GPD/ERU	GPD/ERU	GPM	GPD	GPM	GPD	GAL/ERU	GAL/ERU	GAL	GAL	GPM	GPM
	(a)		(b)	(c)	(d)	(e)	(f)	(g)	(h)	(i)	(j)	(k)	(l)	(m)
			calc	calc	(a)*(b)/1440	(a)*(b)	(a)*(c)/1440	(a)*(c)	(b)/2	(c)/2	(a)*(h)	(a)*(i)	10.8*(a)^0.6	10.8*(a)^0.64
POTABLE														
Residential	29	ERUS	2,000	2,000	40.3	58,000	40.3	58,000	1,000	1,000	29,000	29,000		
Tavern	40	SEATS	35	35	1.0	1,400	1.0	1,400	17.5	17.5	700	700		
Total	30	ERUS											95.2	95.2
IRRIGATION														
Residential	0.5	ACRES		8,000			2.8	4,000				2,000		5.6
TOTAL					41.3	59,400	44.0	63,400			29,700	31,700	95.2	100.8

Park City Water Demands

Area	# of ERU's	Peak Day Demand					Peak Instantaneous Demand				Number of Nodes per Zone
		Winter	Summer	Winter	Summer	Demand per Node	Domestic	Irrigation	Total	Demand per Node	
		GPD/ERU	GPD/ERU	GPM	GPM	GPM/NODE	GPM	GPM	GPM	GPM	
Deer Valley Resort - Solamere	863	1346	2682	807	1607	24.1	1226	1601	2828	45.0	104
Landscape Irrigation	185		2682		345			689	689		
Deer Valley - The Oaks	296	860	2682	177	551		412	749	1161		
N. Lake Flat Service Area with Mountain View	138	2015	3549	193	340	12.1	632	294	926	33.1	28

NOTES

1. MINIMUM UNIT INDOOR DEMAND OF 2000 GPD/ERU DERIVED FROM PARK CITY/DEER VALLEY WATER USE DATA-1994
2. PEAK INSTANTANEOUS INDOOR DEMAND = 10.8 X $n^{0.64}$ X 2.5 WHERE N=NUMBER OF ERU'S AND 2.5=2000/800 GPD/eru
3. PEAK INSTANTANEOUS IRRIGATION DEMAND = 2 * PEAK DAY IRRIGATION DEMAND, PER USDWR
4. ASSUMED ZONE 2 PEAK DAY OUTDOOR USE (IN USDWR) WHICH CORRESPONDS TO 2.8 GPM/IRRIGATED ACRE

MOUNTAIN VIEW LODGE

ANALYSIS OF CAPACITY

Storage Capacity

	North Lake Flat Tank		Upper Deer Valley System	Upper Deer Valley System with upgraded Bald Eagle Pump Station
	Winter	Summer		
	gal	gal	gal	gal
Storage Capacity (gal)	200,000	200,000	1,430,000	1,700,000
Existing Demand	108,810	191,646	1,660,000	1,660,000
Mountain View Demand-Average Day	29,700	31,700	31,700	31,700
Excess Storage with Mtn. View	61,490	-23,346	-261,700	8,300

Loading on Last Chance Pump Station

Last Chance Pump Station	Winter	Summer
	gpm	gpm
Pumping Capacity (minimum)	1,623	1,623
Existing Demand	(1,434)	(1,287)
Mountain View Demand-Peak Day	(41)	(44)
Excess Capacity with Mtn. View	148	292

NOTES

-Excess capacity w/ Mtn. View = Minimum pumping rate - Existing demand - Mtn. View demand

-Data taken from EWP 1994 PCMC Water Supply vs. Demand Study

APPENDIX A

Cybernet Computer Modeling Output: Peak Instantaneous Demands

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1	N/A	7,318.31	119.72	0.0	276.31
J-2	N/A	7,476.68	106.02	0.0	244.68
J-3	N/A	7,476.68	104.29	0.0	240.68
J-4	N/A	7,365.26	53.84	0.0	124.26
J-5	N/A	7,358.58	51.82	0.0	119.58
J-6	N/A	7,529.98	99.65	101.0	229.98 ← Mtn. View Lodge Condominiums
J-7	N/A	7,341.85	61.46	0.0	141.85 ← Hydrant to serve Mtn. View Lodge
J-20	N/A	7,352.09	239.22	0.0	552.09
J-73	N/A	6,915.06	80.62	13.5	186.06
J-101	N/A	8,468.33	149.20	11.3	344.33
J-102	N/A	8,467.18	146.97	11.3	339.18
J-103	N/A	8,476.84	63.63	11.3	146.84
J-104	N/A	8,480.05	45.09	11.3	104.05
J-105	N/A	8,466.75	157.18	11.3	362.75
J-106	N/A	8,466.60	152.78	11.3	352.60
J-107	N/A	8,464.57	209.97	11.3	484.57
J-108	N/A	8,464.65	229.50	11.3	529.65
J-110	N/A	7,898.34	49.11	27.9	113.34
J-112	N/A	7,895.03	69.34	27.9	160.03
J-113	N/A	7,881.15	121.82	27.9	281.15
J-114	N/A	7,879.65	110.77	27.9	255.65
J-115	N/A	7,878.87	95.70	27.9	220.87
J-116	N/A	7,878.84	93.09	27.9	214.84
J-117	N/A	7,878.41	85.97	27.9	198.41
J-118	N/A	7,877.03	143.87	27.9	332.03
J-119	N/A	7,670.98	66.29	27.9	152.98
J-120	N/A	7,670.90	76.22	27.9	175.90
J-121	N/A	7,670.89	90.51	27.9	208.89
J-122	N/A	8,468.14	138.72	11.3	320.14
J-123	N/A	8,466.73	158.90	11.3	366.73
J-124	N/A	8,464.76	168.88	11.3	389.76
J-125	N/A	8,464.74	177.54	11.3	409.74
J-127	N/A	8,464.74	166.71	11.3	384.74
J-129	N/A	8,466.56	157.96	11.3	364.56
J-130	N/A	8,466.65	148.47	11.3	342.65
J-131	N/A	8,467.03	151.24	11.3	349.03
J-132	N/A	8,467.14	139.58	11.3	322.14
J-133	N/A	8,467.13	130.91	11.3	302.13
J-135	N/A	8,467.38	141.85	11.3	327.38
J-136	N/A	8,464.80	164.57	11.3	379.80
J-137	N/A	8,464.65	216.50	11.3	499.65
J-138	N/A	8,464.65	175.34	11.3	404.65
J-139	N/A	8,464.64	176.63	11.3	407.64
J-140	N/A	8,464.65	231.66	11.3	534.65
J-141	N/A	7,899.88	10.78	27.9	24.88
J-142	N/A	7,671.80	54.94	27.9	126.80
J-143	N/A	8,464.64	612.96	11.3	1,414.64
J-144	N/A	7,669.06	123.08	27.9	284.06

© Haestad Methods, Inc.
EWP Engineering
37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-146	N/A	8,468.15	148.69	11.3	343.15
J-160	N/A	7,954.98	77.99	11.3	179.98
J-161	N/A	7,954.95	90.97	11.3	209.95
J-162	N/A	7,954.91	61.92	11.3	142.91
J-163	N/A	8,464.49	242.86	11.3	560.49
J-201	N/A	7,354.65	8.52	45.0	19.65
J-202	N/A	7,341.67	59.22	45.0	136.67
J-203	N/A	7,339.13	58.55	45.0	135.13
J-204	N/A	7,321.54	89.49	45.0	206.54
J-205	N/A	7,339.12	47.28	45.0	109.12
J-206	N/A	7,321.36	89.42	45.0	206.36
J-207	N/A	7,400.78	119.93	45.0	276.78
J-208	N/A	7,321.40	83.37	45.0	192.40
J-209	N/A	7,321.68	83.92	45.0	193.68
J-210	N/A	7,323.00	86.66	45.0	200.00
J-211	N/A	7,322.96	87.08	45.0	200.96
J-212	N/A	7,328.56	83.00	45.0	191.56
J-213	N/A	7,331.62	86.49	45.0	199.62
J-214	N/A	7,331.15	84.56	45.0	195.15
J-215	N/A	7,331.58	80.84	45.0	186.58
J-216	N/A	7,336.22	83.29	45.0	192.22
J-217	N/A	7,317.88	95.71	45.0	220.88
J-218	N/A	7,316.19	52.51	45.0	121.19
J-219	N/A	7,316.14	48.16	45.0	111.14
J-220	N/A	7,316.15	54.66	45.0	126.15
J-221	N/A	7,317.86	97.00	45.0	223.86
J-222	N/A	7,317.77	95.66	45.0	220.77
J-223	N/A	7,403.34	96.77	45.0	223.34
J-224	N/A	7,403.23	87.19	45.0	201.23
J-225	N/A	7,404.55	103.36	45.0	238.55
J-226	N/A	7,317.53	98.59	45.0	227.53
J-227	N/A	7,317.86	100.90	45.0	232.86
J-228	N/A	7,317.84	81.39	45.0	187.84
J-229	N/A	7,320.42	130.60	45.0	301.42
J-230	N/A	7,318.31	118.86	45.0	274.31
J-231	N/A	7,419.47	114.59	45.0	264.47
J-232	N/A	7,419.46	103.76	45.0	239.46
J-233	N/A	7,419.58	105.97	45.0	244.58
J-234	N/A	7,419.74	96.51	45.0	222.74
J-235	N/A	7,419.47	105.49	45.0	243.47
J-236	N/A	7,323.91	85.32	45.0	196.91
J-237	N/A	7,323.75	76.15	45.0	175.75
J-238	N/A	7,323.73	74.41	45.0	171.73
J-239	N/A	7,419.70	90.86	45.0	209.70
J-240	N/A	7,339.15	76.33	45.0	176.15
J-241	N/A	7,339.08	78.46	45.0	181.08
J-242	N/A	7,476.68	104.29	45.0	240.68
J-243	N/A	7,476.68	103.42	45.0	238.68

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-245	N/A	7,353.78	49.74	54.3	114.78
J-246	N/A	7,364.13	53.35	45.0	123.13
J-247	N/A	7,476.73	99.11	45.0	228.73
J-248	N/A	7,337.29	82.02	45.0	189.29
J-249	N/A	7,322.99	87.09	45.0	200.99
J-250	N/A	7,321.62	86.06	45.0	198.62
J-251	N/A	7,321.42	85.97	45.0	198.42
J-252	N/A	7,321.17	84.13	45.0	194.17
J-254	N/A	7,319.79	83.54	45.0	192.79
J-255	N/A	7,325.75	84.82	45.0	195.75
J-256	N/A	7,324.52	84.29	182.3	194.52
J-257	N/A	7,324.51	83.42	45.0	192.51
J-258	N/A	7,324.51	85.15	45.0	196.51
J-259	N/A	7,324.54	81.70	45.0	188.54
J-260	N/A	7,324.06	81.49	45.0	188.06
J-261	N/A	7,322.67	84.79	132.3	195.67
J-262	N/A	7,321.36	89.41	45.0	206.36
J-263	N/A	7,321.35	81.61	45.0	188.35
J-266	N/A	7,324.63	85.20	45.0	196.63
J-267	N/A	7,331.54	81.69	45.0	188.54
J-268	N/A	7,321.25	79.83	45.0	184.25
J-270	N/A	7,615.80	117.34	45.0	270.80
J-277	N/A	7,614.87	121.70	45.0	280.87
J-278	N/A	7,426.16	40.80	45.0	94.16
J-279	N/A	7,423.32	67.73	45.0	156.32
J-283	N/A	7,320.68	87.39	45.0	201.68
J-284	N/A	7,333.28	85.91	45.0	198.28
J-285	N/A	7,342.19	5.28	45.0	12.19
J-294	N/A	7,333.20	84.15	45.0	194.20
J-298	N/A	7,400.82	117.35	45.0	270.82
J-299	N/A	7,321.34	74.24	45.0	171.34
J-1000	N/A	8,484.98	3.89	11.3	8.98
J-1002	N/A	8,481.83	85.72	11.3	197.83
J-1004	N/A	8,481.83	77.92	11.3	179.83
J-1006	N/A	8,480.36	74.68	11.3	172.36
J-1008	N/A	8,480.36	85.95	11.3	198.36
J-1010	N/A	8,480.03	44.21	11.3	102.03
J-1012	N/A	8,480.02	29.47	11.3	68.02
J-1014	N/A	8,480.06	45.09	11.3	104.06
J-1016	N/A	8,480.02	45.50	11.3	105.02
J-1018	N/A	8,479.99	42.46	11.3	97.99
J-1020	N/A	8,480.00	44.20	11.3	102.00
J-1022	N/A	8,480.04	44.21	11.3	102.04
J-1024	N/A	8,480.05	41.18	11.3	95.05
J-1026	N/A	8,479.05	48.12	11.3	111.05
J-1028	N/A	8,479.05	50.72	11.3	117.05
J-1030	N/A	8,475.84	69.26	11.3	159.84
J-1032	N/A	8,476.84	98.29	11.3	226.84

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Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1034	N/A	8,470.85	96.56	11.3	222.85
J-1036	N/A	8,473.90	66.69	11.3	153.90
J-1038	N/A	8,475.84	83.99	11.3	193.84
J-1050	N/A	8,467.98	149.91	11.3	345.98
J-1051	N/A	8,465.88	147.70	171.3	340.88
J-1054	N/A	8,467.67	151.51	11.3	349.67
J-1055	N/A	8,467.67	150.64	11.3	347.67
J-1056	N/A	8,467.43	151.41	11.3	349.43
J-1057	N/A	8,467.20	166.04	171.3	383.20
J-1090	N/A	8,466.95	151.20	11.3	348.95
J-1091	N/A	8,466.95	151.20	11.3	348.95
J-1092	N/A	8,466.73	158.90	11.3	366.73
J-1095	N/A	8,467.20	133.11	11.3	307.20
J-1099	N/A	8,466.38	171.75	11.3	396.38
J-1112	N/A	7,895.02	80.17	27.9	185.02
J-1120	N/A	7,892.45	89.89	27.9	207.45
J-1124	N/A	7,892.45	100.72	27.9	232.45
J-1130	N/A	7,880.31	118.86	27.9	274.31
J-1132	N/A	8,467.13	136.55	11.3	315.13
J-1134	N/A	8,467.13	135.25	11.3	312.13
J-1136	N/A	8,467.13	134.38	11.3	310.13
J-1138	N/A	8,467.13	133.95	11.3	309.13
J-1140	N/A	8,467.13	133.08	11.3	307.13
J-1161	N/A	7,881.14	75.45	27.9	174.14
J-1190	N/A	7,670.83	71.86	27.9	165.83
J-1192	N/A	7,669.06	123.08	27.9	284.06
J-1193	N/A	7,669.02	127.40	27.9	294.02
J-1194	N/A	7,513.28	72.91	27.9	168.28
J-1195	N/A	8,466.38	167.42	11.3	386.38
J-1197	N/A	8,464.59	190.47	11.3	439.59
J-1198	N/A	8,464.59	183.97	11.3	424.59
J-1199	N/A	7,898.33	55.61	27.9	128.33
J-1230	N/A	8,466.73	162.37	11.3	374.73
J-1300	N/A	8,466.48	164.00	11.3	378.48
J-1301	N/A	8,466.43	167.44	11.3	386.43
J-1302	N/A	8,466.40	152.26	11.3	351.40
J-1304	N/A	8,466.40	155.29	11.3	358.40
J-1306	N/A	8,466.39	152.26	11.3	351.39
J-1308	N/A	8,466.39	160.92	11.3	371.39
J-1333	N/A	8,467.13	128.75	11.3	297.13
J-1370	N/A	8,464.71	177.53	11.3	409.71
J-1372	N/A	8,464.71	259.85	11.3	599.71
J-1374	N/A	8,464.71	255.52	11.3	589.71
J-1393	N/A	8,464.72	166.70	11.3	384.72
J-1394	N/A	8,464.72	173.20	11.3	399.72
J-1395	N/A	8,464.71	184.03	11.3	424.71
J-1396	N/A	8,464.71	188.36	11.3	434.71
J-1397	N/A	8,464.71	184.03	11.3	424.71

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1398	N/A	8,464.71	181.86	11.3	419.71
J-1400	N/A	8,467.23	139.62	11.3	322.23
J-1402	N/A	8,467.22	137.45	11.3	317.22
J-1404	N/A	8,467.22	132.25	11.3	305.22
J-1406	N/A	8,467.21	135.72	11.3	313.21
J-1430	N/A	8,466.69	148.06	11.3	341.69
J-1432	N/A	8,466.66	145.01	11.3	334.66
J-1434	N/A	8,466.66	143.71	11.3	331.66
J-1436	N/A	8,466.58	152.34	11.3	351.58
J-1438	N/A	8,466.46	163.12	11.3	376.46
J-1439	N/A	8,466.38	170.88	11.3	394.38
J-1440	N/A	8,466.64	150.20	11.3	346.64
J-1442	N/A	8,466.86	143.80	11.3	331.86
J-1444	N/A	8,466.86	134.26	11.3	309.86
J-1446	N/A	8,466.37	170.88	11.3	394.37
J-1448	N/A	8,466.49	160.97	11.3	371.49
J-1450	N/A	8,466.40	167.43	11.3	386.40
J-1452	N/A	8,466.48	160.96	11.3	371.48
J-1454	N/A	8,466.44	167.44	11.3	386.44
J-1456	N/A	8,466.36	167.84	11.3	387.36
J-1458	N/A	8,466.35	169.14	11.3	390.35
J-1460	N/A	8,466.35	166.11	11.3	383.35
J-1462	N/A	8,466.27	173.01	11.3	399.27
J-1464	N/A	8,466.26	173.87	11.3	401.26
J-1466	N/A	8,466.26	175.17	11.3	404.26
J-1468	N/A	8,466.28	177.34	11.3	409.28
J-1470	N/A	8,466.27	176.04	11.3	406.27
J-1472	N/A	8,466.27	178.20	11.3	411.27
J-1480	N/A	8,467.48	144.06	11.3	332.48
J-1482	N/A	8,467.48	139.73	11.3	322.48
J-1600	N/A	8,003.96	18.18	11.3	41.96
J-1602	N/A	8,003.96	9.51	11.3	21.96
J-1604	N/A	8,003.96	64.54	11.3	148.96
J-1620	N/A	7,954.91	69.29	11.3	159.91
J-1621	N/A	7,954.91	56.29	11.3	129.91
J-1900	N/A	7,513.26	77.24	27.9	178.26
J-1902	N/A	7,513.26	75.07	27.9	173.26
J-1904	N/A	7,513.25	107.57	27.9	248.25
J-1906	N/A	8,464.71	184.03	11.3	424.71
J-1908	N/A	8,466.38	171.75	11.3	396.38
J-1910	N/A	8,466.41	152.26	11.3	351.41
J-1912	N/A	8,466.41	158.77	11.3	366.41
J-1914	N/A	8,469.73	116.88	11.3	269.73
J-1916	N/A	8,468.09	245.29	11.3	566.09
J-1918	N/A	8,421.18	54.67	11.3	126.18
J-1920	N/A	9,084.85	101.76	11.3	234.85
J-1922	N/A	8,063.91	40.69	11.3	93.91
J-1952	N/A	7,342.20	52.95	11.3	122.20

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Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1954	N/A	7,343.60	49.22	11.3	113.60
J-1960	N/A	7,339.82	67.08	11.3	154.82
J-1962	N/A	7,342.20	44.28	11.3	102.20
J-2056	N/A	7,327.44	76.89	45.0	177.44
J-2057	N/A	7,327.42	68.21	45.0	157.42
J-2150	N/A	7,322.94	85.77	282.3	197.94
J-2160	N/A	7,322.33	85.50	45.0	197.33
J-2204	N/A	7,339.10	49.44	45.0	114.10
J-2208	N/A	7,321.39	95.06	45.0	219.39
J-2209	N/A	7,321.67	89.55	45.0	206.67
J-2211	N/A	7,322.96	91.41	45.0	210.96
J-2212	N/A	7,328.55	83.43	45.0	192.55
J-2220	N/A	7,317.86	97.86	45.0	225.86
J-2221	N/A	7,320.74	99.11	45.0	228.74
J-2222	N/A	7,320.74	78.32	45.0	180.74
J-2254	N/A	7,319.80	85.27	45.0	196.80
J-2256	N/A	7,319.76	71.39	45.0	164.76
J-2263	N/A	7,321.35	89.41	45.0	206.35
J-2265	N/A	7,400.78	121.66	45.0	280.78
J-2275	N/A	7,320.47	120.66	45.0	278.47
J-2298	N/A	7,401.33	122.77	45.0	283.33
J-2380	N/A	7,323.73	73.11	45.0	168.73
J-2381	N/A	7,419.44	114.58	45.0	264.44
J-2400	N/A	7,476.67	86.09	45.0	198.67
J-2402	N/A	7,352.16	50.33	45.0	116.16
J-2406	N/A	7,352.16	52.06	45.0	120.16
J-2500	N/A	7,319.99	86.66	45.0	199.99
J-2501	N/A	7,319.79	84.40	45.0	194.79
J-2502	N/A	7,319.63	83.47	45.0	192.63
J-2503	N/A	7,319.58	81.28	132.3	187.58
J-2504	N/A	7,319.64	84.34	45.0	194.64
J-2505	N/A	7,319.54	84.29	132.3	194.54
J-2506	N/A	7,319.72	84.37	45.0	194.72
J-2507	N/A	7,319.71	84.37	45.0	194.71
J-2509	N/A	7,319.85	84.43	45.0	194.85
J-2510	N/A	7,319.84	84.42	45.0	194.84
J-2511	N/A	7,319.83	84.42	45.0	194.83
J-2512	N/A	7,319.83	84.42	45.0	194.83
J-2660	N/A	7,324.50	79.95	45.0	184.50

Tanks @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Tank Level (ft)	Pressure (psi)	Percent Full (%)	Current Storage Volume (ft^3)	Tank Inflow (gpm)	Tank Outflow (gpm)	Status
T-1	N/A	8,486.00	21.00	9.10	100.0	92,775.16	N/A	1,743.9	Draining
T-2	N/A	8,325.00	18.00	7.80	100.0	79,521.56	0.7e-3	N/A	Full
T-4	N/A	7,362.00	16.00	6.93	100.0	70,685.83	N/A	2,682.3	Draining

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Tanks @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Tank Level (ft)	Pressure (psi)	Percent Full (%)	Current Storage Volume (ft^3)	Tank Inflow (gpm)	Tank Outflow (gpm)	Status
T-5	N/A	7,900.00	15.00	6.50	100.0	66,267.97	N/A	854.3	Draining
T-6	N/A	7,645.00	15.00	6.50	100.0	66,267.97	N/A	880.7	Draining
T-7	N/A	7,610.00	20.00	8.67	100.0	88,357.29	N/A	2,450.1	Draining
T-8	N/A	7,500.00	14.00	6.07	100.0	61,850.11	0.8e-3	N/A	Full
T-9	N/A	7,597.00	27.00	11.70	100.0	119,282.35	N/A	81.2	Draining
T-10	N/A	7,262.00	16.00	6.93	100.0	70,685.83	N/A	20.3	Draining
T-11	N/A	7,042.00	17.00	7.37	100.0	75,103.70	0.0	0.0	Full
T-12	N/A	6,946.00	16.00	6.93	100.0	70,685.83	N/A	2,255.5	Draining
T-13	N/A	7,143.00	24.00	10.40	100.0	106,028.75	N/A	1,742.3	Draining
T-14	N/A	7,193.00	18.00	7.80	100.0	79,521.56	N/A	401.6	Draining
T-15	N/A	7,040.00	23.00	9.97	100.0	133,602.51	N/A	202.5	Draining
T-16	N/A	9,415.00	15.00	6.50	100.0	66,267.97	N/A	2,760.5	Draining
T-17	N/A	8,420.00	3.00	1.30	100.0	235.62	0.0	0.0	Full
T-18	N/A	7,145.00	16.00	6.93	100.0	70,685.83	N/A	786.8	Draining

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-2	Open	N/A	20.3	0.23	7,318.31	7,318.27	0.03	0.49e-3	0.03	0.06
P-3	Open	N/A	-20.3	0.23	7,318.31	7,318.31	0.24e-2	0.00	0.24e-2	0.05
P-6	Open	N/A	148.5	0.61	7,476.73	7,476.68	0.04	0.00	0.04	0.18
P-7	Open	N/A	13.5	0.09	7,476.68	7,476.67	0.01	0.00	0.01	0.01
P-8	Open	N/A	135.0	0.55	7,476.68	7,476.68	0.2e-2	0.00	0.2e-2	0.16
P-9	Open	N/A	13.5	0.06	7,476.68	7,476.68	0.49e-3	0.00	0.49e-3	0.36e-2
P-10	Open	N/A	1,892.1	12.08	7,458.25	7,365.26	92.99	0.00	92.99	59.80
P-11	Open	N/A	1,892.1	12.08	7,365.26	7,364.13	1.14	0.00	1.14	59.80
P-12	Open	N/A	-1,847.1	11.79	7,353.78	7,358.58	0.91	3.89	4.80	299.96
P-13	Open	N/A	-1,847.1	11.79	7,358.58	7,364.13	1.66	3.89	5.54	191.15
P-14	Open	N/A	0.0	0.00	7,365.26	7,365.26	0.00	0.00	0.00	0.00
P-15	Open	N/A	-0.2e-1	0.96e-4	7,358.58	7,358.58	0.00	0.00	0.00	0.00
P-16	Open	N/A	-60.9	0.39	7,120.08	7,120.10	0.02	0.47e-3	0.02	0.11
P-17	Open	N/A	0.6e-3	0.65e-5	6,911.04	6,911.04	-0.27e-12	0.27e-12	0.00	0.00
P-18	Open	N/A	-60.9	0.39	7,318.68	7,318.68	0.15e-2	0.47e-3	0.2e-2	0.16
P-19	Open	N/A	495.9	5.63	6,951.87	6,945.59	6.28	0.00	6.28	20.39
P-20	Open	N/A	-0.2e-2	0.89e-5	7,645.85	7,645.85	0.00	0.00	0.00	0.00
P-21	Open	N/A	0.2e-2	0.14e-4	7,645.85	7,645.85	0.00	0.00	0.00	0.00
P-22	Open	N/A	296.4	3.36	7,658.20	7,657.59	0.61	0.00	0.61	7.86
P-23	Open	N/A	0.1e-2	0.17e-4	7,660.69	7,660.69	0.00	0.00	0.00	0.00
P-24	Open	N/A	848.7	2.41	7,437.37	7,437.19	0.18	0.00	0.18	1.88
P-25	Open	N/A	0.1e-2	0.17e-4	7,650.59	7,650.59	0.00	0.00	0.00	0.00
P-26	Open	N/A	348.5	2.22	7,318.95	7,318.68	0.27	0.00	0.27	2.61
P-27	Open	N/A	616.9	2.52	7,645.92	7,645.83	0.09	0.00	0.09	2.54
P-28	Open	N/A	206.4	2.34	7,317.82	7,317.71	0.10	0.00	0.10	4.02
P-29	Open	N/A	185.5	2.11	7,318.98	7,318.72	0.26	0.00	0.26	3.31
P-30	Open	N/A	-536.1	6.08	7,135.08	7,136.42	1.34	0.00	1.34	23.55
P-31	Open	N/A	0.0	0.00	6,905.43	6,905.43	0.00	0.00	0.00	0.00

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Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-32	Open	N/A	0.0	0.00	7,187.10	7,187.10	0.00	0.00	0.00	0.00
P-33	Open	N/A	-13.5	0.03	7,352.09	7,352.09	0.00	0.00	0.00	0.00
P-36	Open	N/A	101.0	0.64	7,879.65	7,879.00	0.65	0.00	0.65	0.26
P-37	Open	N/A	101.0	0.64	7,530.01	7,529.98	0.03	0.00	0.03	0.26
P-38	Open	N/A	-1,181.2	3.35	7,339.82	7,341.85	1.99	0.03	2.02	3.53
P-39	Open	N/A	-1,181.2	3.35	7,341.85	7,342.20	0.32	0.03	0.35	3.85
P-100	Open	N/A	1,506.6	4.27	8,473.90	8,470.85	2.94	0.11	3.05	5.66
P-101	Open	N/A	336.8	1.38	8,467.43	8,467.18	0.24	0.01	0.25	0.85
P-103	Open	N/A	325.5	1.33	8,467.18	8,467.03	0.14	0.01	0.15	0.81
P-104	Open	N/A	-92.8	0.59	8,467.03	8,467.14	0.11	0.11e-2	0.11	0.23
P-105	Open	N/A	-183.2	1.17	8,467.14	8,467.38	0.23	0.42e-2	0.24	0.81
P-106	Open	N/A	11.3	0.07	8,467.13	8,467.13	-0.16e-4	0.16e-4	0.00	0.00
P-107	Open	N/A	-12.5	0.08	8,467.13	8,467.13	0.96e-3	0.2e-4	0.98e-3	0.44e-2
P-108	Open	N/A	10.1	0.06	8,467.13	8,467.13	0.96e-3	0.13e-4	0.98e-3	0.24e-2
P-109	Open	N/A	406.9	1.66	8,467.03	8,466.95	0.08	0.00	0.08	1.18
P-110	Open	N/A	211.1	0.86	8,466.75	8,466.73	0.03	0.00	0.03	0.35
P-111	Open	N/A	-11.3	0.05	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-112	Open	N/A	177.2	2.01	8,466.73	8,464.80	1.89	0.04	1.93	3.10
P-113	Open	N/A	78.4	0.32	8,464.76	8,464.74	0.02	0.00	0.02	0.05
P-114	Open	N/A	71.8	0.29	8,464.74	8,464.65	0.09	0.00	0.09	0.05
P-115	Open	N/A	165.9	0.68	8,464.80	8,464.76	0.04	0.00	0.04	0.23
P-116	Open	N/A	-26.6	0.30	8,464.57	8,464.65	0.07	0.57e-3	0.07	0.09
P-117	Closed	N/A	0.0	0.00	7,899.88	8,464.65	0.00	0.00	0.00	0.00
P-118	Open	N/A	854.3	3.49	7,900.00	7,899.88	0.12	0.00	0.12	4.63
P-119	Open	N/A	826.4	3.38	7,899.88	7,898.34	1.53	0.00	1.53	4.36
P-121	Open	N/A	-770.6	3.15	7,895.03	7,898.34	3.29	0.03	3.32	3.86
P-122	Open	N/A	659.0	4.21	7,892.45	7,881.15	11.24	0.05	11.30	8.54
P-123	Open	N/A	326.5	2.08	7,880.31	7,879.65	0.65	0.01	0.66	2.36
P-125	Open	N/A	197.6	1.26	7,879.65	7,878.87	0.78	0.49e-2	0.78	0.92
P-126	Open	N/A	141.8	0.91	7,878.87	7,878.41	0.45	0.25e-2	0.45	0.50
P-127	Open	N/A	-248.8	1.59	7,878.41	7,880.31	1.89	0.02	1.90	1.41
P-129	Open	N/A	334.8	2.14	7,671.93	7,671.80	0.12	0.01	0.14	2.71
P-129a	Open	N/A	334.8	2.14	7,877.03	7,877.03	0.24e-2	0.00	0.24e-2	2.44
P-130	Open	N/A	306.9	1.96	7,671.80	7,670.98	0.81	0.00	0.81	2.07
P-131	Open	N/A	195.3	1.25	7,670.83	7,669.06	1.77	0.00	1.77	0.90
P-132	Open	N/A	106.9	0.68	7,670.98	7,670.90	0.08	0.29e-2	0.08	0.30
P-133	Open	N/A	27.9	0.18	7,670.90	7,670.89	0.02	0.00	0.02	0.02
P-136	Open	N/A	76.2	0.49	8,464.76	8,464.74	0.01	0.73e-3	0.01	0.16
P-137	Open	N/A	60.2	0.25	8,464.74	8,464.72	0.03	0.38e-3	0.03	0.03
P-138	Open	N/A	120.3	0.49	8,464.65	8,464.64	0.01	0.00	0.01	0.12
P-139	Open	N/A	218.3	0.89	8,466.43	8,466.38	0.05	0.00	0.05	0.37
P-140	Open	N/A	149.7	0.61	8,466.60	8,466.56	0.03	0.12e-2	0.04	0.19
P-141	Closed	N/A	0.0	0.00	7,342.19	8,466.38	0.00	0.00	0.00	0.00
P-142	Open	N/A	236.4	0.97	8,466.65	8,466.60	0.05	0.00	0.05	0.43
P-143	Open	N/A	96.2	0.39	8,466.69	8,466.64	0.05	0.48e-3	0.05	0.08
P-144	Open	N/A	508.4	2.08	8,468.33	8,467.48	0.83	0.01	0.85	1.80
P-145	Open	N/A	16.3	0.18	8,464.65	8,464.65	0.87e-3	0.11e-3	0.98e-3	0.02
P-146	Open	N/A	-21.6	0.09	8,464.65	8,464.65	-0.48e-4	0.48e-4	0.00	0.00
P-147	Open	N/A	11.3	0.07	8,464.65	8,464.64	0.48e-2	0.4e-4	0.49e-2	0.46e-2

← Abandoned 8-IN Line to American Flag

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-148	Open	N/A	4.7	0.12	8,464.74	8,464.74	0.01	0.44e-4	0.01	0.02
P-149	Open	N/A	22.6	0.14	8,468.15	8,468.14	0.01	0.00	0.01	0.02
P-159	Open	N/A	-194.5	1.24	8,467.38	8,468.15	0.77	0.00	0.77	0.89
P-160	Open	N/A	45.2	0.29	7,954.98	7,954.95	0.03	0.00	0.03	0.06
P-161	Open	N/A	27.9	0.18	7,881.15	7,881.14	0.01	0.00	0.01	0.02
P-162	Open	N/A	33.9	0.22	7,954.95	7,954.91	0.04	0.15e-3	0.04	0.03
P-163	Open	N/A	90.4	0.58	8,004.09	8,003.96	0.12	0.00	0.12	0.22
P-163a	Open	N/A	90.4	0.58	8,464.49	8,464.49	0.98e-3	0.00	0.98e-3	0.98
P-166	Open	N/A	101.7	0.42	8,464.57	8,464.49	0.08	0.16e-2	0.08	0.09
P-180	Open	N/A	1,410.0	4.00	8,484.98	8,480.05	4.68	0.25	4.93	5.07
P-181	Open	N/A	1,563.1	4.43	8,479.05	8,476.84	2.21	0.00	2.21	5.83
P-182	Open	N/A	11.3	0.07	8,476.84	8,476.84	0.2e-2	0.00	0.2e-2	0.01
P-200	Open	N/A	2,682.3	7.61	7,362.00	7,354.65	7.35	0.00	7.35	15.83
P-201	Open	N/A	-1,377.2	3.91	7,341.67	7,343.60	1.88	0.05	1.93	4.73
P-203	Open	N/A	1,332.2	5.44	7,341.67	7,339.13	2.35	0.18	2.53	11.37
P-204	Open	N/A	90.0	0.37	7,339.13	7,339.12	0.01	0.42e-3	0.01	0.07
P-205	Open	N/A	-1,169.9	4.78	7,328.56	7,339.82	11.12	0.14	11.27	8.39
P-206	Open	N/A	1,079.9	4.41	7,328.56	7,325.75	2.75	0.06	2.81	7.30
P-207	Open	N/A	735.9	3.01	7,325.75	7,322.99	2.76	0.00	2.76	3.52
P-208	Open	N/A	156.6	0.64	7,322.99	7,322.96	0.02	0.13e-2	0.03	0.21
P-209	Open	N/A	534.3	2.18	7,322.99	7,321.62	1.37	0.00	1.37	1.94
P-210	Open	N/A	394.6	2.52	7,321.62	7,321.42	0.20	0.00	0.20	3.29
P-211	Open	N/A	94.8	1.08	7,321.62	7,321.17	0.45	0.00	0.45	0.95
P-212	Open	N/A	399.3	2.55	7,321.17	7,319.85	1.31	0.00	1.31	3.36
P-213	Open	N/A	298.6	1.91	7,321.42	7,321.17	0.25	0.00	0.25	1.97
P-214	Open	N/A	50.9	0.58	7,321.42	7,321.17	0.25	0.00	0.25	0.30
P-215	Open	N/A	66.6	0.27	7,322.96	7,322.94	0.02	0.00	0.02	0.04
P-216	Open	N/A	550.5	3.51	7,323.91	7,323.00	0.86	0.04	0.90	6.36
P-217	Open	N/A	730.5	2.98	7,331.62	7,323.91	7.68	0.03	7.71	3.48
P-218	Open	N/A	-183.6	1.17	7,331.15	7,331.62	0.47	0.43e-2	0.47	0.81
P-219	Open	N/A	-495.3	5.62	7,321.25	7,331.15	9.80	0.10	9.90	20.54
P-220	Open	N/A	-356.7	2.28	7,331.15	7,331.58	0.43	0.00	0.43	2.73
P-221	Open	N/A	45.0	0.51	7,331.58	7,331.54	0.04	0.81e-3	0.04	0.25
P-222	Open	N/A	-446.7	2.85	7,331.58	7,337.29	5.69	0.03	5.71	4.16
P-223	Open	N/A	310.2	1.98	7,337.29	7,336.22	1.06	0.01	1.07	2.13
P-224	Open	N/A	-1,049.1	4.29	7,333.28	7,336.22	2.89	0.06	2.94	6.91
P-225	Open	N/A	45.0	0.51	7,333.28	7,333.20	0.07	0.81e-3	0.08	0.24
P-226	Open	N/A	959.1	3.92	7,333.28	7,331.62	1.61	0.05	1.66	5.91
P-227	Open	N/A	-783.9	5.00	7,336.22	7,339.15	2.93	0.00	2.93	11.71
P-228	Open	N/A	45.0	0.51	7,339.15	7,339.08	0.07	0.00	0.07	0.24
P-229	Open	N/A	873.9	5.58	7,352.16	7,339.15	13.01	0.00	13.01	14.32
P-230	Open	N/A	801.9	5.12	7,353.78	7,337.29	16.49	0.00	16.49	12.22
P-233	Open	N/A	-90.0	0.37	7,476.68	7,476.68	0.44e-2	0.00	0.44e-2	0.07
P-236	Open	N/A	-135.0	0.86	7,323.75	7,323.91	0.16	0.00	0.16	0.45
P-237	Open	N/A	-84.0	0.54	7,323.73	7,323.75	0.02	0.00	0.02	0.19
P-238	Open	N/A	45.0	0.29	7,419.46	7,419.44	0.02	0.26e-3	0.02	0.06
P-239	Open	N/A	6.0	0.15	7,323.75	7,323.73	0.02	0.00	0.02	0.04
P-240	Open	N/A	244.8	1.56	7,323.00	7,321.68	1.31	0.01	1.32	1.37
P-241	Open	N/A	154.8	0.99	7,321.68	7,321.40	0.28	0.00	0.28	0.58

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-242	Open	N/A	64.8	0.41	7,321.40	7,321.35	0.05	0.53e-3	0.05	0.12
P-243	Open	N/A	-81.2	0.52	7,419.46	7,419.70	0.23	0.00	0.23	0.18
P-244	Open	N/A	-8.8	0.06	7,419.46	7,419.47	0.29e-2	0.98e-5	0.29e-2	0.31e-2
P-245	Open	N/A	1.5	0.04	7,419.47	7,419.47	0.49e-3	0.00	0.49e-3	0.22e-2
P-246	Open	N/A	46.5	0.53	7,419.58	7,419.47	0.11	0.87e-3	0.11	0.26
P-247	Open	N/A	193.5	1.24	7,477.16	7,476.73	0.43	0.47e-2	0.43	0.89
P-248	Open	N/A	52.3	0.59	7,419.58	7,419.47	0.11	0.33e-2	0.11	0.33
P-249	Open	N/A	-25.2	0.16	7,321.35	7,321.35	0.01	0.24e-3	0.01	0.02
P-250	Closed	N/A	0.0	0.00	7,321.35	7,400.78	0.00	0.00	0.00	0.00
P-251	Open	N/A	401.0	1.64	7,321.54	7,321.36	0.18	0.00	0.18	1.14
P-252	Open	N/A	821.6	3.36	7,322.67	7,321.54	1.13	0.00	1.13	4.31
P-253	Open	N/A	645.4	2.64	7,324.06	7,322.67	1.39	0.00	1.39	2.76
P-254	Open	N/A	-308.5	1.97	7,322.67	7,324.06	1.39	0.00	1.39	2.09
P-255	Open	N/A	998.9	4.08	7,324.54	7,324.06	0.48	0.00	0.48	6.19
P-256	Open	N/A	-1,197.2	4.89	7,327.44	7,339.13	11.62	0.07	11.69	8.71
P-257	Open	N/A	63.3	0.40	7,324.54	7,324.51	0.03	0.00	0.03	0.11
P-258	Open	N/A	12.6	0.08	7,324.51	7,324.51	0.98e-3	0.00	0.98e-3	0.41e-2
P-259	Open	N/A	-26.7	0.17	7,324.51	7,324.52	0.01	0.9e-4	0.01	0.02
P-260	Open	N/A	5.7	0.04	7,324.51	7,324.51	0.98e-3	0.00	0.98e-3	0.95e-3
P-261	Open	N/A	-299.0	1.91	7,324.63	7,325.75	1.11	0.00	1.11	1.97
P-262	Open	N/A	-41.0	0.26	7,400.78	7,400.82	0.04	0.00	0.04	0.05
P-263	Open	N/A	375.6	2.40	7,321.54	7,320.68	0.85	0.02	0.86	3.07
P-264	Open	N/A	135.0	1.53	7,317.88	7,316.19	1.67	0.01	1.69	1.85
P-265	Open	N/A	45.0	0.51	7,316.19	7,316.14	0.05	0.00	0.05	0.24
P-266	Open	N/A	45.0	0.51	7,316.19	7,316.15	0.04	0.00	0.04	0.24
P-267	Open	N/A	150.6	0.96	7,317.88	7,317.86	0.02	0.29e-2	0.02	0.65
P-268	Open	N/A	29.5	0.19	7,317.86	7,317.86	0.01	0.00	0.01	0.03
P-269	Open	N/A	90.0	1.02	7,317.86	7,317.77	0.08	0.32e-2	0.08	0.90
P-270	Closed	N/A	0.0	0.00	7,317.77	7,401.33	0.00	0.00	0.00	0.00
P-271	Open	N/A	45.0	0.51	7,403.34	7,403.23	0.11	0.00	0.11	0.24
P-272	Open	N/A	45.0	0.51	7,317.77	7,317.53	0.25	0.81e-3	0.25	0.24
P-273	Open	N/A	45.0	0.29	7,317.86	7,317.84	0.02	0.26e-3	0.02	0.06
P-274	Open	N/A	-115.2	0.47	7,321.36	7,321.36	0.24e-2	0.00	0.24e-2	0.11
P-275	Open	N/A	240.8	0.98	7,321.36	7,320.74	0.62	0.00	0.62	0.45
P-276	Open	N/A	270.0	3.06	7,404.55	7,403.34	1.18	0.03	1.21	6.78
P-277	Open	N/A	-70.2	0.29	7,321.35	7,321.36	0.34e-2	0.00	0.34e-2	0.05
P-278	Open	N/A	-254.0	1.62	7,324.52	7,324.63	0.11	0.00	0.11	1.46
P-279	Open	N/A	-119.5	0.76	7,317.86	7,318.31	0.44	0.01	0.45	0.37
P-280	Open	N/A	-450.0	2.87	7,614.87	7,615.80	0.93	0.00	0.93	4.20
P-288	Open	N/A	405.0	2.59	7,426.31	7,426.16	0.16	0.00	0.16	3.46
P-288a	Open	N/A	405.0	2.59	7,614.87	7,614.87	0.34e-2	0.00	0.34e-2	3.42
P-289	Open	N/A	-360.0	2.30	7,423.32	7,426.16	2.82	0.02	2.83	2.79
P-291	Open	N/A	-315.0	2.01	7,419.74	7,423.32	3.58	0.00	3.58	2.17
P-292	Open	N/A	-0.4e-3	0.29e-5	7,419.47	7,419.47	0.00	0.00	0.00	0.00
P-292a	Open	N/A	-0.8e-3	0.5e-5	7,321.34	7,321.34	0.00	0.00	0.00	0.00
P-293	Open	N/A	330.6	2.11	7,320.68	7,317.88	2.80	0.00	2.80	2.37
P-295	Open	N/A	315.0	2.01	7,405.95	7,404.55	1.40	0.00	1.40	2.17
P-296	Open	N/A	135.0	1.53	7,401.33	7,400.82	0.51	0.00	0.51	1.84
P-297	Open	N/A	49.0	0.31	7,400.82	7,400.78	0.04	0.00	0.04	0.07

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Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-298	Open	N/A	-45.0	0.29	7,321.34	7,321.35	0.41e-2	0.26e-3	0.44e-2	0.06
P-299	Open	N/A	-126.2	0.81	7,419.70	7,419.74	0.04	0.00	0.04	0.40
P-1000	Open	N/A	1,743.9	4.95	8,486.00	8,484.98	0.71	0.30	1.02	10.18
P-1002	Open	N/A	322.6	2.06	8,484.98	8,481.83	2.92	0.23	3.15	2.45
P-1004	Open	N/A	11.3	0.13	8,481.83	8,481.83	0.93e-3	0.51e-4	0.98e-3	0.01
P-1006	Open	N/A	300.0	1.91	8,481.83	8,480.36	1.44	0.02	1.47	2.01
P-1008	Open	N/A	11.3	0.07	8,480.36	8,480.36	0.19e-2	0.16e-4	0.2e-2	0.46e-2
P-1010	Open	N/A	-11.3	0.07	8,480.02	8,480.03	0.01	0.15e-3	0.01	0.01
P-1012	Open	N/A	277.4	0.79	8,480.36	8,480.06	0.30	0.01	0.30	0.24
P-1014	Open	N/A	33.9	0.22	8,480.03	8,480.02	0.01	0.29e-3	0.01	0.04
P-1016	Open	N/A	11.3	0.29	8,480.02	8,479.99	0.03	0.26e-3	0.03	0.14
P-1018	Open	N/A	11.3	0.29	8,480.02	8,480.00	0.02	0.00	0.02	0.13
P-1020	Open	N/A	-56.5	0.36	8,480.03	8,480.04	0.01	0.00	0.01	0.09
P-1021	Open	N/A	-67.8	0.43	8,480.04	8,480.05	0.01	0.58e-3	0.01	0.14
P-1022	Open	N/A	187.0	0.53	8,480.06	8,480.05	0.01	0.00	0.01	0.12
P-1023	Open	N/A	-79.1	0.50	8,480.05	8,480.06	0.01	0.00	0.01	0.16
P-1026	Open	N/A	1,585.7	4.50	8,480.05	8,479.05	0.93	0.06	1.00	6.39
P-1028	Open	N/A	11.3	0.07	8,479.05	8,479.05	0.29e-2	0.16e-4	0.29e-2	0.44e-2
P-1030	Open	N/A	-1,540.5	4.37	8,475.84	8,476.84	0.95	0.06	1.01	6.03
P-1032	Open	N/A	0.0	0.00	8,470.85	8,470.85	0.00	0.00	0.00	0.00
P-1032a	Open	N/A	0.0	0.00	8,476.84	8,476.84	0.00	0.00	0.00	0.00
P-1034	Closed	N/A	0.0	0.00	8,325.00	8,473.90	0.00	0.00	0.00	0.00
P-1036	Open	N/A	-1,517.9	9.69	8,473.90	8,475.84	1.35	0.58	1.94	56.93
P-1038	Open	N/A	-11.3	0.07	8,475.84	8,475.84	0.2e-2	0.00	0.2e-2	0.01
P-1040	Open	N/A	1,495.3	4.24	8,470.85	8,469.73	1.01	0.11	1.12	5.96
P-1050	Open	N/A	735.9	3.01	8,468.33	8,467.98	0.32	0.03	0.34	3.83
P-1051	Open	N/A	171.3	1.94	8,467.98	8,465.88	2.08	0.02	2.11	2.88
P-1054	Open	N/A	553.3	2.26	8,467.98	8,467.67	0.31	0.00	0.31	2.07
P-1055	Open	N/A	11.3	0.07	8,467.67	8,467.67	0.96e-3	0.16e-4	0.98e-3	0.01
P-1056	Open	N/A	530.7	2.17	8,467.67	8,467.43	0.24	0.00	0.24	1.92
P-1057	Open	N/A	182.6	1.17	8,467.43	8,467.20	0.22	0.42e-2	0.23	0.81
P-1090	Open	N/A	-384.3	1.57	8,466.75	8,466.95	0.19	0.00	0.19	1.06
P-1091	Open	N/A	11.3	0.07	8,466.95	8,466.95	0.98e-3	0.00	0.98e-3	0.33e-2
P-1092	Open	N/A	11.3	0.05	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-1095	Open	N/A	11.3	0.07	8,467.20	8,467.20	0.2e-2	0.00	0.2e-2	0.01
P-1099	Open	N/A	0.0	0.00	8,464.65	8,464.65	0.00	0.00	0.00	0.00
P-1099a	Open	N/A	0.5e-2	0.22e-4	8,466.38	8,466.38	0.00	0.00	0.00	0.00
P-1111	Open	N/A	-0.2e-1	0.62e-4	8,464.80	8,464.80	0.00	0.00	0.00	0.00
P-1111a	Open	N/A	0.2e-1	0.62e-4	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-1112	Open	N/A	27.9	0.18	7,895.03	7,895.02	0.23e-2	0.99e-4	0.24e-2	0.03
P-1121	Open	N/A	714.8	2.92	7,895.03	7,892.45	2.58	0.00	2.58	3.33
P-1122	Open	N/A	27.9	0.18	7,892.45	7,892.45	0.23e-2	0.99e-4	0.24e-2	0.02
P-1130	Open	N/A	603.2	2.46	7,881.15	7,880.31	0.80	0.04	0.84	2.55
P-1132	Open	N/A	79.1	0.50	8,467.14	8,467.13	0.01	0.79e-3	0.01	0.18
P-1134	Open	N/A	34.7	0.22	8,467.13	8,467.13	0.39e-2	0.00	0.39e-2	0.04
P-1136	Open	N/A	109.0	0.45	8,464.64	8,464.59	0.06	0.00	0.06	0.10
P-1138	Open	N/A	33.1	0.21	8,467.13	8,467.13	0.39e-2	0.00	0.39e-2	0.04
P-1140	Open	N/A	11.7	0.07	8,467.13	8,467.13	-0.17e-4	0.17e-4	0.00	0.00
P-1142	Open	N/A	-12.1	0.08	8,467.13	8,467.13	0.00	0.00	0.00	0.00

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-1144	Open	N/A	27.9	0.18	7,669.06	7,669.06	0.29e-2	0.00	0.29e-2	0.02
P-1146	Open	N/A	139.5	0.89	7,669.06	7,669.02	0.04	0.00	0.04	0.48
P-1180	Open	N/A	-362.7	2.32	7,877.03	7,878.41	1.38	0.00	1.38	2.82
P-1193	Open	N/A	111.6	0.71	7,513.47	7,513.28	0.19	0.00	0.19	0.32
P-1193a	Open	N/A	111.6	0.71	7,669.02	7,669.02	0.49e-3	0.00	0.49e-3	0.49
P-1196	Open	N/A	11.3	0.05	8,466.38	8,466.38	0.00	0.00	0.00	0.00
P-1197	Open	N/A	11.3	0.05	8,464.59	8,464.59	0.00	0.00	0.00	0.00
P-1198	Open	N/A	-86.4	0.35	8,464.57	8,464.59	0.01	0.00	0.01	0.07
P-1199	Open	N/A	27.9	0.32	7,898.34	7,898.33	0.01	0.31e-3	0.01	0.10
P-1250	Open	N/A	27.9	0.32	7,878.87	7,878.84	0.03	0.31e-3	0.03	0.10
P-1290	Open	N/A	-83.4	0.53	8,466.43	8,466.56	0.13	0.18e-2	0.14	0.19
P-1292	Open	N/A	225.3	0.92	8,466.56	8,466.48	0.08	0.00	0.08	0.39
P-1294	Open	N/A	170.3	0.70	8,466.65	8,466.56	0.09	0.00	0.09	0.23
P-1301	Open	N/A	-214.0	0.87	8,466.43	8,466.48	0.06	0.24e-2	0.06	0.38
P-1302	Open	N/A	-34.1	0.22	8,466.40	8,466.41	0.01	0.00	0.01	0.04
P-1304	Open	N/A	33.9	0.22	8,466.40	8,466.40	0.01	0.00	0.01	0.04
P-1306	Open	N/A	11.3	0.13	8,466.40	8,466.39	0.98e-3	0.00	0.98e-3	0.01
P-1308	Open	N/A	11.3	0.13	8,466.40	8,466.39	0.49e-2	0.00	0.49e-2	0.02
P-1320	Open	N/A	51.1	0.33	7,670.90	7,670.83	0.07	0.33e-3	0.07	0.08
P-1322	Open	N/A	172.1	1.10	7,670.98	7,670.83	0.15	0.37e-2	0.15	0.73
P-1333	Open	N/A	11.3	0.07	8,467.13	8,467.13	0.98e-3	0.00	0.98e-3	0.02
P-1370	Open	N/A	26.3	0.11	8,464.71	8,464.71	0.29e-2	0.36e-4	0.29e-2	0.01
P-1372	Open	N/A	-41.5	0.17	8,464.71	8,464.71	0.28e-2	0.89e-4	0.29e-2	0.02
P-1374	Open	N/A	11.3	0.07	8,464.71	8,464.71	0.96e-3	0.16e-4	0.98e-3	0.37e-2
P-1393	Open	N/A	11.3	0.05	8,464.72	8,464.72	-0.66e-5	0.66e-5	0.00	0.00
P-1394	Open	N/A	-37.6	0.15	8,464.71	8,464.72	0.48e-2	0.73e-4	0.49e-2	0.01
P-1395	Open	N/A	18.9	0.08	8,464.71	8,464.71	0.96e-3	0.19e-4	0.98e-3	0.38e-2
P-1396	Open	N/A	11.3	0.05	8,464.71	8,464.71	-0.66e-5	0.66e-5	0.00	0.00
P-1397	Open	N/A	-3.7	0.02	8,464.71	8,464.71	-0.14e-5	0.14e-5	0.00	0.00
P-1398	Open	N/A	11.3	0.05	8,464.71	8,464.71	-0.66e-5	0.66e-5	0.00	0.00
P-1400	Open	N/A	33.9	0.22	8,467.23	8,467.22	0.01	0.29e-3	0.01	0.04
P-1402	Open	N/A	11.3	0.07	8,467.22	8,467.22	0.94e-3	0.32e-4	0.98e-3	0.34e-2
P-1406	Open	N/A	11.3	0.07	8,467.22	8,467.21	0.29e-2	0.32e-4	0.29e-2	0.42e-2
P-1430	Open	N/A	161.9	0.66	8,466.75	8,466.69	0.06	0.14e-2	0.06	0.22
P-1432	Open	N/A	54.4	0.62	8,466.69	8,466.66	0.03	0.24e-2	0.03	0.37
P-1434	Open	N/A	11.3	0.13	8,466.66	8,466.66	0.29e-2	0.00	0.29e-2	0.02
P-1436	Open	N/A	116.7	0.48	8,466.64	8,466.58	0.06	0.71e-3	0.06	0.12
P-1437	Open	N/A	75.4	0.31	8,466.60	8,466.58	0.02	0.59e-3	0.02	0.05
P-1438	Open	N/A	31.8	0.20	8,466.66	8,466.64	0.02	0.26e-3	0.02	0.03
P-1440	Open	N/A	440.6	1.80	8,467.23	8,466.86	0.35	0.01	0.36	1.40
P-1442	Open	N/A	-418.0	1.71	8,466.65	8,466.86	0.20	0.01	0.21	1.29
P-1444	Open	N/A	11.3	0.07	8,466.86	8,466.86	0.96e-3	0.16e-4	0.98e-3	0.36e-2
P-1450	Open	N/A	180.8	1.15	8,466.58	8,466.49	0.09	0.00	0.09	0.78
P-1451	Open	N/A	135.6	0.87	8,466.46	8,466.40	0.06	0.00	0.06	0.46
P-1452	Open	N/A	45.2	0.29	8,466.38	8,466.37	0.01	0.00	0.01	0.06
P-1454	Open	N/A	-158.2	1.01	8,466.46	8,466.49	0.03	0.00	0.03	0.60
P-1456	Open	N/A	-90.4	0.58	8,466.38	8,466.40	0.03	0.00	0.03	0.21
P-1458	Open	N/A	11.3	0.29	8,466.49	8,466.48	0.01	0.00	0.01	0.13
P-1460	Open	N/A	11.3	0.29	8,466.46	8,466.44	0.03	0.00	0.03	0.13

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Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-1462	Open	N/A	33.9	0.87	8,466.40	8,466.36	0.04	0.00	0.04	1.02
P-1464	Open	N/A	11.3	0.29	8,466.36	8,466.35	0.49e-2	0.00	0.49e-2	0.13
P-1466	Open	N/A	11.3	0.29	8,466.36	8,466.35	0.01	0.00	0.01	0.13
P-1468	Open	N/A	33.9	0.87	8,466.38	8,466.27	0.10	0.00	0.10	1.03
P-1470	Open	N/A	11.3	0.29	8,466.27	8,466.26	0.01	0.00	0.01	0.15
P-1472	Open	N/A	11.3	0.29	8,466.27	8,466.26	0.01	0.00	0.01	0.14
P-1474	Open	N/A	33.9	0.87	8,466.37	8,466.28	0.09	0.00	0.09	1.03
P-1476	Open	N/A	11.3	0.29	8,466.28	8,466.27	0.01	0.00	0.01	0.13
P-1478	Open	N/A	11.3	0.29	8,466.28	8,466.27	0.01	0.00	0.01	0.14
P-1480	Open	N/A	-485.8	1.98	8,467.23	8,467.48	0.25	0.00	0.25	1.63
P-1482	Open	N/A	11.3	0.07	8,467.48	8,467.48	0.2e-2	0.00	0.2e-2	0.01
P-1602	Open	N/A	11.3	0.13	8,003.96	8,003.96	0.01	0.00	0.01	0.02
P-1604	Open	N/A	67.8	0.43	8,003.96	8,003.96	0.01	0.00	0.01	0.12
P-1606	Open	N/A	56.5	0.36	7,955.09	7,954.98	0.10	0.4e-3	0.10	0.09
P-1606a	Open	N/A	56.5	0.36	8,003.96	8,003.96	0.49e-3	0.00	0.49e-3	0.49
P-1620	Open	N/A	-11.3	0.07	7,954.91	7,954.91	0.96e-3	0.16e-4	0.98e-3	0.46e-2
P-1621	Open	N/A	11.3	0.07	7,954.91	7,954.91	0.34e-2	0.00	0.34e-2	0.01
P-1900	Open	N/A	83.7	0.53	7,513.28	7,513.26	0.02	0.00	0.02	0.19
P-1902	Open	N/A	27.9	0.18	7,513.26	7,513.26	0.29e-2	0.00	0.29e-2	0.02
P-1904	Open	N/A	27.9	0.18	7,513.26	7,513.25	0.02	0.00	0.02	0.02
P-1908	Open	N/A	-131.6	0.54	8,464.65	8,464.71	0.06	0.00	0.06	0.15
P-1910	Open	N/A	11.3	0.05	8,466.38	8,466.38	0.00	0.00	0.00	0.00
P-1912	Open	N/A	184.4	2.09	8,466.38	8,464.71	1.66	0.00	1.66	3.27
P-1914	Open	N/A	-11.1	0.07	8,466.40	8,466.41	0.39e-2	0.47e-4	0.39e-2	0.38e-2
P-1916	Open	N/A	67.8	0.43	8,466.43	8,466.41	0.02	0.58e-3	0.02	0.13
P-1918	Open	N/A	-22.4	0.14	8,466.41	8,466.41	0.39e-2	0.00	0.39e-2	0.02
P-1920	Open	N/A	-1,255.6	3.56	8,468.33	8,469.73	1.36	0.04	1.40	4.00
P-1922	Open	N/A	-228.4	1.46	8,468.15	8,469.73	1.57	0.01	1.58	1.21
P-1924	Open	N/A	11.3	0.13	8,468.14	8,468.09	0.05	0.00	0.05	0.02
P-1926	Open	N/A	2,726.6	17.40	8,063.79	7,676.32	386.52	0.94	387.46	117.84
P-1926a	Open	N/A	2,726.6	17.40	8,063.91	8,063.79	0.12	0.00	0.12	117.19
P-1928	Open	N/A	2,749.2	17.55	8,950.09	8,421.18	526.99	1.91	528.91	119.80
P-1928a	Open	N/A	2,749.2	17.55	9,084.85	9,084.73	0.12	0.00	0.12	119.14
P-1930	Closed	N/A	0.0	0.00	8,420.00	8,421.18	0.00	0.00	0.00	0.00
P-1932	Open	N/A	2,760.5	17.62	9,415.00	9,084.85	330.15	0.00	330.15	120.27
P-1934	Open	N/A	2,737.9	17.48	8,421.18	8,063.91	356.32	0.95	357.27	118.77
P-1952	Open	N/A	45.0	0.13	7,342.20	7,342.19	0.01	0.51e-4	0.01	0.01
P-1954	Open	N/A	2,637.3	7.48	7,354.65	7,343.60	10.71	0.35	11.06	15.84
P-1956	Open	N/A	-1,248.8	3.54	7,342.20	7,343.60	1.32	0.08	1.39	4.08
P-1964	Open	N/A	56.3	0.16	7,342.20	7,342.20	0.42e-2	0.16e-3	0.44e-2	0.01
P-1997	Open	N/A	-44.2	0.18	8,464.65	8,464.65	0.98e-3	0.00	0.98e-3	0.02
P-2056	Open	N/A	-1,107.2	4.52	7,324.54	7,327.44	2.77	0.13	2.90	7.83
P-2057	Open	N/A	45.0	0.29	7,327.44	7,327.42	0.02	0.00	0.02	0.06
P-2150	Open	N/A	260.7	1.07	7,323.00	7,322.94	0.06	0.00	0.06	0.52
P-2160	Open	N/A	45.0	1.15	7,322.94	7,322.33	0.61	0.00	0.61	1.73
P-2204	Open	N/A	45.0	0.29	7,339.12	7,339.10	0.02	0.26e-3	0.02	0.06
P-2208	Open	N/A	45.0	0.29	7,321.40	7,321.39	0.01	0.00	0.01	0.06
P-2209	Open	N/A	45.0	0.29	7,321.68	7,321.67	0.01	0.00	0.01	0.06
P-2211	Open	N/A	45.0	0.18	7,322.96	7,322.96	0.33e-2	0.11e-3	0.34e-2	0.02

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-2212	Open	N/A	45.0	0.29	7,328.56	7,328.55	0.01	0.26e-3	0.01	0.06
P-2214	Open	N/A	-124.5	0.79	7,319.80	7,319.99	0.19	0.2e-2	0.20	0.39
P-2220	Open	N/A	15.6	0.10	7,317.86	7,317.86	0.46e-3	0.31e-4	0.49e-3	0.01
P-2221	Open	N/A	45.0	0.18	7,320.74	7,320.74	0.00	0.00	0.00	0.00
P-2222	Open	N/A	-0.2e-1	0.62e-4	7,317.86	7,317.86	0.00	0.00	0.00	0.00
P-2222a	Open	N/A	0.4e-2	0.17e-4	7,320.74	7,320.74	0.00	0.00	0.00	0.00
P-2229	Open	N/A	105.8	0.43	7,320.47	7,320.42	0.06	0.00	0.06	0.10
P-2247	Open	N/A	143.8	0.92	7,419.74	7,419.58	0.16	0.26e-2	0.16	0.52
P-2254	Open	N/A	-34.5	0.22	7,319.79	7,319.80	0.01	0.15e-3	0.01	0.04
P-2256	Open	N/A	45.0	0.29	7,319.80	7,319.76	0.04	0.26e-3	0.04	0.06
P-2265	Open	N/A	-45.0	0.29	7,400.78	7,400.78	0.17e-2	0.26e-3	0.2e-2	0.08
P-2267	Closed	N/A	0.0	0.00	7,400.78	7,321.36	0.00	0.00	0.00	0.00
P-2270	Open	N/A	-180.0	2.04	7,401.33	7,403.34	2.00	0.00	2.00	3.13
P-2275	Open	N/A	150.8	0.62	7,320.74	7,320.47	0.27	0.00	0.27	0.19
P-2311	Open	N/A	990.9	6.32	7,353.78	7,352.16	1.63	0.00	1.63	18.07
P-2380	Open	N/A	45.0	0.29	7,323.73	7,323.73	0.01	0.00	0.01	0.06
P-2400	Open	N/A	45.0	0.13	7,476.68	7,476.67	0.44e-2	0.00	0.44e-2	0.01
P-2404	Open	N/A	-72.0	0.15	7,352.16	7,352.16	0.15e-2	0.00	0.15e-2	0.01
P-2500	Open	N/A	450.3	2.87	7,321.25	7,319.99	1.25	0.00	1.25	4.20
P-2501	Open	N/A	-10.5	0.07	7,319.79	7,319.79	0.49e-3	0.00	0.49e-3	0.01
P-2502	Open	N/A	163.8	1.05	7,319.79	7,319.63	0.16	0.00	0.16	0.65
P-2503	Open	N/A	132.3	0.84	7,319.63	7,319.58	0.06	0.00	0.06	0.44
P-2504	Open	N/A	-13.5	0.09	7,319.63	7,319.64	0.29e-2	0.00	0.29e-2	0.01
P-2505	Open	N/A	132.3	0.84	7,319.64	7,319.54	0.10	0.00	0.10	0.44
P-2506	Open	N/A	-190.8	1.22	7,319.64	7,319.72	0.08	0.00	0.08	0.86
P-2507	Open	N/A	45.0	0.29	7,319.72	7,319.71	0.01	0.00	0.01	0.06
P-2508	Open	N/A	-280.8	1.79	7,319.72	7,319.99	0.26	0.01	0.27	1.82
P-2509	Open	N/A	-219.3	1.40	7,319.79	7,319.85	0.06	0.00	0.06	1.11
P-2510	Open	N/A	135.0	0.86	7,319.85	7,319.84	0.01	0.00	0.01	0.46
P-2511	Open	N/A	45.0	0.29	7,319.84	7,319.83	0.01	0.00	0.01	0.06
P-2512	Open	N/A	45.0	0.29	7,319.84	7,319.83	0.01	0.00	0.01	0.06
P-2660	Open	N/A	45.0	0.29	7,324.52	7,324.50	0.02	0.00	0.02	0.06

PRVs @ 0.00 hr

Label	Status	Constituent (mg/l)	From Grade (ft)	To Grade (ft)	Flow (gpm)	Headloss (ft)	Setting (psi)	
PRV-1	Closed	N/A	7,365.26	7,358.58	0.0	0.00	44.00	
PRV-3	Closed	N/A	7,352.09	6,914.98	0.0	0.00	52.04	
PRV-4	Throttling	N/A	7,318.68	7,120.10	60.9	198.58	50.74	
PRV-5	Throttling	N/A	7,879.00	7,530.01	101.0	348.99	78.00	← Mtn. View Ledge PRV
PRV-90	Closed	N/A	7,039.60	6,911.04	0.0	0.00	44.00	
PRV-118	Throttling	N/A	7,877.03	7,671.93	334.8	205.10	55.00	
PRV-163	Throttling	N/A	8,464.49	8,004.09	90.4	460.40	43.37	
PRV-277	Throttling	N/A	7,614.87	7,426.31	405.0	188.55	40.00	
PRV-299	Closed	N/A	7,321.34	7,419.47	0.0	0.00	95.00	
PRV-316	Closed	N/A	7,411.20	7,318.03	0.0	0.00	43.37	
PRV-327	Throttling	N/A	7,657.59	7,328.09	296.4	329.50	44.67	

Analysis Results
Scenario: Peak Instantaneous
Steady State Analysis

PRVs @ 0.00 hr

Label	Status	Constituent (mg/l)	From Grade (ft)	To Grade (ft)	Flow (gpm)	Headloss (ft)	Setting (psi)
PRV-331	Throttling	N/A	7,437.19	7,328.14	848.7	109.05	71.99
PRV-340	Closed	N/A	7,650.59	7,319.60	0.0	0.00	43.37
PRV-348	Throttling	N/A	7,318.72	7,120.10	185.5	198.62	49.01
PRV-446	Throttling	N/A	7,620.83	7,377.31	81.2	243.52	40.00
PRV-453	Closed	N/A	7,645.85	7,137.95	0.0	0.00	43.37
PRV-459	Throttling	N/A	7,317.71	7,120.09	206.4	197.62	45.54
PRV-536	Closed	N/A	6,943.90	7,122.79	0.0	0.00	43.37
PRV-539	Closed	N/A	7,118.49	6,935.21	0.0	0.00	43.37
PRV-613	Closed	N/A	6,918.21	7,186.58	0.0	0.00	21.68
PRV-705	Closed	N/A	7,320.37	6,921.51	0.0	0.00	43.37
PRV-833	Closed	N/A	7,039.78	6,911.38	0.0	0.00	52.00
PRV-934	Throttling	N/A	7,057.77	6,935.09	516.8	122.68	43.37
PRV-953	Closed	N/A	6,905.43	6,921.64	0.0	0.00	75.03
PRV-956	Closed	N/A	7,060.69	6,919.44	0.0	0.00	43.37
PRV-957	Closed	N/A	7,059.81	6,919.41	0.0	0.00	43.37
PRV-964	Closed	N/A	6,926.51	6,926.25	0.0	0.00	43.37
PRV-103	Closed	N/A	8,476.84	8,470.85	0.0	0.00	43.37
PRV-109	Closed	N/A	8,466.38	8,464.65	0.0	0.00	58.00
PRV-119	Throttling	N/A	7,669.02	7,513.47	111.6	155.55	60.00
PRV-123	Closed	N/A	8,466.73	8,464.80	0.0	0.00	55.00
PRV-160	Throttling	N/A	8,003.96	7,955.09	56.5	48.87	43.37
PRV-192	Throttling	N/A	9,084.73	8,950.09	2,749.2	134.64	43.37
PRV-192	Inactive	N/A	8,063.79	8,063.79	2,726.6	0.00	43.37
PRV-222	Closed	N/A	7,320.74	7,317.86	0.0	0.00	43.37
PRV-307	Throttling	N/A	7,670.70	7,450.09	1,387.0	220.62	43.37
PRV-325	Closed	N/A	7,660.69	7,327.71	0.0	0.00	43.37
PRV-440	Throttling	N/A	7,645.83	7,160.09	616.9	485.74	43.37
PRV-441	Closed	N/A	7,645.85	7,119.00	0.0	0.00	43.37
PRV-443	Closed	N/A	7,105.25	7,117.26	0.0	0.00	43.37
PRV-553	Throttling	N/A	7,117.23	6,944.09	67.0	173.15	43.37
PRV-600	Closed	N/A	7,186.74	7,187.10	0.0	0.00	70.00
PRV-601	Closed	N/A	7,139.51	6,936.40	0.0	0.00	43.37
PRV-624	Throttling	N/A	7,135.08	6,962.09	536.1	172.99	43.37
PRV-660	Closed	N/A	6,905.09	7,139.40	0.0	0.00	43.37
PRV-670	Closed	N/A	7,187.09	7,186.36	0.0	0.00	92.00
PRV-750	Closed	N/A	7,476.67	7,283.69	0.0	0.00	43.37
PRV-751	Throttling	N/A	7,477.25	7,284.09	108.0	193.16	43.37
PRV-780	Closed	N/A	7,458.25	7,477.58	0.0	0.00	55.00
PRV-781	Throttling	N/A	7,541.13	7,479.55	450.0	61.59	57.00
PRV-935	Throttling	N/A	7,128.83	7,070.09	746.3	58.75	43.37

APPENDIX B

Cybernet Computer Modeling Output: Peak Day Demands and 1750 gpm Fire Flow at the Mountain View Lodge

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1	N/A	7,323.26	121.87	0.0	281.26
J-2	N/A	7,478.22	106.69	0.0	246.22
J-3	N/A	7,478.22	104.95	0.0	242.22
J-4	N/A	7,379.89	60.18	0.0	138.89
J-5	N/A	7,373.42	58.24	0.0	134.42
J-6	N/A	7,529.64	99.50	399.0	229.64
J-7	N/A	7,333.41	57.81	1,750.0	133.41
J-20	N/A	7,367.17	245.76	0.0	567.17
J-73	N/A	6,915.06	80.62	13.5	186.06
J-101	N/A	8,468.33	149.20	11.3	344.33
J-102	N/A	8,467.18	146.97	11.3	339.18
J-103	N/A	8,476.84	63.63	11.3	146.84
J-104	N/A	8,480.05	45.09	11.3	104.05
J-105	N/A	8,466.75	157.18	11.3	362.75
J-106	N/A	8,466.60	152.78	11.3	352.60
J-107	N/A	8,464.57	209.97	11.3	484.57
J-108	N/A	8,464.65	229.50	11.3	529.65
J-110	N/A	7,898.74	49.28	12.1	113.74
J-112	N/A	7,896.04	69.78	12.1	161.04
J-113	N/A	7,883.05	122.65	12.1	283.05
J-114	N/A	7,881.11	111.41	12.1	257.11
J-115	N/A	7,881.10	96.67	12.1	223.10
J-116	N/A	7,881.10	94.07	12.1	217.10
J-117	N/A	7,881.11	87.14	12.1	201.11
J-118	N/A	7,880.82	145.51	12.1	335.82
J-119	N/A	7,671.73	66.61	12.1	153.73
J-120	N/A	7,671.71	76.57	12.1	176.71
J-121	N/A	7,671.71	90.87	12.1	209.71
J-122	N/A	8,468.14	138.72	11.3	320.14
J-123	N/A	8,466.73	158.90	11.3	366.73
J-124	N/A	8,464.76	168.88	11.3	389.76
J-125	N/A	8,464.74	177.54	11.3	409.74
J-127	N/A	8,464.75	166.71	11.3	384.75
J-129	N/A	8,466.56	157.96	11.3	364.56
J-130	N/A	8,466.65	148.47	11.3	342.65
J-131	N/A	8,467.03	151.24	11.3	349.03
J-132	N/A	8,467.14	139.58	11.3	322.14
J-133	N/A	8,467.13	130.91	11.3	302.13
J-135	N/A	8,467.38	141.85	11.3	327.38
J-136	N/A	8,464.80	164.57	11.3	379.80
J-137	N/A	8,464.65	216.50	11.3	499.65
J-138	N/A	8,464.65	175.34	11.3	404.65
J-139	N/A	8,464.64	176.63	11.3	407.64
J-140	N/A	8,464.65	231.66	11.3	534.65
J-141	N/A	7,899.91	10.79	12.1	24.91
J-142	N/A	7,671.90	54.99	12.1	126.90
J-143	N/A	8,464.64	612.96	11.3	1,414.64
J-144	N/A	7,671.32	124.06	12.1	286.32

J-6 ← Mtn. View Condominiums
J-7 ← Hydrant to serve Mtn. View Lodge

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-146	N/A	8,468.15	148.69	11.3	343.15
J-160	N/A	7,954.98	77.99	11.3	179.98
J-161	N/A	7,954.95	90.97	11.3	209.95
J-162	N/A	7,954.91	61.92	11.3	142.91
J-163	N/A	8,464.49	242.86	11.3	560.49
J-201	N/A	7,352.67	7.66	24.1	17.67
J-202	N/A	7,337.59	57.45	24.1	132.59
J-203	N/A	7,336.56	57.44	24.1	132.56
J-204	N/A	7,329.01	92.73	24.1	214.01
J-205	N/A	7,336.56	46.17	24.1	106.56
J-206	N/A	7,328.99	92.72	24.1	213.99
J-207	N/A	7,426.50	131.07	24.1	302.50
J-208	N/A	7,329.54	86.90	24.1	200.54
J-209	N/A	7,330.17	87.60	24.1	202.17
J-210	N/A	7,331.93	90.53	24.1	208.93
J-211	N/A	7,331.60	90.82	24.1	209.60
J-212	N/A	7,331.86	84.43	24.1	194.86
J-213	N/A	7,345.40	92.47	24.1	213.40
J-214	N/A	7,345.10	90.60	24.1	209.10
J-215	N/A	7,345.69	86.96	24.1	200.69
J-216	N/A	7,350.81	89.61	24.1	206.81
J-217	N/A	7,324.24	98.46	24.1	227.24
J-218	N/A	7,323.71	55.77	24.1	128.71
J-219	N/A	7,323.69	51.43	24.1	118.69
J-220	N/A	7,323.70	57.93	24.1	133.70
J-221	N/A	7,324.17	99.73	24.1	230.17
J-222	N/A	7,324.14	98.42	24.1	227.14
J-223	N/A	7,427.31	107.16	24.1	247.31
J-224	N/A	7,427.27	97.61	24.1	225.27
J-225	N/A	7,427.69	113.39	24.1	261.69
J-226	N/A	7,324.06	101.42	24.1	234.06
J-227	N/A	7,323.91	103.52	24.1	238.91
J-228	N/A	7,323.90	84.02	24.1	193.90
J-229	N/A	7,328.53	134.12	24.1	309.53
J-230	N/A	7,323.26	121.00	24.1	279.26
J-231	N/A	7,424.16	116.63	24.1	269.16
J-232	N/A	7,424.16	105.79	24.1	244.16
J-233	N/A	7,424.19	107.98	24.1	249.19
J-234	N/A	7,424.24	98.46	24.1	227.24
J-235	N/A	7,424.16	107.53	24.1	248.16
J-236	N/A	7,333.80	89.61	24.1	206.80
J-237	N/A	7,333.75	80.49	24.1	185.75
J-238	N/A	7,333.75	78.75	24.1	181.75
J-239	N/A	7,424.23	92.83	24.1	214.23
J-240	N/A	7,354.08	82.79	24.1	191.08
J-241	N/A	7,354.05	84.95	24.1	196.05
J-242	N/A	7,478.22	104.95	24.1	242.22
J-243	N/A	7,478.22	104.09	24.1	240.22

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-245	N/A	7,368.76	56.22	54.3	129.76
J-246	N/A	7,378.81	59.71	24.1	137.81
J-247	N/A	7,478.24	99.76	24.1	230.24
J-248	N/A	7,351.93	88.36	24.1	203.93
J-249	N/A	7,331.57	90.81	24.1	209.57
J-250	N/A	7,331.47	90.33	24.1	208.47
J-251	N/A	7,331.45	90.32	24.1	208.45
J-252	N/A	7,331.44	88.58	24.1	204.44
J-254	N/A	7,331.42	88.58	24.1	204.42
J-255	N/A	7,331.58	87.34	24.1	201.58
J-256	N/A	7,330.46	86.86	182.3	200.46
J-257	N/A	7,330.43	85.98	24.1	198.43
J-258	N/A	7,330.43	87.71	24.1	202.43
J-259	N/A	7,330.43	84.25	24.1	194.43
J-260	N/A	7,330.19	84.14	24.1	194.19
J-261	N/A	7,329.50	87.74	132.3	202.50
J-262	N/A	7,329.00	92.72	24.1	214.00
J-263	N/A	7,329.17	85.00	24.1	196.17
J-266	N/A	7,330.58	87.78	24.1	202.58
J-267	N/A	7,345.68	87.82	24.1	202.68
J-268	N/A	7,333.54	85.16	24.1	196.54
J-270	N/A	7,630.03	123.50	24.1	285.03
J-277	N/A	7,629.74	128.14	24.1	295.74
J-278	N/A	7,426.26	40.84	24.1	94.26
J-279	N/A	7,425.37	68.62	24.1	158.37
J-283	N/A	7,327.98	90.55	24.1	208.98
J-284	N/A	7,347.46	92.06	24.1	212.46
J-285	N/A	7,334.46	1.93	24.1	4.46
J-294	N/A	7,347.43	90.31	24.1	208.43
J-298	N/A	7,426.52	128.48	24.1	296.52
J-299	N/A	7,329.17	77.63	24.1	179.17
J-1000	N/A	8,484.98	3.89	11.3	8.98
J-1002	N/A	8,481.83	85.72	11.3	197.83
J-1004	N/A	8,481.83	77.92	11.3	179.83
J-1006	N/A	8,480.36	74.68	11.3	172.36
J-1008	N/A	8,480.36	85.95	11.3	198.36
J-1010	N/A	8,480.03	44.21	11.3	102.03
J-1012	N/A	8,480.02	29.47	11.3	68.02
J-1014	N/A	8,480.06	45.09	11.3	104.06
J-1016	N/A	8,480.02	45.50	11.3	105.02
J-1018	N/A	8,479.99	42.46	11.3	97.99
J-1020	N/A	8,480.00	44.20	11.3	102.00
J-1022	N/A	8,480.04	44.21	11.3	102.04
J-1024	N/A	8,480.05	41.18	11.3	95.05
J-1026	N/A	8,479.05	48.12	11.3	111.05
J-1028	N/A	8,479.05	50.72	11.3	117.05
J-1030	N/A	8,475.84	69.26	11.3	159.84
J-1032	N/A	8,476.84	98.29	11.3	226.84

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1034	N/A	8,470.85	96.56	11.3	222.85
J-1036	N/A	8,473.90	66.69	11.3	153.90
J-1038	N/A	8,475.84	83.99	11.3	193.84
J-1050	N/A	8,467.98	149.92	11.3	345.98
J-1051	N/A	8,465.88	147.70	171.3	340.88
J-1054	N/A	8,467.67	151.51	11.3	349.67
J-1055	N/A	8,467.67	150.64	11.3	347.67
J-1056	N/A	8,467.43	151.41	11.3	349.43
J-1057	N/A	8,467.20	166.04	171.3	383.20
J-1090	N/A	8,466.95	151.20	11.3	348.95
J-1091	N/A	8,466.95	151.20	11.3	348.95
J-1092	N/A	8,466.73	158.90	11.3	366.73
J-1095	N/A	8,467.20	133.11	11.3	307.20
J-1099	N/A	8,466.38	171.75	11.3	396.38
J-1112	N/A	7,896.04	80.61	12.1	186.04
J-1120	N/A	7,893.79	90.47	12.1	208.79
J-1124	N/A	7,893.79	101.30	12.1	233.79
J-1130	N/A	7,882.18	119.67	12.1	276.18
J-1132	N/A	8,467.13	136.55	11.3	315.13
J-1134	N/A	8,467.13	135.25	11.3	312.13
J-1136	N/A	8,467.13	134.38	11.3	310.13
J-1138	N/A	8,467.13	133.95	11.3	309.13
J-1140	N/A	8,467.13	133.08	11.3	307.13
J-1161	N/A	7,883.05	76.28	12.1	176.05
J-1190	N/A	7,671.70	72.23	12.1	166.70
J-1192	N/A	7,671.32	124.06	12.1	286.32
J-1193	N/A	7,671.31	128.39	12.1	296.31
J-1194	N/A	7,513.43	72.98	12.1	168.43
J-1195	N/A	8,466.38	167.42	11.3	386.38
J-1197	N/A	8,464.59	190.47	11.3	439.59
J-1198	N/A	8,464.59	183.97	11.3	424.59
J-1199	N/A	7,898.74	55.78	12.1	128.74
J-1230	N/A	8,466.73	162.37	11.3	374.73
J-1300	N/A	8,466.48	164.00	11.3	378.48
J-1301	N/A	8,466.43	167.44	11.3	386.43
J-1302	N/A	8,466.40	152.26	11.3	351.40
J-1304	N/A	8,466.40	155.29	11.3	358.40
J-1306	N/A	8,466.39	152.26	11.3	351.39
J-1308	N/A	8,466.39	160.92	11.3	371.39
J-1333	N/A	8,467.13	128.75	11.3	297.13
J-1370	N/A	8,464.71	177.53	11.3	409.71
J-1372	N/A	8,464.71	259.85	11.3	599.71
J-1374	N/A	8,464.71	255.52	11.3	589.71
J-1393	N/A	8,464.72	166.70	11.3	384.72
J-1394	N/A	8,464.72	173.20	11.3	399.72
J-1395	N/A	8,464.71	184.03	11.3	424.71
J-1396	N/A	8,464.71	188.36	11.3	434.71
J-1397	N/A	8,464.71	184.03	11.3	424.71

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1398	N/A	8,464.71	181.86	11.3	419.71
J-1400	N/A	8,467.23	139.62	11.3	322.23
J-1402	N/A	8,467.22	137.45	11.3	317.22
J-1404	N/A	8,467.22	132.25	11.3	305.22
J-1406	N/A	8,467.21	135.72	11.3	313.21
J-1430	N/A	8,466.69	148.06	11.3	341.69
J-1432	N/A	8,466.66	145.01	11.3	334.66
J-1434	N/A	8,466.66	143.71	11.3	331.66
J-1436	N/A	8,466.58	152.34	11.3	351.58
J-1438	N/A	8,466.46	163.12	11.3	376.46
J-1439	N/A	8,466.38	170.88	11.3	394.38
J-1440	N/A	8,466.64	150.20	11.3	346.64
J-1442	N/A	8,466.87	143.80	11.3	331.87
J-1444	N/A	8,466.86	134.26	11.3	309.86
J-1446	N/A	8,466.37	170.88	11.3	394.37
J-1448	N/A	8,466.49	160.97	11.3	371.49
J-1450	N/A	8,466.40	167.43	11.3	386.40
J-1452	N/A	8,466.48	160.96	11.3	371.48
J-1454	N/A	8,466.44	167.44	11.3	386.44
J-1456	N/A	8,466.36	167.84	11.3	387.36
J-1458	N/A	8,466.35	169.14	11.3	390.35
J-1460	N/A	8,466.35	166.11	11.3	383.35
J-1462	N/A	8,466.27	173.01	11.3	399.27
J-1464	N/A	8,466.26	173.87	11.3	401.26
J-1466	N/A	8,466.26	175.17	11.3	404.26
J-1468	N/A	8,466.28	177.34	11.3	409.28
J-1470	N/A	8,466.27	176.04	11.3	406.27
J-1472	N/A	8,466.27	178.20	11.3	411.27
J-1480	N/A	8,467.48	144.06	11.3	332.48
J-1482	N/A	8,467.48	139.73	11.3	322.48
J-1600	N/A	8,003.96	18.18	11.3	41.96
J-1602	N/A	8,003.96	9.51	11.3	21.96
J-1604	N/A	8,003.96	64.54	11.3	148.96
J-1620	N/A	7,954.91	69.29	11.3	159.91
J-1621	N/A	7,954.91	56.29	11.3	129.91
J-1900	N/A	7,513.43	77.31	12.1	178.43
J-1902	N/A	7,513.43	75.15	12.1	173.43
J-1904	N/A	7,513.42	107.64	12.1	248.42
J-1906	N/A	8,464.71	184.03	11.3	424.71
J-1908	N/A	8,466.38	171.75	11.3	396.38
J-1910	N/A	8,466.41	152.26	11.3	351.41
J-1912	N/A	8,466.41	158.77	11.3	366.41
J-1914	N/A	8,469.73	116.88	11.3	269.73
J-1916	N/A	8,468.09	245.29	11.3	566.09
J-1918	N/A	8,564.80	116.90	11.3	269.80
J-1920	N/A	9,174.17	140.46	11.3	324.17
J-1922	N/A	8,304.91	145.12	11.3	334.91
J-1952	N/A	7,334.47	49.60	11.3	114.47

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Junctions @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Pressure (psi)	Demand (Calculated) (gpm)	Pressure Head (ft)
J-1954	N/A	7,338.37	46.96	11.3	108.37
J-1960	N/A	7,333.17	64.20	11.3	148.17
J-1962	N/A	7,334.47	40.93	11.3	94.47
J-2056	N/A	7,331.66	78.72	24.1	181.66
J-2057	N/A	7,331.66	70.05	24.1	161.66
J-2150	N/A	7,331.73	89.58	282.3	206.73
J-2160	N/A	7,331.54	89.49	24.1	206.54
J-2204	N/A	7,336.56	48.34	24.1	111.56
J-2208	N/A	7,329.54	98.59	24.1	227.54
J-2209	N/A	7,330.17	93.23	24.1	215.17
J-2211	N/A	7,331.60	95.15	24.1	219.60
J-2212	N/A	7,331.86	84.87	24.1	195.86
J-2220	N/A	7,324.09	100.56	24.1	232.09
J-2221	N/A	7,328.71	102.57	24.1	236.71
J-2222	N/A	7,328.71	81.77	24.1	188.71
J-2254	N/A	7,331.50	90.34	24.1	208.50
J-2256	N/A	7,331.49	76.47	24.1	176.49
J-2263	N/A	7,329.01	92.73	24.1	214.01
J-2265	N/A	7,426.50	132.81	24.1	306.50
J-2275	N/A	7,328.56	124.17	24.1	286.56
J-2298	N/A	7,426.68	133.75	24.1	308.68
J-2380	N/A	7,333.75	77.45	24.1	178.75
J-2381	N/A	7,424.15	116.62	24.1	269.15
J-2400	N/A	7,478.22	86.75	24.1	200.22
J-2402	N/A	7,367.24	56.87	24.1	131.24
J-2406	N/A	7,367.24	58.60	24.1	135.24
J-2500	N/A	7,331.94	91.83	24.1	211.94
J-2501	N/A	7,331.40	89.43	24.1	206.40
J-2502	N/A	7,331.37	88.55	24.1	204.37
J-2503	N/A	7,331.31	86.36	132.3	199.31
J-2504	N/A	7,331.49	89.47	24.1	206.49
J-2505	N/A	7,331.39	89.43	132.3	206.39
J-2506	N/A	7,331.63	89.53	24.1	206.63
J-2507	N/A	7,331.62	89.53	24.1	206.62
J-2509	N/A	7,331.40	89.43	24.1	206.40
J-2510	N/A	7,331.39	89.43	24.1	206.39
J-2511	N/A	7,331.39	89.43	24.1	206.39
J-2512	N/A	7,331.39	89.43	24.1	206.39
J-2660	N/A	7,330.45	82.52	24.1	190.45

Tanks @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Tank Level (ft)	Pressure (psi)	Percent Full (%)	Current Storage Volume (ft^3)	Tank Inflow (gpm)	Tank Outflow (gpm)	Status
T-1	N/A	8,486.00	21.00	9.10	100.0	92,775.16	N/A	1,743.9	Draining
T-2	N/A	8,325.00	18.00	7.80	100.0	79,521.56	0.7e-3	N/A	Full
T-4	N/A	7,362.00	16.00	6.93	100.0	70,685.83	N/A	3,052.9	Draining

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Tanks @ 0.00 hr

Label	Constituent (mg/l)	Calculated Hydraulic Grade (ft)	Tank Level (ft)	Pressure (psi)	Percent Full (%)	Current Storage Volume (ft³)	Tank Inflow (gpm)	Tank Outflow (gpm)	Status
T-5	N/A	7,900.00	15.00	6.50	100.0	66,267.97	N/A	725.7	Draining
T-6	N/A	7,645.00	15.00	6.50	100.0	66,267.97	N/A	650.8	Draining
T-7	N/A	7,610.00	20.00	8.67	100.0	88,357.29	N/A	2,318.4	Draining
T-8	N/A	7,500.00	14.00	6.07	100.0	61,850.11	0.1e-2	N/A	Full
T-9	N/A	7,597.00	27.00	11.70	100.0	119,282.35	N/A	81.2	Draining
T-10	N/A	7,262.00	16.00	6.93	100.0	70,685.83	N/A	20.3	Draining
T-11	N/A	7,042.00	17.00	7.37	100.0	75,103.70	0.0	0.0	Full
T-12	N/A	6,946.00	16.00	6.93	100.0	70,685.83	N/A	2,255.5	Draining
T-13	N/A	7,143.00	24.00	10.40	100.0	106,028.75	N/A	1,742.3	Draining
T-14	N/A	7,193.00	18.00	7.80	100.0	79,521.56	N/A	401.6	Draining
T-15	N/A	7,040.00	23.00	9.97	100.0	133,602.51	N/A	202.5	Draining
T-16	N/A	9,415.00	15.00	6.50	100.0	66,267.97	N/A	2,327.9	Draining
T-17	N/A	8,420.00	3.00	1.30	100.0	235.62	0.6e-3	N/A	Full
T-18	N/A	7,145.00	16.00	6.93	100.0	70,685.83	N/A	786.8	Draining

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-2	Open	N/A	20.3	0.23	7,323.26	7,323.23	0.03	0.49e-3	0.03	0.06
P-3	Open	N/A	-20.3	0.23	7,323.26	7,323.26	0.24e-2	0.00	0.24e-2	0.05
P-6	Open	N/A	85.8	0.35	7,478.24	7,478.22	0.02	0.00	0.02	0.07
P-7	Open	N/A	13.5	0.09	7,478.22	7,478.21	0.01	0.00	0.01	0.01
P-8	Open	N/A	72.3	0.30	7,478.22	7,478.22	0.49e-3	0.00	0.49e-3	0.04
P-9	Open	N/A	13.5	0.06	7,478.22	7,478.22	0.49e-3	0.00	0.49e-3	0.36e-2
P-10	Open	N/A	1,844.0	11.77	7,468.55	7,379.89	88.66	0.00	88.66	57.02
P-11	Open	N/A	1,844.0	11.77	7,379.89	7,378.81	1.08	0.00	1.08	57.00
P-12	Open	N/A	-1,819.9	11.62	7,368.76	7,373.42	0.89	3.77	4.66	291.32
P-13	Open	N/A	-1,819.9	11.62	7,373.42	7,378.81	1.61	3.77	5.38	185.68
P-14	Open	N/A	0.8e-2	0.48e-4	7,379.89	7,379.89	0.00	0.00	0.00	0.00
P-15	Open	N/A	-0.2e-1	0.96e-4	7,373.42	7,373.42	0.00	0.00	0.00	0.00
P-16	Open	N/A	-60.9	0.39	7,120.08	7,120.10	0.02	0.47e-3	0.02	0.11
P-17	Open	N/A	0.6e-3	0.66e-5	6,911.04	6,911.04	-0.27e-12	0.27e-12	0.00	0.00
P-18	Open	N/A	-60.9	0.39	7,322.88	7,322.88	0.15e-2	0.47e-3	0.2e-2	0.16
P-19	Open	N/A	495.9	5.63	6,951.87	6,945.59	6.28	0.00	6.28	20.39
P-20	Open	N/A	-0.3e-2	0.1e-4	7,760.21	7,760.21	0.00	0.00	0.00	0.00
P-21	Open	N/A	0.3e-2	0.2e-4	7,760.21	7,760.21	0.00	0.00	0.00	0.00
P-22	Open	N/A	220.5	2.50	7,772.56	7,772.21	0.35	0.00	0.35	4.55
P-23	Open	N/A	0.2e-2	0.23e-4	7,774.74	7,774.74	0.00	0.00	0.00	0.00
P-24	Open	N/A	638.3	1.81	7,442.75	7,442.65	0.10	0.00	0.10	1.11
P-25	Open	N/A	0.2e-2	0.23e-4	7,764.95	7,764.95	0.00	0.00	0.00	0.00
P-26	Open	N/A	348.5	2.22	7,323.16	7,322.88	0.27	0.00	0.27	2.61
P-27	Open	N/A	616.9	2.52	7,760.27	7,760.19	0.09	0.00	0.09	2.53
P-28	Open	N/A	206.4	2.34	7,322.02	7,321.91	0.10	0.00	0.10	4.02
P-29	Open	N/A	185.5	2.11	7,323.11	7,322.84	0.26	0.00	0.26	3.30
P-30	Open	N/A	-536.1	6.08	7,135.08	7,136.42	1.34	0.00	1.34	23.55
P-31	Open	N/A	0.2e-1	0.62e-4	6,905.42	6,905.42	0.00	0.00	0.00	0.00

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-32	Open	N/A	-0.8e-2	0.48e-4	7,187.10	7,187.10	0.00	0.00	0.00	0.00
P-33	Open	N/A	-13.5	0.03	7,367.17	7,367.17	0.00	0.00	0.00	0.00
P-36	Open	N/A	399.0	2.55	7,881.11	7,872.89	8.22	0.00	8.22	3.36
P-37	Open	N/A	399.0	2.55	7,530.01	7,529.64	0.37	0.00	0.37	3.36
P-38	Open	N/A	-376.1	1.07	7,333.17	7,333.41	0.24	0.35e-2	0.24	0.42
P-39	Open	N/A	-2,126.1	6.03	7,333.41	7,334.47	0.95	0.11	1.06	11.53
P-100	Open	N/A	1,506.6	4.27	8,473.90	8,470.85	2.94	0.11	3.05	5.66
P-101	Open	N/A	336.7	1.38	8,467.43	8,467.18	0.24	0.01	0.25	0.85
P-103	Open	N/A	325.4	1.33	8,467.18	8,467.03	0.14	0.01	0.15	0.81
P-104	Open	N/A	-92.8	0.59	8,467.03	8,467.14	0.11	0.11e-2	0.11	0.23
P-105	Open	N/A	-183.2	1.17	8,467.14	8,467.38	0.23	0.42e-2	0.24	0.81
P-106	Open	N/A	11.3	0.07	8,467.13	8,467.13	0.96e-3	0.16e-4	0.98e-3	0.02
P-107	Open	N/A	-12.5	0.08	8,467.13	8,467.13	0.96e-3	0.2e-4	0.98e-3	0.44e-2
P-108	Open	N/A	10.1	0.06	8,467.13	8,467.13	0.19e-2	0.13e-4	0.2e-2	0.48e-2
P-109	Open	N/A	406.9	1.66	8,467.03	8,466.95	0.08	0.00	0.08	1.17
P-110	Open	N/A	211.1	0.86	8,466.75	8,466.73	0.03	0.00	0.03	0.35
P-111	Open	N/A	-11.3	0.05	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-112	Open	N/A	177.2	2.01	8,466.73	8,464.80	1.90	0.04	1.93	3.10
P-113	Open	N/A	78.4	0.32	8,464.76	8,464.74	0.02	0.00	0.02	0.06
P-114	Open	N/A	71.8	0.29	8,464.74	8,464.65	0.09	0.00	0.09	0.05
P-115	Open	N/A	165.9	0.68	8,464.80	8,464.76	0.04	0.00	0.04	0.22
P-116	Open	N/A	-26.6	0.30	8,464.57	8,464.65	0.07	0.57e-3	0.07	0.09
P-117	Closed	N/A	0.0	0.00	7,899.91	8,464.65	0.00	0.00	0.00	0.00
P-118	Open	N/A	725.7	2.96	7,900.00	7,899.91	0.09	0.00	0.09	3.42
P-119	Open	N/A	713.6	2.92	7,899.91	7,898.74	1.17	0.00	1.17	3.32
P-121	Open	N/A	-689.4	2.82	7,896.04	7,898.74	2.67	0.02	2.70	3.14
P-122	Open	N/A	641.0	4.09	7,893.79	7,883.05	10.68	0.05	10.73	8.11
P-123	Open	N/A	422.3	2.70	7,882.18	7,881.11	1.05	0.02	1.07	3.81
P-125	Open	N/A	11.2	0.07	7,881.11	7,881.10	0.39e-2	0.16e-4	0.39e-2	0.46e-2
P-126	Open	N/A	-13.0	0.08	7,881.10	7,881.11	0.01	0.21e-4	0.01	0.01
P-127	Open	N/A	-182.4	1.16	7,881.11	7,882.18	1.06	0.01	1.07	0.80
P-129	Open	N/A	145.2	0.93	7,671.93	7,671.90	0.03	0.27e-2	0.03	0.57
P-129a	Open	N/A	145.2	0.93	7,880.82	7,880.81	0.49e-3	0.00	0.49e-3	0.49
P-130	Open	N/A	133.1	0.85	7,671.90	7,671.73	0.17	0.00	0.17	0.44
P-131	Open	N/A	84.7	0.54	7,671.70	7,671.32	0.38	0.00	0.38	0.19
P-132	Open	N/A	46.4	0.30	7,671.73	7,671.71	0.02	0.54e-3	0.02	0.06
P-133	Open	N/A	12.1	0.08	7,671.71	7,671.71	0.34e-2	0.00	0.34e-2	0.01
P-136	Open	N/A	76.1	0.49	8,464.76	8,464.75	0.01	0.73e-3	0.01	0.16
P-137	Open	N/A	60.2	0.25	8,464.75	8,464.72	0.03	0.38e-3	0.03	0.03
P-138	Open	N/A	120.3	0.49	8,464.65	8,464.64	0.01	0.00	0.01	0.13
P-139	Open	N/A	218.3	0.89	8,466.43	8,466.38	0.05	0.00	0.05	0.37
P-140	Open	N/A	149.7	0.61	8,466.60	8,466.56	0.03	0.12e-2	0.04	0.19
P-141	Closed	N/A	0.0	0.00	7,334.46	8,466.38	0.00	0.00	0.00	0.00
P-142	Open	N/A	236.4	0.97	8,466.65	8,466.60	0.05	0.00	0.05	0.44
P-143	Open	N/A	96.2	0.39	8,466.69	8,466.64	0.05	0.48e-3	0.05	0.08
P-144	Open	N/A	508.4	2.08	8,468.33	8,467.48	0.83	0.01	0.85	1.80
P-145	Open	N/A	16.3	0.18	8,464.65	8,464.65	0.18e-2	0.11e-3	0.2e-2	0.05
P-146	Open	N/A	-21.6	0.09	8,464.65	8,464.65	0.93e-3	0.48e-4	0.98e-3	0.01
P-147	Open	N/A	11.3	0.07	8,464.65	8,464.64	0.48e-2	0.4e-4	0.49e-2	0.46e-2

Abandoned 8-IN Line to American Flag

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-148	Open	N/A	4.7	0.12	8,464.75	8,464.74	0.01	0.44e-4	0.01	0.03
P-149	Open	N/A	22.6	0.14	8,468.15	8,468.14	0.01	0.00	0.01	0.02
P-159	Open	N/A	-194.5	1.24	8,467.38	8,468.15	0.77	0.00	0.77	0.89
P-160	Open	N/A	45.2	0.29	7,954.98	7,954.95	0.03	0.00	0.03	0.06
P-161	Open	N/A	12.1	0.08	7,883.05	7,883.05	0.29e-2	0.00	0.29e-2	0.01
P-162	Open	N/A	33.9	0.22	7,954.95	7,954.91	0.04	0.15e-3	0.04	0.03
P-163	Open	N/A	90.4	0.58	8,004.09	8,003.96	0.12	0.00	0.12	0.22
P-163a	Open	N/A	90.4	0.58	8,464.49	8,464.49	0.00	0.00	0.00	0.00
P-166	Open	N/A	101.7	0.42	8,464.57	8,464.49	0.08	0.16e-2	0.08	0.09
P-180	Open	N/A	1,410.0	4.00	8,484.98	8,480.05	4.68	0.25	4.93	5.07
P-181	Open	N/A	1,563.1	4.43	8,479.05	8,476.84	2.21	0.00	2.21	5.83
P-182	Open	N/A	11.3	0.07	8,476.84	8,476.84	0.2e-2	0.00	0.2e-2	0.01
P-200	Open	N/A	3,052.9	8.66	7,362.00	7,352.67	9.33	0.00	9.33	20.11
P-201	Open	N/A	-844.7	2.40	7,337.59	7,338.37	0.76	0.02	0.78	1.91
P-203	Open	N/A	820.6	3.35	7,337.59	7,336.56	0.96	0.07	1.03	4.61
P-204	Open	N/A	48.2	0.20	7,336.56	7,336.56	0.28e-2	0.12e-3	0.29e-2	0.02
P-205	Open	N/A	-364.8	1.49	7,331.86	7,333.17	1.29	0.01	1.30	0.97
P-206	Open	N/A	316.6	1.29	7,331.86	7,331.58	0.28	0.01	0.29	0.75
P-207	Open	N/A	10.2	0.04	7,331.58	7,331.57	0.98e-3	0.00	0.98e-3	0.12e-2
P-208	Open	N/A	-149.6	0.61	7,331.57	7,331.60	0.02	0.12e-2	0.02	0.19
P-209	Open	N/A	135.7	0.55	7,331.57	7,331.47	0.11	0.00	0.11	0.15
P-210	Open	N/A	91.6	0.58	7,331.47	7,331.45	0.01	0.00	0.01	0.22
P-211	Open	N/A	20.0	0.23	7,331.47	7,331.44	0.03	0.00	0.03	0.05
P-212	Open	N/A	63.4	0.40	7,331.44	7,331.40	0.04	0.00	0.04	0.11
P-213	Open	N/A	57.6	0.37	7,331.45	7,331.44	0.01	0.00	0.01	0.10
P-214	Open	N/A	9.8	0.11	7,331.45	7,331.44	0.01	0.00	0.01	0.01
P-215	Open	N/A	-197.8	0.81	7,331.60	7,331.73	0.14	0.00	0.14	0.31
P-216	Open	N/A	814.3	5.20	7,333.80	7,331.93	1.78	0.08	1.87	13.16
P-217	Open	N/A	910.7	3.72	7,345.40	7,333.80	11.55	0.04	11.60	5.23
P-218	Open	N/A	-142.4	0.91	7,345.10	7,345.40	0.29	0.26e-2	0.30	0.50
P-219	Open	N/A	-538.6	6.11	7,333.54	7,345.10	11.45	0.12	11.56	23.99
P-220	Open	N/A	-420.3	2.68	7,345.10	7,345.69	0.59	0.00	0.59	3.70
P-221	Open	N/A	24.1	0.27	7,345.69	7,345.68	0.01	0.23e-3	0.01	0.08
P-222	Open	N/A	-468.5	2.99	7,345.69	7,351.93	6.21	0.03	6.24	4.54
P-223	Open	N/A	318.1	2.03	7,351.93	7,350.81	1.11	0.01	1.12	2.23
P-224	Open	N/A	-1,125.5	4.60	7,347.46	7,350.81	3.29	0.07	3.35	7.87
P-225	Open	N/A	24.1	0.27	7,347.46	7,347.43	0.02	0.23e-3	0.02	0.08
P-226	Open	N/A	1,077.3	4.40	7,347.46	7,345.40	2.00	0.06	2.06	7.33
P-227	Open	N/A	-831.5	5.31	7,350.81	7,354.08	3.27	0.00	3.27	13.06
P-228	Open	N/A	24.1	0.27	7,354.08	7,354.05	0.02	0.00	0.02	0.07
P-229	Open	N/A	879.7	5.61	7,367.24	7,354.08	13.17	0.00	13.17	14.50
P-230	Open	N/A	810.7	5.17	7,368.76	7,351.93	16.83	0.00	16.83	12.47
P-233	Open	N/A	-48.2	0.20	7,478.22	7,478.22	0.15e-2	0.00	0.15e-2	0.02
P-236	Open	N/A	-72.3	0.46	7,333.75	7,333.80	0.05	0.00	0.05	0.14
P-237	Open	N/A	-45.0	0.29	7,333.75	7,333.75	0.01	0.00	0.01	0.06
P-238	Open	N/A	24.1	0.15	7,424.16	7,424.15	0.01	0.74e-4	0.01	0.02
P-239	Open	N/A	3.2	0.08	7,333.75	7,333.75	0.01	0.00	0.01	0.01
P-240	Open	N/A	286.1	1.83	7,331.93	7,330.17	1.75	0.01	1.76	1.83
P-241	Open	N/A	237.9	1.52	7,330.17	7,329.54	0.63	0.00	0.63	1.29

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-242	Open	N/A	189.7	1.21	7,329.54	7,329.17	0.37	0.46e-2	0.37	0.86
P-243	Open	N/A	-43.5	0.28	7,424.16	7,424.23	0.07	0.00	0.07	0.06
P-244	Open	N/A	-4.7	0.03	7,424.16	7,424.16	0.97e-3	0.28e-5	0.98e-3	0.1e-2
P-245	Open	N/A	0.8	0.02	7,424.16	7,424.16	0.00	0.00	0.00	0.00
P-246	Open	N/A	24.9	0.28	7,424.19	7,424.16	0.03	0.25e-3	0.03	0.08
P-247	Open	N/A	109.9	0.70	7,478.39	7,478.24	0.15	0.15e-2	0.15	0.31
P-248	Open	N/A	28.0	0.32	7,424.19	7,424.16	0.03	0.94e-3	0.03	0.10
P-249	Open	N/A	141.5	0.90	7,329.17	7,329.01	0.16	0.01	0.16	0.52
P-250	Closed	N/A	0.0	0.00	7,329.01	7,426.50	0.00	0.00	0.00	0.00
P-251	Open	N/A	88.1	0.36	7,329.01	7,328.99	0.01	0.00	0.01	0.07
P-252	Open	N/A	523.2	2.14	7,329.50	7,329.01	0.49	0.00	0.49	1.87
P-253	Open	N/A	443.5	1.81	7,330.19	7,329.50	0.69	0.00	0.69	1.38
P-254	Open	N/A	-212.0	1.35	7,329.50	7,330.19	0.69	0.00	0.69	1.04
P-255	Open	N/A	679.6	2.78	7,330.43	7,330.19	0.24	0.00	0.24	3.03
P-256	Open	N/A	-748.3	3.06	7,331.66	7,336.56	4.87	0.03	4.90	3.65
P-257	Open	N/A	-3.6	0.02	7,330.43	7,330.43	0.49e-3	0.00	0.49e-3	0.18e-2
P-258	Open	N/A	-19.0	0.12	7,330.43	7,330.43	0.29e-2	0.00	0.29e-2	0.01
P-259	Open	N/A	-51.8	0.33	7,330.43	7,330.46	0.03	0.34e-3	0.03	0.08
P-260	Open	N/A	-8.7	0.06	7,330.43	7,330.43	0.29e-2	0.00	0.29e-2	0.29e-2
P-261	Open	N/A	-282.3	1.80	7,330.58	7,331.58	1.00	0.00	1.00	1.77
P-262	Open	N/A	-22.0	0.14	7,426.50	7,426.52	0.01	0.00	0.01	0.02
P-263	Open	N/A	411.1	2.62	7,329.01	7,327.98	1.00	0.02	1.02	3.63
P-264	Open	N/A	72.3	0.82	7,324.24	7,323.71	0.53	0.42e-2	0.53	0.58
P-265	Open	N/A	24.1	0.27	7,323.71	7,323.69	0.02	0.00	0.02	0.08
P-266	Open	N/A	24.1	0.27	7,323.71	7,323.70	0.01	0.00	0.01	0.08
P-267	Open	N/A	290.6	1.85	7,324.24	7,324.17	0.06	0.01	0.07	2.19
P-268	Open	N/A	-194.1	1.24	7,323.91	7,324.09	0.18	0.00	0.18	0.89
P-269	Open	N/A	48.2	0.55	7,324.17	7,324.14	0.03	0.93e-3	0.03	0.29
P-270	Closed	N/A	0.0	0.00	7,324.14	7,426.68	0.00	0.00	0.00	0.00
P-271	Open	N/A	24.1	0.27	7,427.31	7,427.27	0.03	0.00	0.03	0.08
P-272	Open	N/A	24.1	0.27	7,324.14	7,324.06	0.08	0.23e-3	0.08	0.08
P-273	Open	N/A	24.1	0.15	7,323.91	7,323.90	0.01	0.74e-4	0.01	0.02
P-274	Open	N/A	93.3	0.38	7,329.00	7,328.99	0.2e-2	0.00	0.2e-2	0.08
P-275	Open	N/A	157.2	0.64	7,328.99	7,328.71	0.28	0.00	0.28	0.20
P-276	Open	N/A	144.6	1.64	7,427.69	7,427.31	0.37	0.01	0.38	2.13
P-277	Open	N/A	117.4	0.48	7,329.01	7,329.00	0.01	0.00	0.01	0.12
P-278	Open	N/A	-258.2	1.65	7,330.46	7,330.58	0.12	0.00	0.12	1.50
P-279	Open	N/A	145.9	0.93	7,323.91	7,323.26	0.64	0.01	0.65	0.53
P-280	Open	N/A	-241.0	1.54	7,629.74	7,630.03	0.29	0.00	0.29	1.32
P-288	Open	N/A	216.9	1.38	7,426.31	7,426.26	0.05	0.00	0.05	1.09
P-288a	Open	N/A	216.9	1.38	7,629.74	7,629.74	0.98e-3	0.00	0.98e-3	0.98
P-289	Open	N/A	-192.8	1.23	7,425.37	7,426.26	0.89	0.47e-2	0.89	0.88
P-291	Open	N/A	-168.7	1.08	7,424.24	7,425.37	1.13	0.00	1.13	0.68
P-292	Open	N/A	0.0	0.00	7,424.16	7,424.16	0.00	0.00	0.00	0.00
P-292a	Open	N/A	0.0	0.00	7,329.17	7,329.17	0.00	0.00	0.00	0.00
P-293	Open	N/A	387.0	2.47	7,327.98	7,324.24	3.74	0.00	3.74	3.17
P-295	Open	N/A	168.7	1.08	7,428.13	7,427.69	0.44	0.00	0.44	0.68
P-296	Open	N/A	72.3	0.82	7,426.68	7,426.52	0.16	0.00	0.16	0.58
P-297	Open	N/A	26.2	0.17	7,426.52	7,426.50	0.01	0.00	0.01	0.02

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-298	Open	N/A	-24.1	0.15	7,329.17	7,329.17	0.14e-2	0.74e-4	0.15e-2	0.02
P-299	Open	N/A	-67.6	0.43	7,424.23	7,424.24	0.01	0.00	0.01	0.12
P-1000	Open	N/A	1,743.9	4.95	8,486.00	8,484.98	0.71	0.30	1.02	10.18
P-1002	Open	N/A	322.6	2.06	8,484.98	8,481.83	2.92	0.23	3.15	2.45
P-1004	Open	N/A	11.3	0.13	8,481.83	8,481.83	0.93e-3	0.51e-4	0.98e-3	0.01
P-1006	Open	N/A	300.0	1.91	8,481.83	8,480.36	1.44	0.02	1.47	2.01
P-1008	Open	N/A	11.3	0.07	8,480.36	8,480.36	0.19e-2	0.16e-4	0.2e-2	0.46e-2
P-1010	Open	N/A	-11.3	0.07	8,480.02	8,480.03	0.01	0.15e-3	0.01	0.01
P-1012	Open	N/A	277.4	0.79	8,480.36	8,480.06	0.30	0.01	0.30	0.24
P-1014	Open	N/A	33.9	0.22	8,480.03	8,480.02	0.01	0.29e-3	0.01	0.04
P-1016	Open	N/A	11.3	0.29	8,480.02	8,479.99	0.03	0.26e-3	0.03	0.14
P-1018	Open	N/A	11.3	0.29	8,480.02	8,480.00	0.02	0.00	0.02	0.13
P-1020	Open	N/A	-56.5	0.36	8,480.03	8,480.04	0.01	0.00	0.01	0.09
P-1021	Open	N/A	-67.8	0.43	8,480.04	8,480.05	0.01	0.58e-3	0.01	0.14
P-1022	Open	N/A	187.0	0.53	8,480.06	8,480.05	0.01	0.00	0.01	0.12
P-1023	Open	N/A	-79.1	0.50	8,480.05	8,480.06	0.01	0.00	0.01	0.16
P-1026	Open	N/A	1,585.7	4.50	8,480.05	8,479.05	0.93	0.06	1.00	6.39
P-1028	Open	N/A	11.3	0.07	8,479.05	8,479.05	0.39e-2	0.16e-4	0.39e-2	0.01
P-1030	Open	N/A	-1,540.5	4.37	8,475.84	8,476.84	0.95	0.06	1.01	6.03
P-1032	Open	N/A	-0.2e-1	0.96e-4	8,470.85	8,470.85	0.00	0.00	0.00	0.00
P-1032a	Open	N/A	0.0	0.00	8,476.84	8,476.84	0.00	0.00	0.00	0.00
P-1034	Closed	N/A	0.0	0.00	8,325.00	8,473.90	0.00	0.00	0.00	0.00
P-1036	Open	N/A	-1,517.9	9.69	8,473.90	8,475.84	1.35	0.58	1.94	56.93
P-1038	Open	N/A	-11.3	0.07	8,475.84	8,475.84	0.2e-2	0.00	0.2e-2	0.01
P-1040	Open	N/A	1,495.2	4.24	8,470.85	8,469.73	1.01	0.11	1.12	5.96
P-1050	Open	N/A	735.8	3.01	8,468.33	8,467.98	0.32	0.03	0.34	3.82
P-1051	Open	N/A	171.3	1.94	8,467.98	8,465.88	2.08	0.02	2.11	2.89
P-1054	Open	N/A	553.2	2.26	8,467.98	8,467.67	0.32	0.00	0.32	2.08
P-1055	Open	N/A	11.3	0.07	8,467.67	8,467.67	-0.16e-4	0.16e-4	0.00	0.00
P-1056	Open	N/A	530.6	2.17	8,467.67	8,467.43	0.24	0.00	0.24	1.92
P-1057	Open	N/A	182.6	1.17	8,467.43	8,467.20	0.22	0.42e-2	0.23	0.81
P-1090	Open	N/A	-384.3	1.57	8,466.75	8,466.95	0.19	0.00	0.19	1.06
P-1091	Open	N/A	11.3	0.07	8,466.95	8,466.95	0.2e-2	0.00	0.2e-2	0.01
P-1092	Open	N/A	11.3	0.05	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-1095	Open	N/A	11.3	0.07	8,467.20	8,467.20	0.98e-3	0.00	0.98e-3	0.28e-2
P-1099	Open	N/A	0.0	0.00	8,464.65	8,464.65	0.00	0.00	0.00	0.00
P-1099a	Open	N/A	-0.7e-2	0.27e-4	8,466.38	8,466.38	0.00	0.00	0.00	0.00
P-1111	Open	N/A	-0.2e-1	0.62e-4	8,464.80	8,464.80	0.00	0.00	0.00	0.00
P-1111a	Open	N/A	-0.8e-3	0.34e-5	8,466.73	8,466.73	0.00	0.00	0.00	0.00
P-1112	Open	N/A	12.1	0.08	7,896.04	7,896.04	0.47e-3	0.19e-4	0.49e-3	0.01
P-1121	Open	N/A	665.2	2.72	7,896.04	7,893.79	2.25	0.00	2.25	2.92
P-1122	Open	N/A	12.1	0.08	7,893.79	7,893.79	0.96e-3	0.19e-4	0.98e-3	0.01
P-1130	Open	N/A	616.8	2.52	7,883.05	7,882.18	0.83	0.04	0.87	2.66
P-1132	Open	N/A	79.1	0.50	8,467.14	8,467.13	0.01	0.79e-3	0.01	0.18
P-1134	Open	N/A	34.7	0.22	8,467.13	8,467.13	0.29e-2	0.00	0.29e-2	0.03
P-1136	Open	N/A	109.0	0.45	8,464.64	8,464.59	0.06	0.00	0.06	0.10
P-1138	Open	N/A	33.1	0.21	8,467.13	8,467.13	0.29e-2	0.00	0.29e-2	0.03
P-1140	Open	N/A	11.7	0.07	8,467.13	8,467.13	0.96e-3	0.17e-4	0.98e-3	0.02
P-1142	Open	N/A	-12.1	0.08	8,467.13	8,467.13	0.98e-3	0.00	0.98e-3	0.02

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-1144	Open	N/A	12.1	0.08	7,671.32	7,671.32	0.98e-3	0.00	0.98e-3	0.01
P-1146	Open	N/A	60.5	0.39	7,671.32	7,671.31	0.01	0.00	0.01	0.11
P-1180	Open	N/A	-157.3	1.00	7,880.82	7,881.11	0.29	0.00	0.29	0.60
P-1193	Open	N/A	48.4	0.31	7,513.47	7,513.43	0.04	0.00	0.04	0.07
P-1193a	Open	N/A	48.4	0.31	7,671.31	7,671.31	0.00	0.00	0.00	0.00
P-1196	Open	N/A	11.3	0.05	8,466.38	8,466.38	0.98e-3	0.00	0.98e-3	0.47e-2
P-1197	Open	N/A	11.3	0.05	8,464.59	8,464.59	0.00	0.00	0.00	0.00
P-1198	Open	N/A	-86.4	0.35	8,464.57	8,464.59	0.01	0.00	0.01	0.06
P-1199	Open	N/A	12.1	0.14	7,898.74	7,898.74	0.24e-2	0.59e-4	0.24e-2	0.02
P-1250	Open	N/A	12.1	0.14	7,881.10	7,881.10	0.01	0.59e-4	0.01	0.02
P-1290	Open	N/A	-83.4	0.53	8,466.43	8,466.56	0.13	0.18e-2	0.14	0.19
P-1292	Open	N/A	225.3	0.92	8,466.56	8,466.48	0.08	0.00	0.08	0.39
P-1294	Open	N/A	170.3	0.70	8,466.65	8,466.56	0.09	0.00	0.09	0.24
P-1301	Open	N/A	-214.0	0.87	8,466.43	8,466.48	0.06	0.24e-2	0.06	0.37
P-1302	Open	N/A	-34.1	0.22	8,466.40	8,466.41	0.01	0.00	0.01	0.04
P-1304	Open	N/A	33.9	0.22	8,466.40	8,466.40	0.49e-2	0.00	0.49e-2	0.03
P-1306	Open	N/A	11.3	0.13	8,466.40	8,466.39	0.2e-2	0.00	0.2e-2	0.03
P-1308	Open	N/A	11.3	0.13	8,466.40	8,466.39	0.49e-2	0.00	0.49e-2	0.02
P-1320	Open	N/A	22.2	0.14	7,671.71	7,671.70	0.01	0.62e-4	0.01	0.02
P-1322	Open	N/A	74.6	0.48	7,671.73	7,671.70	0.03	0.71e-3	0.03	0.15
P-1333	Open	N/A	11.3	0.07	8,467.13	8,467.13	0.00	0.00	0.00	0.00
P-1370	Open	N/A	26.3	0.11	8,464.71	8,464.71	0.29e-2	0.36e-4	0.29e-2	0.01
P-1372	Open	N/A	-41.5	0.17	8,464.71	8,464.71	0.19e-2	0.89e-4	0.2e-2	0.02
P-1374	Open	N/A	11.3	0.07	8,464.71	8,464.71	0.96e-3	0.16e-4	0.98e-3	0.37e-2
P-1393	Open	N/A	11.3	0.05	8,464.72	8,464.72	0.97e-3	0.66e-5	0.98e-3	0.02
P-1394	Open	N/A	-37.6	0.15	8,464.71	8,464.72	0.48e-2	0.73e-4	0.49e-2	0.01
P-1395	Open	N/A	18.9	0.08	8,464.71	8,464.71	0.96e-3	0.19e-4	0.98e-3	0.38e-2
P-1396	Open	N/A	11.3	0.05	8,464.71	8,464.71	-0.66e-5	0.66e-5	0.00	0.00
P-1397	Open	N/A	-3.7	0.02	8,464.71	8,464.71	-0.14e-5	0.14e-5	0.00	0.00
P-1398	Open	N/A	11.3	0.05	8,464.71	8,464.71	-0.66e-5	0.66e-5	0.00	0.00
P-1400	Open	N/A	33.9	0.22	8,467.23	8,467.22	0.01	0.29e-3	0.01	0.03
P-1402	Open	N/A	11.3	0.07	8,467.22	8,467.22	0.19e-2	0.32e-4	0.2e-2	0.01
P-1406	Open	N/A	11.3	0.07	8,467.22	8,467.21	0.39e-2	0.32e-4	0.39e-2	0.01
P-1430	Open	N/A	161.9	0.66	8,466.75	8,466.69	0.06	0.14e-2	0.06	0.22
P-1432	Open	N/A	54.4	0.62	8,466.69	8,466.66	0.03	0.24e-2	0.03	0.37
P-1434	Open	N/A	11.3	0.13	8,466.66	8,466.66	0.2e-2	0.00	0.2e-2	0.01
P-1436	Open	N/A	116.7	0.48	8,466.64	8,466.58	0.06	0.71e-3	0.06	0.12
P-1437	Open	N/A	75.4	0.31	8,466.60	8,466.58	0.02	0.59e-3	0.02	0.05
P-1438	Open	N/A	31.8	0.20	8,466.66	8,466.64	0.02	0.26e-3	0.02	0.03
P-1440	Open	N/A	440.6	1.80	8,467.23	8,466.87	0.35	0.01	0.36	1.40
P-1442	Open	N/A	-418.0	1.71	8,466.65	8,466.87	0.20	0.01	0.21	1.29
P-1444	Open	N/A	11.3	0.07	8,466.87	8,466.86	0.19e-2	0.16e-4	0.2e-2	0.01
P-1450	Open	N/A	180.8	1.15	8,466.58	8,466.49	0.09	0.00	0.09	0.77
P-1451	Open	N/A	135.6	0.87	8,466.46	8,466.40	0.06	0.00	0.06	0.46
P-1452	Open	N/A	45.2	0.29	8,466.38	8,466.37	0.01	0.00	0.01	0.06
P-1454	Open	N/A	-158.2	1.01	8,466.46	8,466.49	0.03	0.00	0.03	0.60
P-1456	Open	N/A	-90.4	0.58	8,466.38	8,466.40	0.03	0.00	0.03	0.22
P-1458	Open	N/A	11.3	0.29	8,466.49	8,466.48	0.01	0.00	0.01	0.13
P-1460	Open	N/A	11.3	0.29	8,466.46	8,466.44	0.03	0.00	0.03	0.14

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-1462	Open	N/A	33.9	0.87	8,466.40	8,466.36	0.04	0.00	0.04	1.02
P-1464	Open	N/A	11.3	0.29	8,466.36	8,466.35	0.01	0.00	0.01	0.15
P-1466	Open	N/A	11.3	0.29	8,466.36	8,466.35	0.01	0.00	0.01	0.15
P-1468	Open	N/A	33.9	0.87	8,466.38	8,466.27	0.10	0.00	0.10	1.03
P-1470	Open	N/A	11.3	0.29	8,466.27	8,466.26	0.01	0.00	0.01	0.13
P-1472	Open	N/A	11.3	0.29	8,466.27	8,466.26	0.01	0.00	0.01	0.14
P-1474	Open	N/A	33.9	0.87	8,466.37	8,466.28	0.09	0.00	0.09	1.02
P-1476	Open	N/A	11.3	0.29	8,466.28	8,466.27	0.01	0.00	0.01	0.14
P-1478	Open	N/A	11.3	0.29	8,466.28	8,466.27	0.01	0.00	0.01	0.14
P-1480	Open	N/A	-485.8	1.98	8,467.23	8,467.48	0.25	0.00	0.25	1.63
P-1482	Open	N/A	11.3	0.07	8,467.48	8,467.48	0.2e-2	0.00	0.2e-2	0.01
P-1602	Open	N/A	11.3	0.13	8,003.96	8,003.96	0.01	0.00	0.01	0.02
P-1604	Open	N/A	67.8	0.43	8,003.96	8,003.96	0.01	0.00	0.01	0.12
P-1606	Open	N/A	56.5	0.36	7,955.09	7,954.98	0.10	0.4e-3	0.10	0.09
P-1606a	Open	N/A	56.5	0.36	8,003.96	8,003.96	0.49e-3	0.00	0.49e-3	0.49
P-1620	Open	N/A	-11.3	0.07	7,954.91	7,954.91	0.96e-3	0.16e-4	0.98e-3	0.46e-2
P-1621	Open	N/A	11.3	0.07	7,954.91	7,954.91	0.34e-2	0.00	0.34e-2	0.01
P-1900	Open	N/A	36.3	0.23	7,513.43	7,513.43	0.34e-2	0.00	0.34e-2	0.04
P-1902	Open	N/A	12.1	0.08	7,513.43	7,513.43	0.49e-3	0.00	0.49e-3	0.36e-2
P-1904	Open	N/A	12.1	0.08	7,513.43	7,513.42	0.34e-2	0.00	0.34e-2	0.01
P-1908	Open	N/A	-131.6	0.54	8,464.65	8,464.71	0.06	0.00	0.06	0.14
P-1910	Open	N/A	11.3	0.05	8,466.38	8,466.38	0.00	0.00	0.00	0.00
P-1912	Open	N/A	184.4	2.09	8,466.38	8,464.71	1.67	0.00	1.67	3.27
P-1914	Open	N/A	-11.1	0.07	8,466.40	8,466.41	0.48e-2	0.47e-4	0.49e-2	0.48e-2
P-1916	Open	N/A	67.8	0.43	8,466.43	8,466.41	0.02	0.58e-3	0.02	0.13
P-1918	Open	N/A	-22.4	0.14	8,466.41	8,466.41	0.29e-2	0.00	0.29e-2	0.02
P-1920	Open	N/A	-1,255.5	3.56	8,468.33	8,469.73	1.36	0.04	1.40	4.00
P-1922	Open	N/A	-228.4	1.46	8,468.15	8,469.73	1.57	0.01	1.58	1.21
P-1924	Open	N/A	11.3	0.13	8,468.14	8,468.09	0.05	0.00	0.05	0.02
P-1926	Open	N/A	2,294.0	14.64	8,070.09	7,788.63	280.79	0.67	281.45	85.60
P-1926a	Open	N/A	2,294.0	14.64	8,304.91	8,304.82	0.09	0.00	0.09	85.94
P-1928	Open	N/A	2,316.6	14.79	8,950.09	8,564.80	383.93	1.36	385.29	87.27
P-1928a	Open	N/A	2,316.6	14.79	9,174.17	9,174.09	0.09	0.00	0.09	86.91
P-1930	Closed	N/A	0.0	0.00	8,420.00	8,564.80	0.00	0.00	0.00	0.00
P-1932	Open	N/A	2,327.9	14.86	9,415.00	9,174.17	240.83	0.00	240.83	87.73
P-1934	Open	N/A	2,305.3	14.71	8,564.80	8,304.91	259.22	0.67	259.89	86.40
P-1952	Open	N/A	24.1	0.07	7,334.47	7,334.46	0.29e-2	0.15e-4	0.29e-2	0.25e-2
P-1954	Open	N/A	3,028.8	8.59	7,352.67	7,338.37	13.84	0.46	14.29	20.48
P-1956	Open	N/A	-2,172.8	6.16	7,334.47	7,338.37	3.67	0.24	3.90	11.41
P-1964	Open	N/A	35.4	0.10	7,334.47	7,334.47	0.19e-2	0.63e-4	0.2e-2	0.01
P-1997	Open	N/A	-44.2	0.18	8,464.65	8,464.65	0.98e-3	0.00	0.98e-3	0.02
P-2056	Open	N/A	-700.1	2.86	7,330.43	7,331.66	1.19	0.05	1.24	3.34
P-2057	Open	N/A	24.1	0.15	7,331.66	7,331.66	0.01	0.00	0.01	0.02
P-2150	Open	N/A	504.2	2.06	7,331.93	7,331.73	0.20	0.00	0.20	1.75
P-2160	Open	N/A	24.1	0.62	7,331.73	7,331.54	0.19	0.00	0.19	0.55
P-2204	Open	N/A	24.1	0.15	7,336.56	7,336.56	0.01	0.74e-4	0.01	0.02
P-2208	Open	N/A	24.1	0.15	7,329.54	7,329.54	0.34e-2	0.00	0.34e-2	0.02
P-2209	Open	N/A	24.1	0.15	7,330.17	7,330.17	0.34e-2	0.00	0.34e-2	0.02
P-2211	Open	N/A	24.1	0.10	7,331.60	7,331.60	0.95e-3	0.3e-4	0.98e-3	0.01

Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

Pipes @ 0.00 hr

Label	Status	Constituent (mg/l)	Flow (gpm)	Velocity (ft/s)	From Grade (ft)	To Grade (ft)	Friction Loss (ft)	Minor Loss (ft)	Total Headloss (ft)	Headloss Gradient (ft/1000ft)
P-2212	Open	N/A	24.1	0.15	7,331.86	7,331.86	0.38e-2	0.74e-4	0.39e-2	0.02
P-2214	Open	N/A	-191.2	1.22	7,331.50	7,331.94	0.43	0.46e-2	0.43	0.87
P-2220	Open	N/A	218.3	1.39	7,324.17	7,324.09	0.08	0.01	0.08	1.19
P-2221	Open	N/A	24.1	0.10	7,328.71	7,328.71	0.00	0.00	0.00	0.00
P-2222	Open	N/A	-0.2e-1	0.62e-4	7,324.09	7,324.09	0.00	0.00	0.00	0.00
P-2222a	Open	N/A	0.1e-1	0.46e-4	7,328.71	7,328.71	0.00	0.00	0.00	0.00
P-2229	Open	N/A	84.9	0.35	7,328.56	7,328.53	0.04	0.00	0.04	0.06
P-2247	Open	N/A	77.0	0.49	7,424.24	7,424.19	0.05	0.75e-3	0.05	0.16
P-2254	Open	N/A	-143.0	0.91	7,331.42	7,331.50	0.08	0.26e-2	0.08	0.52
P-2256	Open	N/A	24.1	0.15	7,331.50	7,331.49	0.01	0.74e-4	0.01	0.02
P-2265	Open	N/A	-24.1	0.15	7,426.50	7,426.50	0.41e-3	0.74e-4	0.49e-3	0.02
P-2267	Closed	N/A	0.0	0.00	7,426.50	7,329.00	0.00	0.00	0.00	0.00
P-2270	Open	N/A	-96.4	1.09	7,426.68	7,427.31	0.63	0.00	0.63	0.98
P-2275	Open	N/A	109.0	0.45	7,328.71	7,328.56	0.15	0.00	0.15	0.10
P-2311	Open	N/A	954.9	6.09	7,368.76	7,367.24	1.52	0.00	1.52	16.88
P-2380	Open	N/A	24.1	0.15	7,333.75	7,333.75	0.2e-2	0.00	0.2e-2	0.02
P-2400	Open	N/A	24.1	0.07	7,478.22	7,478.22	0.15e-2	0.00	0.15e-2	0.31e-2
P-2404	Open	N/A	-51.1	0.11	7,367.24	7,367.24	0.49e-3	0.00	0.49e-3	0.35e-2
P-2500	Open	N/A	514.5	3.28	7,333.54	7,331.94	1.60	0.00	1.60	5.38
P-2501	Open	N/A	118.9	0.76	7,331.42	7,331.40	0.02	0.00	0.02	0.36
P-2502	Open	N/A	61.7	0.39	7,331.40	7,331.37	0.03	0.00	0.03	0.11
P-2503	Open	N/A	132.3	0.84	7,331.37	7,331.31	0.06	0.00	0.06	0.44
P-2504	Open	N/A	-94.7	0.60	7,331.37	7,331.49	0.12	0.00	0.12	0.23
P-2505	Open	N/A	132.3	0.84	7,331.49	7,331.39	0.10	0.00	0.10	0.44
P-2506	Open	N/A	-251.1	1.60	7,331.49	7,331.63	0.14	0.00	0.14	1.43
P-2507	Open	N/A	24.1	0.15	7,331.63	7,331.62	0.29e-2	0.00	0.29e-2	0.02
P-2508	Open	N/A	-299.3	1.91	7,331.63	7,331.94	0.30	0.01	0.31	2.05
P-2509	Open	N/A	33.0	0.21	7,331.40	7,331.40	0.15e-2	0.00	0.15e-2	0.03
P-2510	Open	N/A	72.3	0.46	7,331.40	7,331.39	0.44e-2	0.00	0.44e-2	0.15
P-2511	Open	N/A	24.1	0.15	7,331.39	7,331.39	0.24e-2	0.00	0.24e-2	0.02
P-2512	Open	N/A	24.1	0.15	7,331.39	7,331.39	0.15e-2	0.00	0.15e-2	0.02
P-2660	Open	N/A	24.1	0.15	7,330.46	7,330.45	0.01	0.00	0.01	0.02

PRVs @ 0.00 hr

Label	Status	Constituent (mg/l)	From Grade (ft)	To Grade (ft)	Flow (gpm)	Headloss (ft)	Setting (psi)	
PRV-1	Closed	N/A	7,379.89	7,373.42	0.0	0.00	44.00	
PRV-3	Closed	N/A	7,367.17	6,914.98	0.0	0.00	52.04	
PRV-4	Throttling	N/A	7,322.88	7,120.10	60.9	202.78	50.74	
PRV-5	Throttling	N/A	7,872.89	7,530.01	399.0	342.87	78.00	← Mtn. View Lodge PRV
PRV-90	Closed	N/A	7,039.60	6,911.04	0.0	0.00	44.00	
PRV-118	Throttling	N/A	7,880.81	7,671.93	145.2	208.88	55.00	
PRV-163	Throttling	N/A	8,464.49	8,004.09	90.4	460.40	43.37	
PRV-277	Throttling	N/A	7,629.74	7,426.31	216.9	203.42	40.00	
PRV-299	Closed	N/A	7,329.17	7,424.16	0.0	0.00	95.00	
PRV-316	Closed	N/A	7,430.05	7,322.95	0.0	0.00	43.37	
PRV-327	Throttling	N/A	7,772.21	7,328.09	220.5	444.12	44.67	

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Analysis Results
Scenario: Peak Day and 1750 gpm Fire Flow
Steady State Analysis

PRVs @ 0.00 hr

Label	Status	Constituent (mg/l)	From Grade (ft)	To Grade (ft)	Flow (gpm)	Headloss (ft)	Setting (psi)
PRV-331	Throttling	N/A	7,442.65	7,328.14	638.3	114.51	71.99
PRV-340	Closed	N/A	7,764.95	7,323.41	0.0	0.00	43.37
PRV-348	Throttling	N/A	7,322.84	7,120.10	185.5	202.74	49.01
PRV-446	Throttling	N/A	7,631.59	7,377.31	81.2	254.27	40.00
PRV-453	Closed	N/A	7,760.21	7,137.95	0.0	0.00	43.37
PRV-459	Throttling	N/A	7,321.91	7,120.09	206.4	201.82	45.54
PRV-536	Closed	N/A	6,943.90	7,122.79	0.0	0.00	43.37
PRV-539	Closed	N/A	7,118.49	6,935.21	0.0	0.00	43.37
PRV-613	Closed	N/A	6,918.20	7,186.58	0.0	0.00	21.68
PRV-705	Closed	N/A	7,328.48	6,921.51	0.0	0.00	43.37
PRV-833	Closed	N/A	7,039.78	6,911.38	0.0	0.00	52.00
PRV-934	Throttling	N/A	7,057.77	6,935.09	516.8	122.68	43.37
PRV-953	Closed	N/A	6,905.42	6,921.64	0.0	0.00	75.03
PRV-956	Closed	N/A	7,060.69	6,919.44	0.0	0.00	43.37
PRV-957	Closed	N/A	7,059.81	6,919.41	0.0	0.00	43.37
PRV-964	Closed	N/A	6,926.51	6,926.25	0.0	0.00	43.37
PRV-103	Closed	N/A	8,476.84	8,470.85	0.0	0.00	43.37
PRV-109	Closed	N/A	8,466.38	8,464.65	0.0	0.00	58.00
PRV-119	Throttling	N/A	7,671.31	7,513.47	48.4	157.84	60.00
PRV-123	Closed	N/A	8,466.73	8,464.80	0.0	0.00	55.00
PRV-160	Throttling	N/A	8,003.96	7,955.09	56.5	48.87	43.37
PRV-192	Throttling	N/A	9,174.09	8,950.09	2,316.6	224.00	43.37
PRV-192	Throttling	N/A	8,304.82	8,070.09	2,294.0	234.74	43.37
PRV-222	Closed	N/A	7,328.71	7,324.09	0.0	0.00	43.37
PRV-307	Throttling	N/A	7,785.31	7,450.09	1,030.3	335.22	43.37
PRV-325	Closed	N/A	7,774.74	7,327.87	0.0	0.00	43.37
PRV-440	Throttling	N/A	7,760.19	7,160.09	616.9	600.10	43.37
PRV-441	Closed	N/A	7,760.21	7,119.00	0.0	0.00	43.37
PRV-443	Closed	N/A	7,105.25	7,117.26	0.0	0.00	43.37
PRV-553	Throttling	N/A	7,117.23	6,944.09	67.0	173.15	43.37
PRV-600	Closed	N/A	7,186.74	7,187.10	0.0	0.00	70.00
PRV-601	Closed	N/A	7,139.51	6,936.40	0.0	0.00	43.37
PRV-624	Throttling	N/A	7,135.08	6,962.09	536.1	172.99	43.37
PRV-660	Closed	N/A	6,905.08	7,139.40	0.0	0.00	43.37
PRV-670	Closed	N/A	7,187.09	7,186.36	0.0	0.00	92.00
PRV-750	Closed	N/A	7,478.21	7,283.69	0.0	0.00	43.37
PRV-751	Throttling	N/A	7,477.40	7,284.09	108.0	193.31	43.37
PRV-780	Closed	N/A	7,468.55	7,478.56	0.0	0.00	55.00
PRV-781	Throttling	N/A	7,548.86	7,479.55	366.4	69.32	57.00
PRV-935	Throttling	N/A	7,128.83	7,070.09	746.3	58.75	43.37

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EWP Engineering
37 Brookside Road Waterbury, CT 06708 USA (203) 755-1666

APPENDIX C

PCMC 1994 Water Supply vs. Demand Study

CHAPTER 4

STORAGE REQUIREMENT VS. AVAILABILITY BY SERVICE AREA

INTRODUCTION

Storage capacity requirements for each zone are calculated with two primary components. The first is the domestic and irrigation component, which is determined in accordance with State regulations, shown in Tables 7.1 through 7.10 and Tables 8.1 through 8.12 as simply one-half the calculated peak day demand for the zone. The second component is fire storage. Table 4.1 summarizes the dedicated fire storage required for each tank or group of tanks serving each zone. Note that tanks showing no dedicated fire storage can receive fire storage and flow through dedicated pressure reducing valves from tanks above them in the same or adjoining supply areas.

Ron Ivie, the Director of the Park City Building Department, has reviewed the dedicated volumes shown in Table 4.1 and concurs that these are the fire storage volumes required for each area, based on building size and type, fire sprinklers, and the potential for wildfire within the zone.

4.1 SILVER LAKE/AMERICAN FLAG SERVICE AREA STORAGE WATER REQUIREMENTS

The Silver Lake/American Flag Area is served primarily by the Silver Lake and North Lake Flat Tanks. These two tanks contain 600,000 gallons and 200,000 gallons, respectively, and are also augmented by fire storage from the Bald Eagle Tank, which has a 1 million-gallon (MG) capacity and a dedicated fire storage capacity of 630,000 gallons. This places the total active storage capacity for this zone at 1.43 MG (the blue line in Figure 4.1). As shown in Figure 4.1, this volume of storage is adequate for the zone until approximately 1998, at which time we are showing an additional 270,000 gallons to be realized by increasing the capacity of the Bald Eagle Booster Pump Station from 150 gpm to 520 gpm. This will allow the City to release on a daily basis for peak flows, 270,000 gallons from the Bald Eagle Zone into the Silver Lake Zone. Therefore, no additional storage will have to be constructed for the Silver Lake/American Flag Service Area.

However, a 50% irrigation reduction for the zone does not decrease the storage requirement, as the winter demands for snowmaking in the Upper Deer Valley (the red line) dictate the ultimate storage requirement for this Zone.

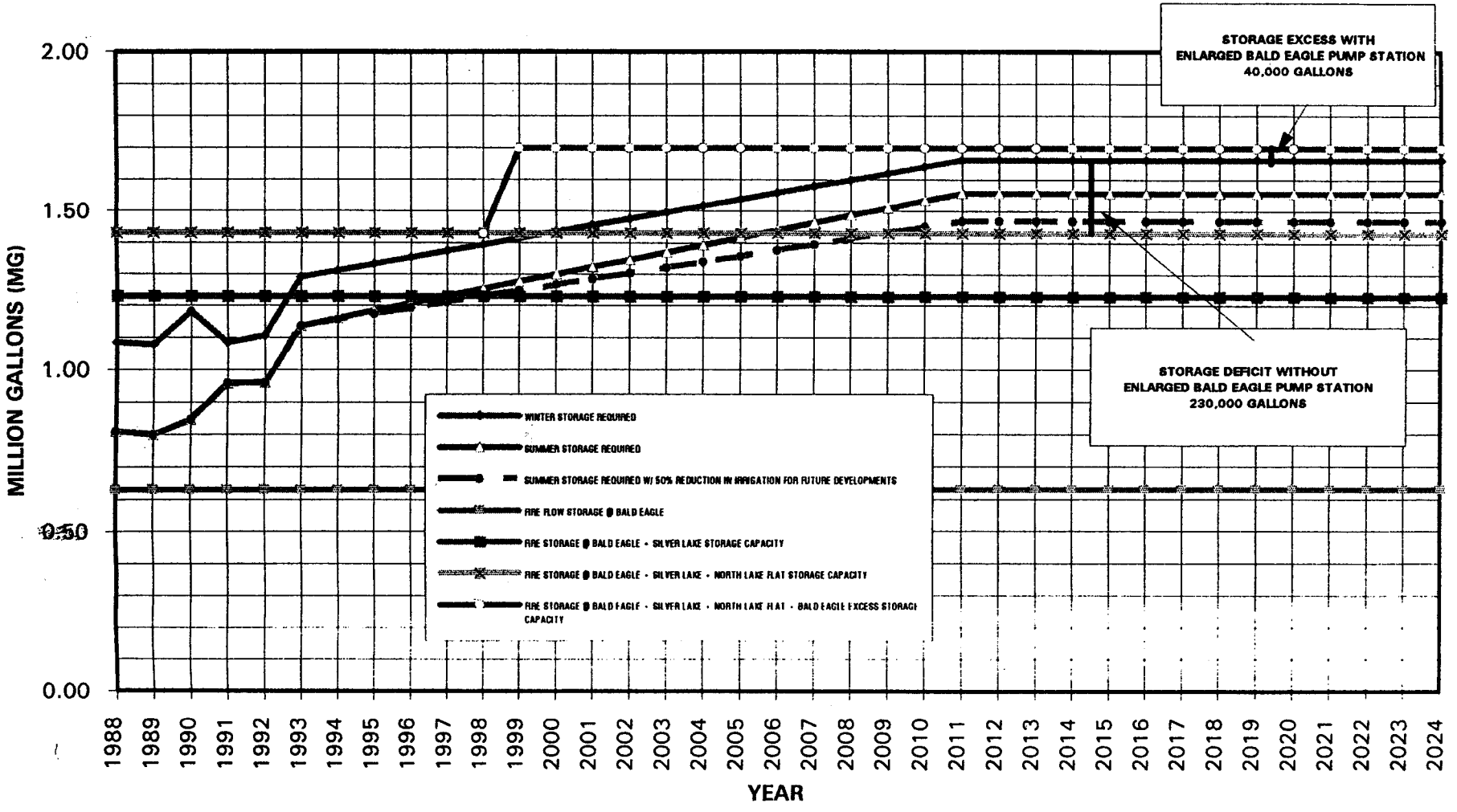
4.2 LOWER DEER VALLEY/SOLAMERE AREA WATER STORAGE REQUIREMENTS

This area currently receives its primary storage from the Snow Park Tank. This area is also supplemented by fire flow from the Aerie Tank when necessary through release of water from the higher tank through a PRV. However, it appears that at least half the fire storage required for the area, or 315,000 gallons, must be dedicated in the Snow Park Tank. Therefore, the other 315,000 gallons can come from the Aerie and Solamere tanks, with the addition of a Solamere PRV, which can be added to the 800,000-gallon Neck tank, to provide a total available storage capacity for the zone of 1,115,000 gallons (the green line in Figure 4.2). Figure 4.2 shows that this capacity was exceeded by 1992 demands. However, the zone does have the ability to draw on nearly 300,000 gallons of excess capacity in the Aerie Tank. This can be supported by excess capacity in the Aerie booster pump, raising the active storage to nearly 1.4 million gallons (the purple line in Figure 4.2). This can also be supplemented by excess capacity in the Solamere Tank or an additional 400,000 gallons. But as growth in both the Aerie and Oaks areas takes place, the storage available from these upper tanks diminishes, as shown in Figure 4.2, such that by 1997, there will again be inadequate storage in the zone. Therefore, we are recommending that a new Solamere Tank of at least 800,000 gallons be constructed in the North Solamere area at the same elevation as the existing Snow Park Tank. This will require acquisition of a tank site above and east of the platted Solamere lots. This will provide a net excess of 5,000 gallons of storage at buildout for the Lower Deer Valley and Solamere areas. Note that this excess will be approximately 20,000 gallons if 50% irrigation reduction can be realized for future development.

4.3 THE AERIE SERVICE AREA WATER STORAGE REQUIREMENTS

The Aerie Area is serviced by the 1-MG Aerie water storage tank. This tank has a dedicated 630,000 gallons of fire storage, and an active storage volume of 370,000 gallons. Figure 4.3 shows that this Tank is adequate for the Service Area and will actually have an excess of 40,000 gallons storage at buildout of the Aerie Area. If irrigation reductions can be realized, this excess increases to almost 100,000 gallons which may best be used for water storage emergencies in the future.

SILVER LAKE/ AMERICAN FLAG AREA WATER STORAGE REQUIREMENTS
SILVER LAKE/NORTH LAKE FLAT TANKS SERVICE AREA
WITH 50% IRRIGATION REDUCTION FOR FUTURE DEVELOPMENT

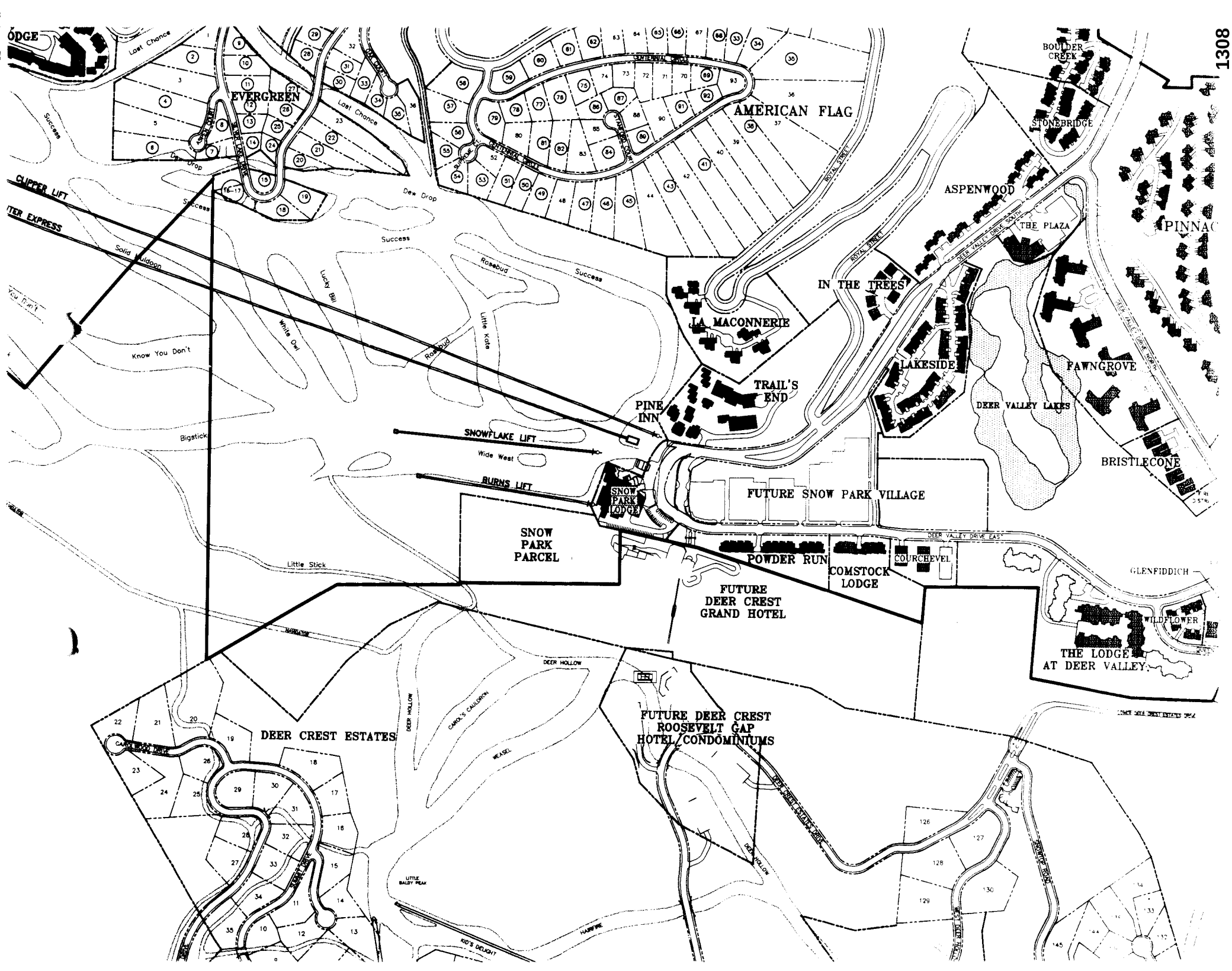


PCMC-WATER SUPPLY DEMAND STUDY

Z16TRED.XLS Chart 1 2/12/05 8:42 AM

FIGURE 4.1

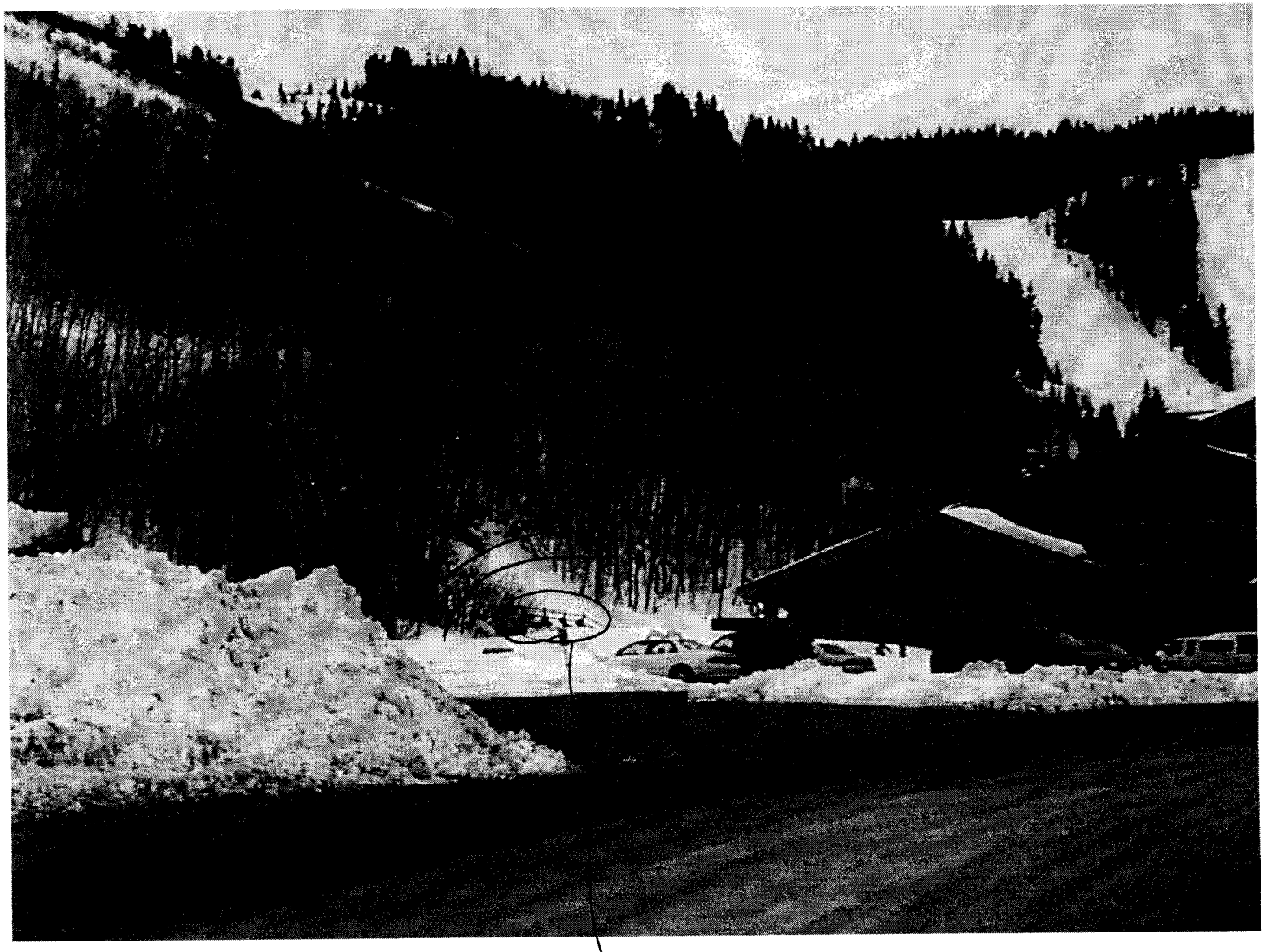
EWP ENGINEERING INC.


1308
EVERGREEN
AMERICAN FLAG
BOULDER CREEK
STONEBRIDGE
ASPENWOOD
THE PLAZA
PINNACLE
IN THE TREES
LA MACONNERIE
LAKESIDE
FAWNGROVE
DEER VALLEY LAKES
BRISTLECONE
TRAIL'S END
PINE INN
SNOWFLAKE LIFT
BURNS LIFT
SNOW PARK LODGE
FUTURE SNOW PARK VILLAGE
SNOW PARK PARCEL
POWDER RUN
COMSTOCK LODGE
COURCHEVEL
GLENFIDDICH
WILDFLOWER
FUTURE DEER CREST GRAND HOTEL
THE LODGE AT DEER VALLEY
DEER CREST ESTATES
FUTURE DEER CREST ROOSEVELT GAP HOTEL/CONDOMINIUMS
DEER VALLEY DRIVE EAST
DEER VALLEY DRIVE SOUTH
DEER VALLEY DRIVE NORTH
ROYAL STREET
CLIPPER LIFT
SUCCESS
DEW DROP
ROSEBUD
LUCKY BILL
WHITE OWL
LITTLE KATE
KNOW YOU DON'T
BIGSTICK
WIDE WEST
LITTLE STICK
DEER HOLLOW
CAROL'S CAULDRON
WEASEL
LITTLE BALDY PEAK
KID'S DELIGHT
HAIRPIN
LAST CHANCE

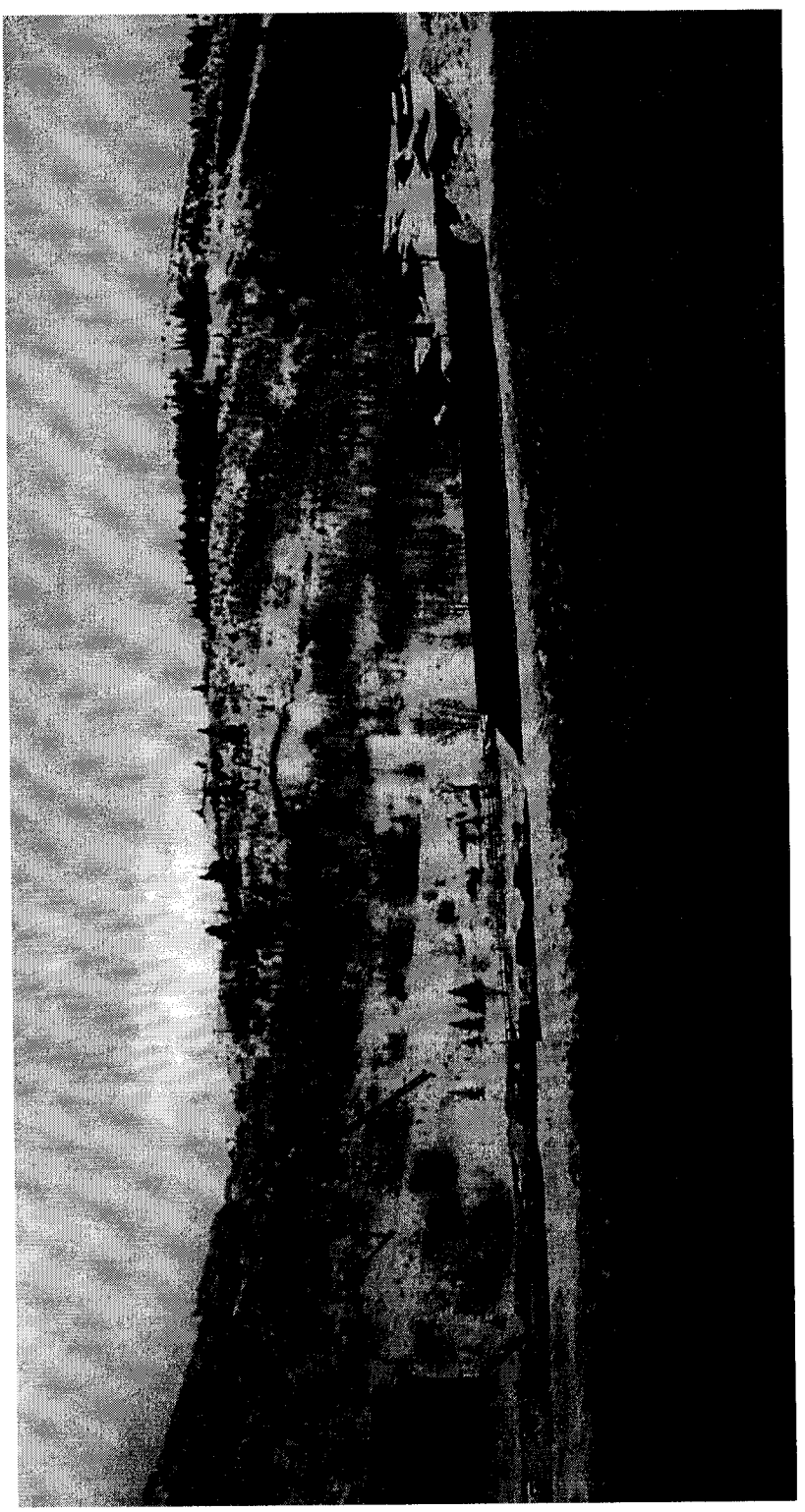
1309



1310



retaining wall w/ pumps or something



Snow Park Park Lot.

DEER VALLEY RESORT
SNOW PARK VILLAGE
PROJECT COMPONENTS
Sep-97

BUILDING	EXISTING ELEVATION AT STREET LEVEL	EXISTING ELEVATION AT BUILDING	PROPOSED ELEVATION AT BLDG. BASE (1)	PROPOSED ELEVATION AT PEAK OF ROOF	BUILDING HEIGHT @ PEAK OF ROOF (2)	BUILDING HEIGHT @ ROOF MIDPOINT(2)	SQUARE FOOTAGE LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	LEVEL FIVE	TOTAL AREA	AREA UTILIZATION CIRCULATION, LOBBY @ 15%	COMMERCIAL	MEETING	RESIDENTIAL	RESIDENTIAL UNIT EQUIVALENTS
A	7194	7178	7189	7244	50	42.5	27000	25000	21000	5000	0	78000	11700			66300	33.15
B	7186	7184	7188	7223	37	29.5	18500	15500	0	0	0	34000	5100			28900	14.45
C	7176	7174	7184	7218	42	34.5	10500	9500	0	0	0	20000	3000			17000	8.5
D	7167	7165	7175	7220	53	45.5	7000	8000	6500	0	0	21500	3225			18275	9.14
E	7182	7166	7179	7234	52	44.5	9000	10500	8500	7000	0	35000	5250			29750	14.88
F	7178	7154	7169	7224	46	38.5	17500	17500	17500	12000	0	64500	9675			54825	27.41
G	7158	7157	7164	7209	51	43.5	10000	10000	9000	0	0	29000	4350			24650	12.33
H	7154	7148	7159	7194	40	32.5	12500	12500	0	0	0	25000	3750			21250	10.63
I	7150	7150	7157	7222	72	64.5	12500	12500	11000	11000	7000	54000	8100			45900	22.95
J	7150	7150	7154	7196	46	38.5	11500	11500	8500	0	0	31500	4725			26775	13.39
K	7144	7144	7153	7210	66	58.5	10500	10500	8500	3500	0	33000	4950			28050	14.03
L	7142	7142	7149	7194	52	44.5	10500	10500	8000	0	0	29000	4350			24650	12.33
M	7134	7134	7140	7185	51	43.5	36500	36500	27000	0	0	100000	15000			85000	42.50
N	7132	7132	7137	7182	50	42.5	21000	22000	20000	0	0	63000	9450			53550	26.78
TOTAL							214500	212000	145500	38500	7000	617500	92625	0	0	524875	262.44

1. Plaza (top of garage deck) elevation at approximate center of building.
2. Measured from nearest existing street level elevation.

Received from Bob Wells at a Site Visit to his office

Misc Info

DEER VALLEY RESORT

SNOW PARK VILLAGE

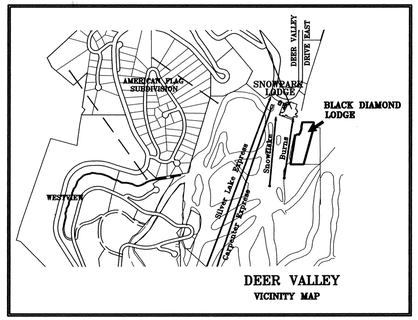
PROJECT COMPONENTS

Apr-98

BUILDING	EXISTING ELEVATION AT STREET LEVEL	EXISTING ELEVATION AT BUILDING	PROPOSED ELEVATION AT BLDG. BASE (1)	PROPOSED ELEVATION AT PEAK OF ROOF	BUILDING HEIGHT @ PEAK OF ROOF (2)	BUILDING HEIGHT @ ROOF MIDPOINT(2)	SQUARE FOOTAGE LEVEL ONE	LEVEL TWO	LEVEL THREE	LEVEL FOUR	LEVEL FIVE	TOTAL AREA	AREA UTILIZATION CIRCULATION, LOBBY @ 15%	COMMERCIAL	MEETING	RESIDENTIAL	RESIDENTIAL UNIT EQUIVALENTS
A	7198	7180	7188	7243	45	37.5	12175	12175	8354	4182		36886	5533			31353	15.68
B	7183	7162	7180	7235	52	44.5	25872	26832	20518	11381		84603	12690			71913	35.96
C	7184	7182	7187	7222	38	30.5	14722	11611				26333	3950			22383	11.
D	7168	7166	7176	7211	43	35.5	17431	14873	1156	1156		34616	5192			29424	14.71
E	7154	7146	7165	7200	46	38.5	25616	10074				35690	5354			30337	15.17
G	7156	7147	7168	7213	57	49.5	12059	12059	9496	6993		40607	6091			34516	17.26
H	7142	7145	7156	7211	69	61.5	17870	17870	11219			46959	7044			39915	19.96
I	7142	7144	7153	7198	56	48.5	13276	13277	9231			35784	5368			30416	15.21
J	7134	7138	7144	7199	65	57.5	27054	27054	18464	14954		87526	13129			74397	37.20
K	7134	7138	7139	7184	50	42.5	16579	16579	11543			44701	6705			37996	19.00
TOTAL							182654	162404	89981	38666	0	473705	71056	0	0	402649	201.32

(1) Plaza (top of garage deck) elevation at approximate center of building.

(2) Measured from nearest existing street level elevation.



BOUNDARY DESCRIPTION

All of Lot 1, Lot Line Adjustment Plat Black Diamond Subdivision, a two lot subdivision located in the South Half of Section 15, Township 2 South, Range 4 East, Salt Base and Meridian, according to the official plat thereof recorded as Entry No. 573025 on September 18, 2000. In the office of The Summit County Recorder; together with a non-exclusive easement for access to said Lot #1 from Deer Valley Drive, a public street, over a parcel of land being 10.00 feet on each side of the following described centerline: Beginning at a point in Deer Valley Drive, said point being South 52°23'13" East 5030.37 feet from the East Quarter Corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, Summit County, Utah; thence South 34°27'19" East 92.77 feet; thence South 09°22'15" West 428.07 feet to a point on the Northwesterly property line of said Lot #1.

Also together with a utility easement more particularly described as follows:

Beginning at a point which is South 3378.08 feet and East 4025.71 feet and South 89°56'57" East 6.84 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 00°30'11" West between said East 1/4 Corner and the Southeast Corner of said Section 16); and running thence South 11°55'00" West 76.60 feet to a non-tangent point of curvature of a 59.50 foot radius curve to the right, the center of which bears South 72°39'30" West; thence Southeasterly along the arc of said curve 20.16 feet along the arc of said curve 20.16 feet through a central angle of 19°24'48"; thence North 60°22'00" West 39.07 feet; thence North 16°26'32" West 72.95 feet; thence North 11°45'40" East 234.94 feet; thence North 48°23'23" West 67.56 feet to the Easterly Right of Way Line of Deer Valley Drive East; thence North 30°00'00" East along said Easterly Right of Way Line 50.00 feet to the Southwesterly Corner of Powder Run Condominiums recorded Nov. 01, 1985, Entry No. 241128 on file at the Summit County, Utah Recorder's Office; thence South 51°00'00" East 114.86 feet to the Southeasterly Corner of said Powder Run Condominiums, said point also being on the Westerly Line of the Deer Crest Associates, L.L.C. Property; thence along said Westerly and the Southerly Line of said Deer Crest Associates, L.L.C. Property the following two (2) courses: 1) thence South 11°55'00" West 245.63 feet; 2) thence South 89°56'57" East 6.84 feet to the point of beginning. Recorded September 9, 2000, as Entry No. 570774, Book 1329, Page 997-1002 on file at the Summit County, Utah Recorder's Office.

Together with a 34.00 foot wide access easement more particularly described as follows:

Beginning at a point on the Easterly Right of Way Line of Deer Valley Drive East, said point being South 3096.16 feet and East 3969.43 feet from the East quarter corner of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, (Basis of Bearing being South 00°30'11" West between said East 1/4 Corner and the Southeast Corner of said Section 16); and running thence North 30°00'00" East along said Easterly Right of Way Line 34.90 feet; thence South 46°57'49" East 66.68 feet to a point of curvature of a 92.00 foot radius curve to the right, the center of which bears South 43°06'33" West; thence Southeasterly along the arc of said curve 94.43 feet through a central angle of 58°48'27"; thence South 11°55'00" West 173.71 feet to a point of curvature of a 58.00 foot radius curve to the left, the center of which bears South 78°05'00" East; thence Southwesterly along the arc of said curve 30.21 feet through a central angle of 29°50'26"; thence South 11°55'00" West 56.85 feet; thence North 25°26'26" West 37.60 feet to a point of curvature of a 92.00 foot radius curve to the right, the center of which bears North 64°33'34" East; thence Northwesterly along the arc of said curve 59.98 feet through a central angle of 37°21'26"; thence North 11°55'00" East 173.71 feet to a point of curvature of a 58.00 foot radius curve to the left, the center of which bears North 78°05'00" West; thence Northwesterly along the arc of said curve 59.49 feet through a central angle of 58°45'54"; thence North 46°57'49" West 58.81 feet to the point of beginning. Recorded September 18, 2000, as Entry No. 573026, Book 1334, Page 40-45 on file at the Summit County, Utah Recorder's Office.

Containing 12,839 Sq. Ft. or 0.29 acres more or less.

SURVEYOR'S CERTIFICATE

I, Jack J. Johnson, do hereby certify that I am a Professional Land Surveyor, and that I hold Certificate No. 147851 as prescribed under the laws of the State of Utah. I further certify that a survey has been made of the land shown on this plat and described hereon. I further certify that this plat is a correct representation of the land surveyed and has been prepared in conformity with the minimum standards and requirements of this law.

Jack J. Johnson
Date October 17, 2000

Licensed Professional Engineer & Land Surveyor
No. 147581
JACK J. JOHNSON
State of Utah

OWNER'S DEDICATION AND CONSENT TO RECORD

Know all men by these presents: that the undersigned is the owner of the hereon described tract of land, and hereby causes the same to be divided into private units, limited common areas, and common areas, as set forth, in this plat and in the declaration, hereafter to be known as The Black Diamond Lodge At Deer Valley, a Utah condominium project submitting the property to the provisions of the Utah Condominium Ownership Act and the undersigned, does hereby dedicate for the perpetual use of owners of condominiums in The Black Diamond Lodge At Deer Valley all common areas and do further dedicate for the use by emergency and utility service vehicles an ingress and egress easement over the common areas. The owner and it's representatives, hereby irrevocably offer for dedication to the City of Park City all the land for local government uses, easements and required utilities as shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

Also, the owner hereby dedicates to Snyderville Basin Sewer Improvement District, a non-exclusive easement over the roads, private driveways, common area parcels, emergency ingress/egress easements, and all other easements shown on this plat for the purpose of providing utility installation, maintenance, use, and eventual replacement.

Executed this 18 day of October 2000.

Black Diamond Lodge LLC, a Delaware Limited Liability Co.

Leonard Scaglione
By: Leonard Scaglione, its Authorized Representative

ACKNOWLEDGMENT

State of Utah
County of Summit

On the 18 day of October 2000, personally appeared before me Leonard Scaglione, who, being by me duly sworn, did say that he is the agent of Black Diamond Lodge L.L.C. a Utah limited liability Co., and that the within and foregoing Owner's Dedication and Consent to Record was signed on behalf of said Company and duly executed the same.

Notary Public
My commission expires: 9/6/02

GENAVEE GARDNER
NOTARY PUBLIC • STATE of UTAH
1245 DEER VALLEY DR.
STE. 39 • PO BOX 3865
PARK CITY, UT 84060
COMM. EXP. 9-6-2002

GENERAL NOTES

1. All the area within boundary shown hereon is common area except building 1, 2 and 3, refer to Sheets 2 and 3 for common area designation.
2. Common areas shown hereon, are hereby designated as a non-exclusive utility and access easements.
3. The street address of Black Diamond Lodge is 2280 Deer Valley Drive East, Park City, Utah 84060.
4. Project Benchmark: Existing Park City Street Monument located Deer Valley Drive East, El. 7145.02, U.S.G.S. NAVD '29, as shown hereon.
5. The location of Condominium Units and improvements shown hereon were derived from Architectural drawings and floor plans.
6. All conditions of approval of the March 8, 2000 Planning Commission approval of Mountain View Lodge CUP, apply.
7. The floor plans, building sections and elevations shown on these Plats were prepared from information furnished by the architect, Otto Walker and Smith Layton and Assoc. As such, slight modifications during construction should be expected and Plat Amendments may be required. The owner agrees to construct the buildings as per this record of survey. If any changes are proposed after recordation of this plat, a plat amendment would be required to remedy any conflicts or differences.
8. The Black Diamond Lodge has no frontage on a City Street.
9. The Black Diamond Lodge Buildings are served by a 6 inch common sewer lateral. The ownership, maintenance and eventual replacement of the common sewer lateral is the sole responsibility of the Black Diamond Lodge Homeowners Association.
10. At the time of any resurfacing of roads within the Black Diamond Lodge development, the Homeowners Association shall be responsible to raise sewer manholes to grade, according to Snyderville Basin Sewer Improvement District Standards.

LEGEND

- SECTION CORNER
- STREET MONUMENT
- FOUND EXISTING IRON ROD
- 5/8"ø IRON PIPE w/CAP, L.S. 147581 (SET OR TO BE SET)
- AREA WITHIN FOUNDATION LINE

RECORD OF SURVEY MAP

BLACK DIAMOND LODGE AT DEER VALLEY

A UTAH CONDOMINIUM PROJECT

LOCATED IN THE SOUTH HALF OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 4

CITY COUNCIL

PRESENTED TO THE PARK CITY COUNCIL THIS 31ST DAY OF AUGUST 2000 AT WHICH TIME THIS PLAT WAS APPROVED.

MAYOR
Janet M. Scott
CITY RECORDER

CITY ENGINEER

REVIEWED FOR CONFORMANCE WITH AVAILABLE INFORMATION IN THE PARK CITY ENGINEERING DEPARTMENT ON THIS 19TH DAY OF OCTOBER 2000.

CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE PARK CITY PLANNING COMMISSION ON THIS 25TH DAY OF OCTOBER 2000.

CHAIRMAN

SEWER DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT STANDARDS THIS 18TH DAY OF OCTOBER 2000.

S.B.S.I.D.

APPROVAL AS TO FORM

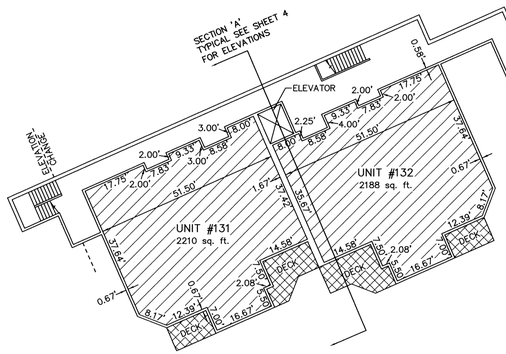
APPROVED AS TO FORM ON THIS 23RD DAY OF OCTOBER 2000.

CITY ATTORNEY

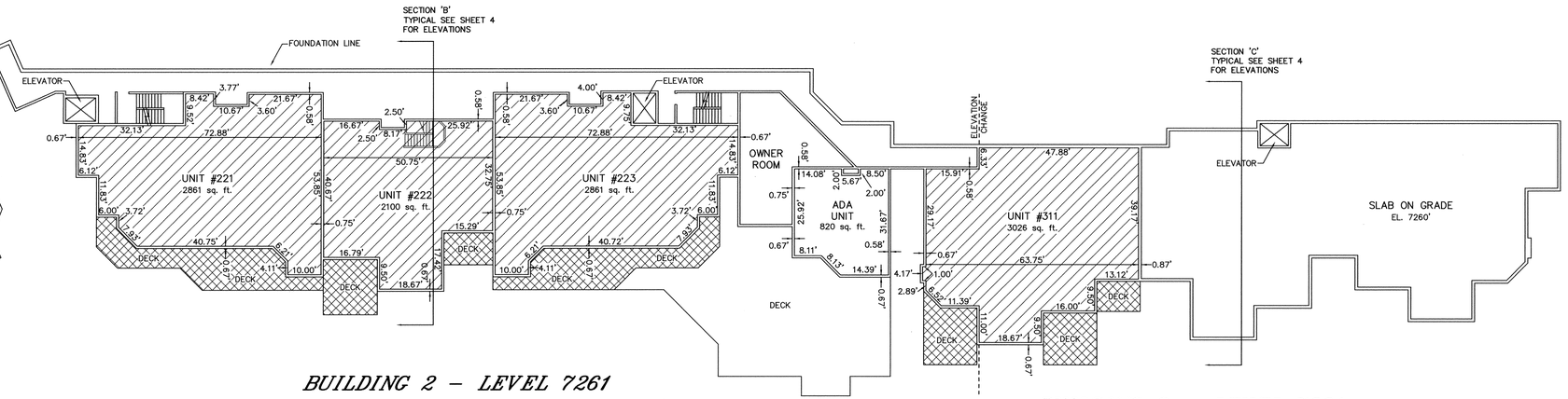
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ENTRY NO. 575647 BOOK ____ PAGE ____
STATE OF UTAH, COUNTY OF SUMMIT
DATE 10-27-2000 TIME 14:15 PM
RECORDED AND FILED AT THE REQUEST OF:
HIGH COUNTRY TITLE
FEE - 147.00 Charlotte Willoughby - deputy
COUNTY RECORDER

THE JACK JOHNSON COMPANY
1777 Sun Peak Dr. * Park City, Utah 84098
(435) 645-9000 * fax (435) 649-1620

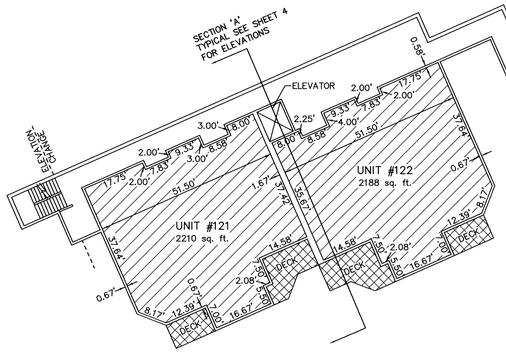


BUILDING 1 – LEVEL 7261

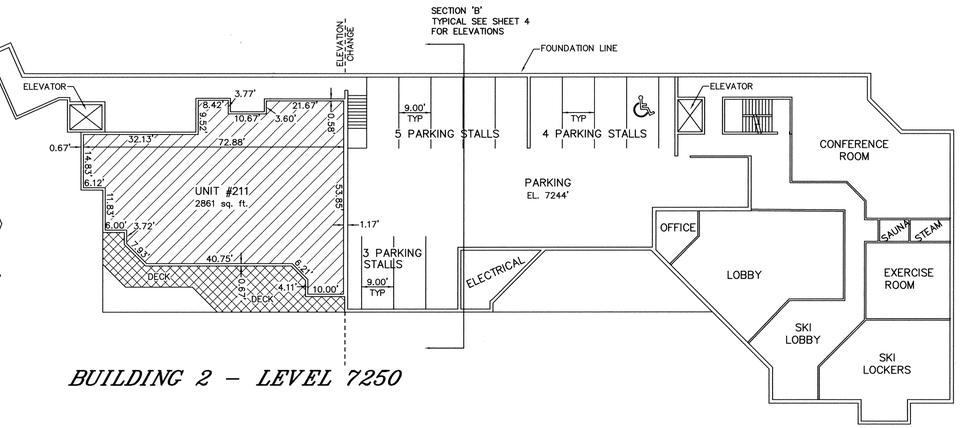


BUILDING 2 – LEVEL 7261

BUILDING 3 – LEVEL 7261



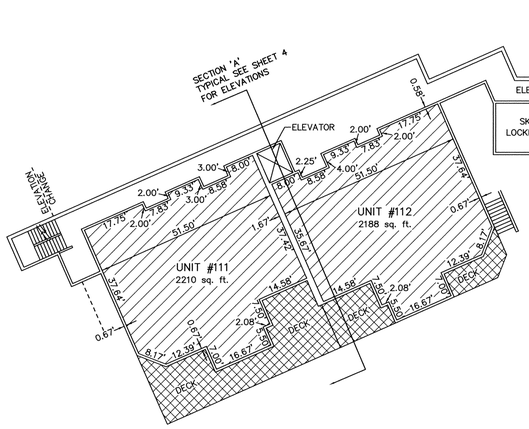
BUILDING 1 – LEVEL 7250



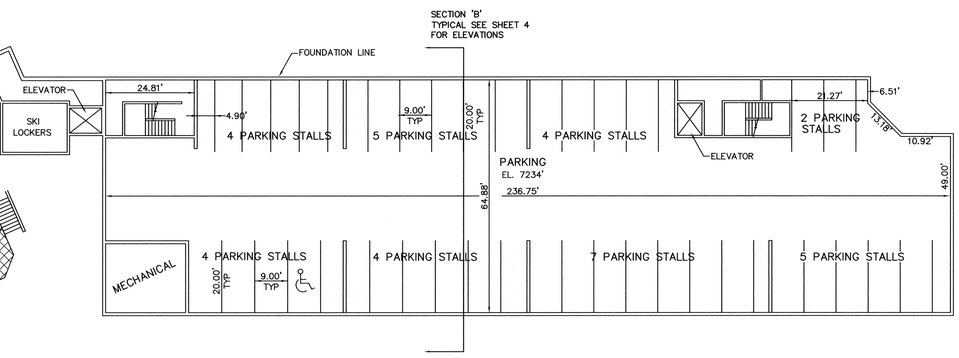
BUILDING 2 – LEVEL 7250

BUILDING 2 – LEVEL 7244

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.



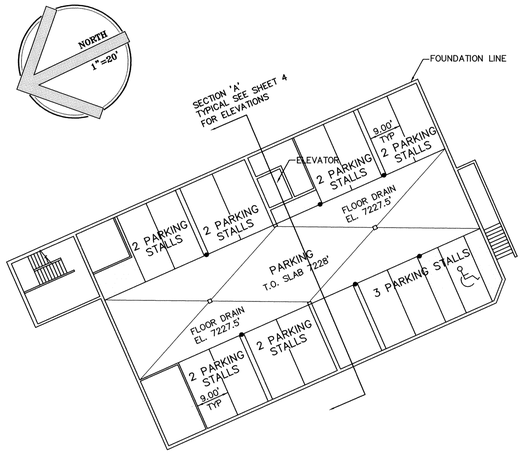
BUILDING 1 – LEVEL 7239



BUILDING 2 – LEVEL 7234

LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP



BUILDING 1 – LEVEL 7228

RECORD OF SURVEY MAP

BLACK DIAMOND LODGE AT DEER VALLEY

LOCATED IN THE SOUTH HALF OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 2 OF 4

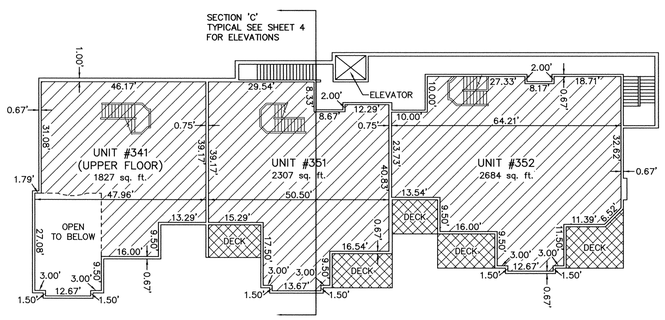
LICENSED PROFESSIONAL ENGINEER / LICENSED LAND SURVEYOR
No. 147581
JACK JOHNSON
10/17/95
State of Utah

RECORDED

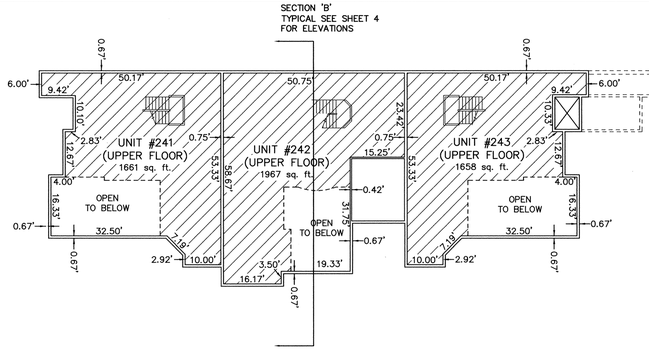
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1777 Sun Peak Drive * Park City, Utah 84098
(435) 645-9000 * fax (435) 649-1620

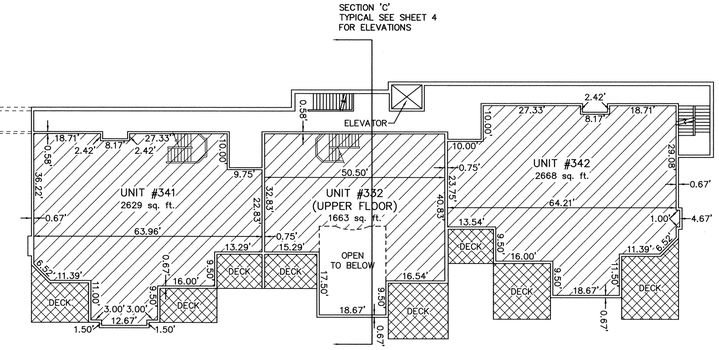
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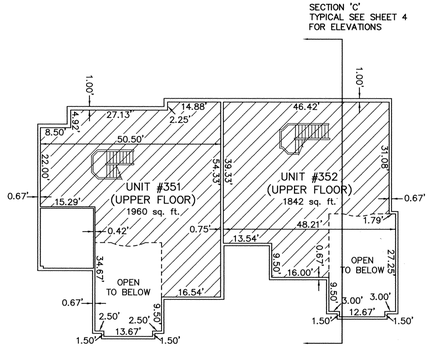
BUILDING 3 – LEVEL 7305



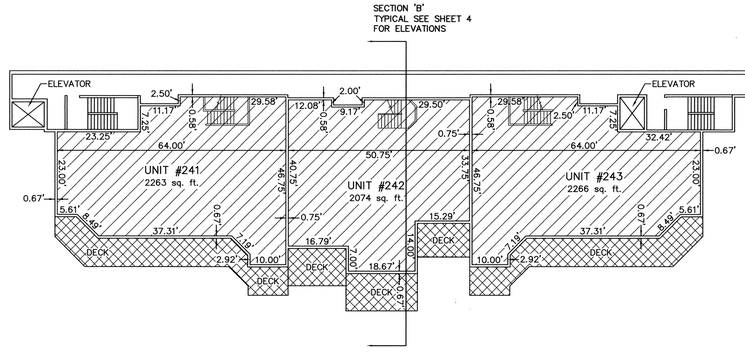
BUILDING 2 – LEVEL 7294



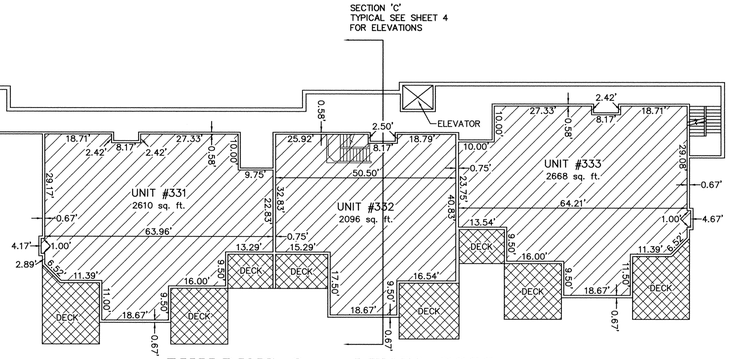
BUILDING 3 – LEVEL 7294



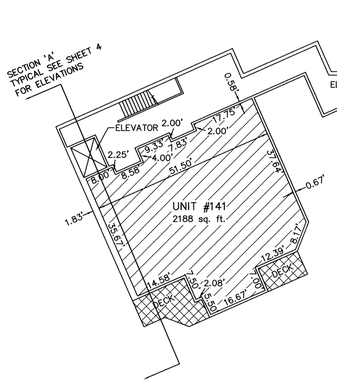
BUILDING 3 – LEVEL 7316



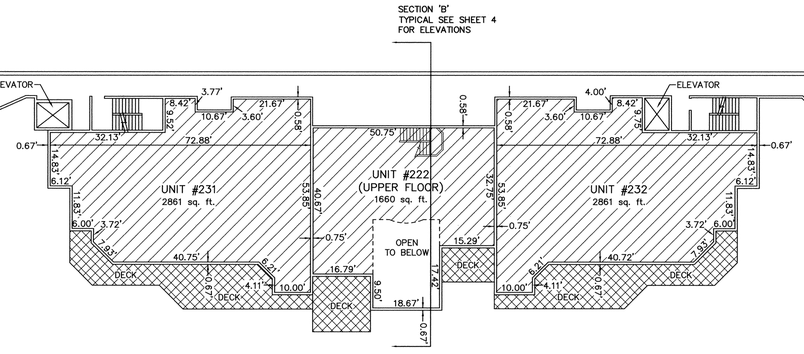
BUILDING 2 – LEVEL 7283



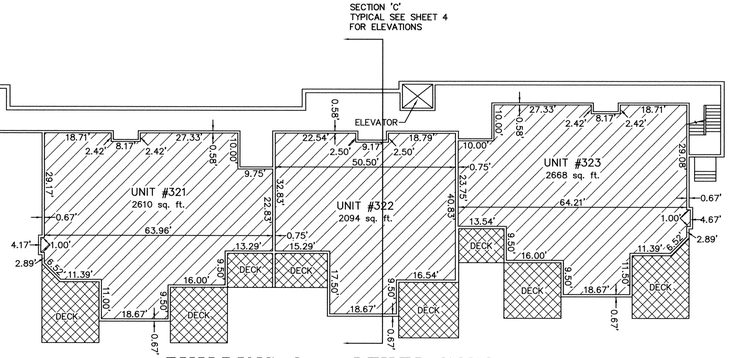
BUILDING 3 – LEVEL 7283



BUILDING 1 – LEVEL 7272



BUILDING 2 – LEVEL 7272



BUILDING 3 – LEVEL 7272

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.



LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP



APPROXIMATE UNIT/SQ. FT.

UNIT NO.	SQ. FT.		SQ. FT.	TOTAL SQ.FT.
111	2210			2210
112	2188			2188
121	2210			2210
122	2188			2188
131	2210			2210
132	2188			2188
141	2188			2188
211	2861			2861
221	2861			2861
222	2100	(UPPER FLOOR)	1660	3760
223	2861			2861
231	2861			2861
232	2861			2861
241	2263	(UPPER FLOOR)	1661	3924
242	2074	(UPPER FLOOR)	1967	4041
243	2266	(UPPER FLOOR)	1658	3924
311	3026			3026
321	2610			2610
322	2094			2094
323	2668			2668
331	2610			2610
332	2096	(UPPER FLOOR)	1663	3759
333	2668			2668
341	2629	(UPPER FLOOR)	1827	4456
342	2668			2668
351	2307	(UPPER FLOOR)	1960	4267
352	2684	(UPPER FLOOR)	1842	4526

RECORD OF SURVEY MAP

BLACK DIAMOND LODGE AT DEER VALLEY

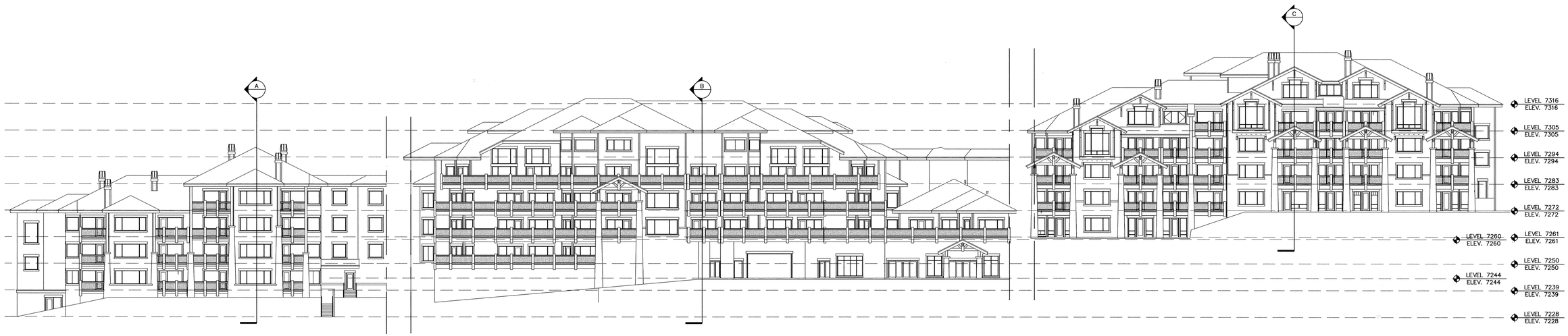
LOCATED IN THE SOUTH HALF OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 3 OF 4

RECORDED

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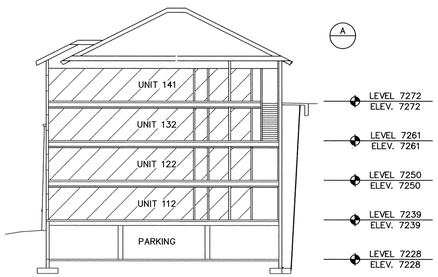


BUILDING 1 – WESTERLY

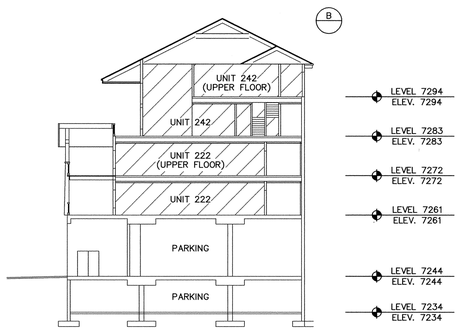
BUILDING 2 – WESTERLY

BUILDING 3 – WESTERLY

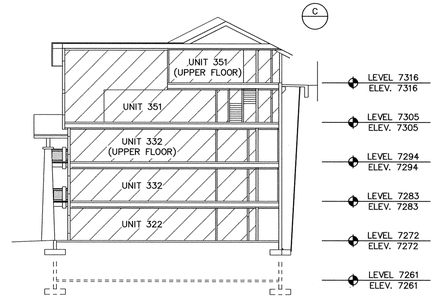
BUILDING ELEVATIONS



BUILDING 1



BUILDING 2



BUILDING 3

BUILDING SECTIONS

NOTE: AVERAGE FLOOR TO CEILING HEIGHT IS 9'.

NOTE: ELEVATIONS SHOWN ARE TO UNFINISHED FLOOR SURFACES.

LEGEND

- COMMON AREA
- LIMITED COMMON AREA
- PRIVATE OWNERSHIP

SCALE 1"=20'

RECORD OF SURVEY MAP

BLACK DIAMOND LODGE AT DEER VALLEY

LOCATED IN THE SOUTH HALF OF SECTION 15
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 4 OF 4

Licensed Professional Engineer and Land Surveyor
No. 147581
JACK JOHNSON
10/17/00
State of Utah

RECORDED

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THE JACK JOHNSON COMPANY
1777 Sun Peak Drive * Park City, Utah 84098
(435) 645-9000 * fax (435) 649-1620

FEE EXEMPT
UTAH CODE ANNOTATED § 11-13-102

When recorded, Mail to:
Park City Recorder
PO Box 1480
Park City, UT 84060

DEER VALLEY RESORT TWELFTH AMENDED AND RESTATED LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT

November 30, 2016

WHEREAS, Royal Street Land Company, a Utah corporation ("Royal Street") heretofore submitted to the Planning Commission of Park City ("Commission") certain items with relation to a residential, commercial, and recreational development project known as Deer Valley / Lake Flat Area Development ("Project") which items were listed in the original Permit granted for the Project by Commission and are incorporated herein by reference; and

WHEREAS, Commission found that such items submitted by Royal Street complied with and satisfied all applicable requirements of the Park City Land Management Code as then in force, to permit the construction of the Project as a planned unit development pursuant to the planned unit development exception then contained in the Park City Land Management Code; and

WHEREAS, Commission heretofore issued to Royal Street a Special Exception Permit dated September 27, 1977, with relation to the Project, which Special Exception Permit was amended by an Amended Special Exception Permit dated June 27, 1979 issued to Royal Street and by a Second Amended and Restated Special Exception Permit dated January 27, 1982, a Third Amendment to Special Exception Permit dated May 17, 1984, a Fourth Amendment to Special Exception Permit dated February 21, 1985, a Fifth Amended and Restated Special Exception Permit dated December 23, 1986, a First Amendment to Fifth Amended and Restated Special Exception Permit dated November 29, 1989, a Second Amendment to Fifth Amended and Restated Special Exception Permit dated April 11, 1990, a Sixth Amended and Restated Special Exception Permit dated October 10, 1990, a Seventh Amended and Restated Large Scale Master Planned Development Permit dated April 14, 1993, an Eighth Amended and Restated Large Scale Master Planned Development Permit dated April 25, 2001, a Ninth Amended and Restated Large Scale Master Planned Development Permit dated June 28, 2006, a Tenth Amended and Restated Large Scale Master Planned Development Permit dated August 12, 2009, and an Eleventh Amended and Restated Large Scale Master Planned Development Permit dated March 23, 2011, which were issued to Deer Valley Resort Company ("Permittee"), as assignee and successor to the rights of Royal Street under the Special Exception Permit; and

WHEREAS, Permittee and Commission desire to further amend and restate the Large Scale Master Planned Development Permit to reflect actions approved by the Commission with respect to the combination of vacant Deer Valley MPD Silver Lake Village Lots F, G, and H into one Lot I and to transfer 843 square feet of existing residential density (0.4215 unit equivalents (UE)) from Deer Valley MPD Silver Lake Village Lot D (existing Goldener Hirsh Inn) to the new Deer Valley MPD Silver Lake Village Lot I, to accommodate connection, access and circulation between the Goldener Hirsch Inn on Parcel D and the future Goldener Hirsch Residences proposed on Parcel I.

WHEREAS, Permittee has requested modification to the Large Scale Master Planned Development Permit and Commission is willing to grant said modifications as herein set forth; and

FEE EXEMPT
UTAH CODE ANN. STATED § 11-13-102

WHEREAS, Commission finds that it is in the best interest of Park City and its citizens that Permittee be granted the right to construct and develop the Project as a Master Planned Development in accordance with the Park City Land Management Code passed and adopted December 22, 1983, effective January 1, 1984 as the same has been amended by Ordinance to the date hereof (herein designated the "Code") and in accordance with the Large Scale Master Planned Development Permit as amended and restated hereby.

NOW THEREFORE, the Large Scale Master Planned Development Permit is hereby amended and restated to authorize and grant the right, and Permittee is hereby authorized and granted the right, to develop and construct the Project, subject to Planning Commission approval of any required Conditional Use Permits for site specific development and City Council approval and recordation of any required subdivision plats, as outlined and detailed in this: (A) Twelfth Amended and Restated Large Scale Master Planned Development Permit ("Permit") including the Exhibits hereto and those documents and items submitted by Permittee as aforesaid, as a Master Planned Development pursuant to the Master Planned Development provisions contained in the Code; and, (B) the Agreement dated July 12, 1978, between Park City, as "City", and Royal Street, as "Royal Street", as amended by an Amendment to Agreement dated May 29, 1978, a Second Amendment to Agreement dated April 3, 1980, a Third Amendment to Agreement dated August 21, 1980, as amended and restated in its entirety by a Fourth Amendment and Restatement of Agreement, a Fifth Amendment to Agreement dated May 17, 1984, and a Sixth Amendment to Agreement dated February 21, 1985, and all subsequent amendments, which are all incorporated herein by reference and which Agreement as so amended is herein referred to as the "Agreement", and as such Agreement may hereafter be further amended from time to time. Park City is hereinafter referred to in this Permit as "City".

A. Densities. For purposes of determining densities in the Project:

(1) Insofar as the following portions of the Project are concerned, the authorized densities shall be as follows:

Parcel Designation	Authorized Dwelling Units
Northwest Multi-Family (Fawn grove)	80
North Entrance Multi-Family (Pinnacle)	40
North Hillside Multi-Family (Pinnacle)	46
Southwest Multi-Family (Aspenwood)	30
Southwest Multi-Family (Courchevel)	13.5
Northwest Hillside Multi-Family (Daystar)	24
South Entrance Multi-Family (Stonebridge)	50
South Multi-Family (Lakeside)	60
West Multi-Family (Pine Inn and Trails End)	40
Total	383.5

For purposes of determining densities on the parcels designated in this Subparagraph (1), a single family home or an apartment containing two bedrooms or more constituted a dwelling

Unit, a one-bedroom apartment constituted one-half of a dwelling Unit, and a hotel room or lodge room constituted one-half of a dwelling Unit. The parcels in this subparagraph have all been developed as of the date hereof.

(2) Insofar as all portions of the Project other than the nine parcels containing 383.5 dwelling Units identified in Subparagraph A. (1) above are concerned, an apartment Unit containing one bedroom or more shall constitute a dwelling Unit and a hotel room or lodge room shall constitute one-half of a dwelling Unit.

(3) If approved in advance by Commission and Permittee, the owner of any development parcel in the Project shall have the right to have the densities permitted on said development parcel calculated in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) or in accordance with the Unit Equivalent formula contained in Section 10.12 of the Code, as said Unit Equivalent formula may from time to time be amended or modified. In the event of election of an owner to utilize said Unit Equivalent formula and approval thereof by Commission and Permittee, the maximum number of Unit Equivalents which may be contained in the structures built upon said development parcel shall not exceed the permitted number of dwelling Units to be constructed thereon determined in accordance with Subparagraph A. (1) or Subparagraph A. (2) above and/or with Exhibit 1 attached hereto (whichever is applicable) and the number of Unit Equivalents as constructed on said development parcel shall for all purposes hereof be deemed the number of units constructed thereon. Approval of use of the Unit Equivalent formula by Commission and Permittee shall not, and cannot, alter or release any private land use covenants between the owner and Deer Valley, or others, concerning development of the property or the density permitted thereon.

(4) Insofar as the following portions of the Project are concerned, the authorized densities, permitted on the development parcels are required to be calculated in accordance with the Unit Equivalent Formula contained in Section 10.12 of the Code as said Unit Equivalent formula may from time to time be amended or modified:

Parcel Designation	Authorized Unit Equivalents
Snow Park Village	209.75
Total	209.75

B. **Unit Size**. Except for units with relation to which the owner elected or elects to or is required to utilize the Unit Equivalent formula, there shall be no size limitation for Units constructed on any parcel provided that following construction the parcel proposed to be developed contains a minimum of 60% open space and otherwise complies with MPD and all applicable zoning regulations.

C. **Development Parcel Designations**. Development parcel designations, prescribed densities, parcel sizes, building height limitations (the height limitation for each parcel will be determined by reference to the Code in effect at time of application for approval of the development of the parcel) and the status of development of the parcels as of the date hereof are reflected on Exhibit 1. Permittee shall have the right to develop a total of 2,110 residential Units (exclusive of employee housing Units) within the Project. Permittee shall have the right to develop 209.75 Unit Equivalents within the Snow Park Village, subject to the conditions and

requirements of the Park City Design Guidelines, the Deer Valley Design Guidelines, and the following:

(1) Conditional Use Review. Prior to the sale by Permittee of the Snow Park Village, Permittee shall submit a site-specific plan with relation to such parcel to the Commission requesting approval for construction on the parcel. In addition, the Permittee shall request the establishment of building site conditions with relation to the parcel. Accordingly, Permittee or persons acting on its behalf shall file with the Community Development Department of City a completed application form supported by the information set forth in Section 15-6 of the Code, as the same may be amended from time to time. The procedure for the approval or disapproval of any site-specific plan shall be based upon the provisions of this Permit and the conditional use criteria of the Code in effect on the date of application. Components of the Project, other than land development parcels, are listed on Exhibits 2 and 3.

D. Subdivision of Development Parcels. Prior to the sale of any individual lots on any parcel listed on Exhibit 1 developed for residential use as a "subdivision" as defined by the City subdivision ordinance and state statute, the party electing to establish a subdivision on said parcel shall comply with all applicable provisions of the City subdivision ordinance in effect at the time of application. The procedure for the approval or disapproval of any subdivision application shall be based upon the procedure provided in the City subdivision ordinance in effect at the time of application.

Prior to the filing of a record of survey map and declaration of condominium to establish a condominium on any parcel listed on Exhibit 1, the party electing to establish a condominium shall comply with all applicable provisions of any City condominium ordinance in effect at the time of application. The procedure for the approval or disapproval of any condominium shall be based upon the Utah Code and any City condominium ordinance in effect at the time of application.

E. Applicability of Sensitive Area Overlay Zone. For projects within the Deer Valley Large Scale Master Planned Development, the density limitations of the Sensitive Area Overlay Zone do not apply because Master Planned Developments approved prior to the adoption of the Sensitive Area Overlay Zone are vested in terms of density. Site planning standards can be applied only to the extent that they do not unequivocally reduce vested density. Limits of disturbance, vegetation protection, and building design standards do apply.

F. Relationship to National Standards. The provisions of the Code and any other applicable zoning and development ordinances including national standards with respect to engineering or building requirements as adopted by City, in effect in City on the date hereof, shall govern the development within the Project, except as otherwise provided herein.

G. Off-Street Parking. Parking required with relation to each portion of the Project shall be based upon Code as in effect at the time application for a building permit for such portion of the Project as is filed with City. For purposes of calculating required parking, the Project shall be deemed to be zoned Residential Development District (RD) Master Planned Developments (MPD). Parking for each separate development parcel in the Project shall be determined in accordance with the Code at the time of application for Conditional Use approval. Any additional parking shall not encroach into zoned open space.

If the capacity of the surface parking lots in the Snow Park Community is exceeded on 10% or more of the days during any single ski season the need for constructing additional parking in said area shall be reviewed by the Commission.

H. Commercial Space, Support Commercial, and Meeting Space. Exhibit 2 hereto lists commercial and support space allotted to the Project. The General Snow Park Commercial category is restricted in utilization within the Project to the following parcels in the Snow Park area:

Pine Inn Multi-Family Parcel
Snow Park Lodge Multi-Family Parcel (Black Diamond Lodge)
Snow Park Village (Combination of Snow Park Hotel Parcel and Snow Park Parking Area Parcel)
Snow Park Day Center Parcel

Utilization of portions of the General Snow Park Commercial category within any of the above listed parcels is subject to the specific approval of both Permittee and Commission.

In addition to the Exhibit 2 Commercial Space permitted in the Project, Support Commercial shall be permitted and used as defined in the Code, as amended, at the time of application.

I. Employee Housing. Permittee has been required to cause the development of 112 employee (affordable) housing units pursuant to prior editions of this Permit. Prior to the date of this Permit, Permittee has developed or caused to be developed units qualifying under the low and moderate income housing exception of the Code as follows:

Project Location	Number of Qualifying Units
A. Units in Deer Valley:	
Little Belle Manager Unit	1
Stag Lodge Manager Unit	1
Sterlingwood Manager Unit	1
Bald Eagle Caretaker Units	2
Mt. Cervin Manager Unit	1
Deer Valley Club Manager Unit	1
B. Units Other Than in Deer Valley:	
Parkside Apartments	42
Fireside Apartments / Condos	42
Washington Mill Apts.	8
Peace House	3
Aspen Villas / Silver Meadows (Participation)	9
Fawn grove Employee Unit	1
Total	112

Deer Valley shall be obligated to comply with all applicable ordinances of City relating to the creation and construction of employee housing, including ordinances that are adopted after the date of this Permit. Deer Valley will be given credit for the previously developed units

identified above when computing the employee housing obligation under applicable ordinances. The City acknowledges full satisfaction of Deer Valley's current obligation in the Employee Housing Agreement dated October 6, 1995 executed in conjunction with Deer Valley's contribution to the Silver Meadows project. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing employee / affordable housing units built by Deer Valley or persons acting on its behalf exceeds the number of units required by the new ordinance, credit shall be given against the ordinance imposed obligation, but in no event shall City be obligated to reimburse Deer Valley for any excess, or to permit the assignment of the excess to other parties with a similar employee housing requirement. If, at the time a new employee / affordable housing ordinance is adopted, the number of existing units built by Deer Valley or those acting on its behalf falls short of the newly imposed ratio of employee units to conventional units, Deer Valley agrees to be bound by the provisions of the newly adopted ordinance; provided, however, that the new ordinance shall apply only to those Units on which site specific approval is granted after the adoption of the employee / affordable housing ordinance.

J. **Technical Reports**. Permittee shall submit updated technical reports with regard to traffic monitoring, water systems, and sewer systems for review by Commission as significant changes occur in those systems and as needed for specific project review as required by the Community Development Director and Public Works Director prior to density approval.

K. **Public Use of Ski Facilities**. Use of all ski facilities shall be open to the general public and shall not be restricted to owners of property located in Deer Valley or to members of any private club. Furthermore, all charges, fees and costs paid by the general public for the use of such facilities shall not exceed the charges, fees and costs paid by owners of property located in Deer Valley.

L. **Trails** .There are 4 types of trails in Deer Valley:

(1) Bicycle paths located within street rights-of-way;

(2) Pedestrian paths connecting parcels together within a community;

(3) Connecting paths connecting communities together; and

(4) Hiking trails to provide access to the mountain.

Bicycle paths shall be located within street rights-of-way dedicated to City and shall be operated and maintained by City as shown on the Deer Valley Trails Master Plan and the City Trails Master Plan.

Pedestrian paths shall be hard surfaced, a minimum of five feet wide, a maximum of six feet wide and built to public sidewalk specifications. These paths shall connect development parcels together and connect development parcels to commercial nodes. At the time of conditional use approval of a particular development parcel, the developer of said parcel shall provide a pedestrian path across said parcel connecting to the paths on the adjoining parcels. The location of these paths shall be determined by the parcel developer and by City staff with the Deer Valley Trails Master Plan used as a guide. The locations shall be modified as necessary to take into consideration topography and existing trails, and shall tie into the bus system which serves Deer Valley. These paths shall form a year-round system. Maintenance shall be the responsibility of the parcel owner. A 10 to 15 foot wide easement (easement size

shall be determined at the time of site specific conditional use approval) for each pedestrian path shall be dedicated to City and is required to be shown on the recorded plat for the applicable development parcel.

It is recognized by the parties that the property within the Deer Valley Resort is private property. Public access to ski runs is at the discretion of Permittee. Summer public access and non-destructive summer use which includes casual hiking on ski runs shall be allowed by Permittee subject to reasonable rules and regulations.

In the event that City in its sole discretion determines that City should hold any easements for hiking, City shall make a request that an easement be granted for any or all of the hiking trails that City desires to hold within or adjacent to ski runs shown on the Trails Master Plan. In the event that City obtains a formal agreement, City agrees to maintain such hiking trails, and Permittee will provide legal descriptions, signage and grant to City an easement (minimum of 10 feet to maximum of 15 feet wide) to maintain such hiking trails without hard surface and without winter maintenance. If City desires to upgrade the hiking trails beyond that which currently exists, City agrees to bear the cost of those improvements. The Trails Master Plan shall serve as a general guide in determining the final location of said hiking trails. In the event City obtains and holds formal easements for hiking trails, City shall indemnify and hold Permittee and its successors and assigns harmless from and against any loss, damage, injury or responsibility with relation to any such trail and any claims, demands or causes of action from any person resulting from injuries sustained while utilizing any hiking trails for which City has obtained and holds easements. Said public easement shall also be subject to such additional reasonable rules and regulations as Permittee deems appropriate to eliminate possible interference with the operation and maintenance of the ski resort, or in the interest of safety or security.

M. **Open Space**. With the exception of those parcels identified on Exhibit 1 and those areas and items listed on Exhibit 2 as "commercial and support space", all remaining property in the Project is hereby designated "landscaped open space" as that term is defined in the Code as presently in effect and shall remain substantially free from structures, roads and parking lots except as otherwise approved by City or permitted by the Code as presently in effect. The "landscaped open space" shall be maintained and operated by Permittee at Permittee's sole cost and expense.

N. **Fire Considerations**. All buildings or structures located within the Bald Eagle, Silver Lake, and North Silver Lake Communities shall be fire sprinkled in accordance with UBC 38-1-82.

O. **Water Improvements** .Permittee agrees that, as a condition of and concurrently with issuance to Permittee of a building permit for the construction of any buildings or structures comprising a portion of the Project, Permittee shall be obligated to agree in writing to construct and convey to City storage facilities, pumping facilities, and transmission lines, as agreed upon and approved by the Public Works Director and City Engineer at the time of issuance of said building permit, to the extent necessary to store and transmit culinary water, irrigation water, and water for fire flows to the buildings and structures covered by the building permit and to connect the same to the water system of City, and shall evidence to the satisfaction of City the ability of Permittee to comply with such agreements.

Permittee agrees that completion of the action required by this Section O with relation to any building or structure included in the Project shall be deemed a condition precedent to the

right to occupy and utilize the building or structure. Commission and Permittee agree that the general level of water facilities construction for the Project required by this Section O has been heretofore accomplished by Permittee.

The existing agreement relating to water rights and water facilities for Deer Valley development entered into November 17, 1988 between Permittee as "DVRC", Royal Street as "Royal Street", and City as "Park City" and the Deer Valley Water Facilities Improvement Agreement dated March 31, 1994 between City, Royal Street and Permittee (as "DVRC") and the Amendment to the 1994 Deer Valley Water Facilities Improvement Agreement dated May 12, 2006 between City as "Park City", Royal Street and Permittee (as "DVRC") are made a part of this Permit by reference.

P. **Sewer Considerations** .Although City has no responsibility for sewer approvals; the Snyderville Basin Sewer Improvement District has indicated the following with respect to sewerage in Deer Valley: Projected flow calculations are based on average wastewater flow from residential units and make no distinction regarding size. In other words, the Sewer District does not follow the "unit equivalent" concept as does City.

The Sewer District has previously reviewed both the Upper and Lower Deer Valley sewer systems and made the following comments: Upper System (American Flag / Silver Lake Community) - There are two sections of sewer within the American Flag Subdivision that limit upstream, new growth to approximately 325 additional residential units. There are several sections with only slightly greater capacity. This concern or limitation was eliminated by construction of a new sewer trunk line from Royal Street through the Westview Parcel in 1988. Lower System (Solamere, Queen Esther, Fawn grove) - A portion of the trunk sewer serving this area was replaced in 1985 to provide greater capacity for Hanover and Park Con projects as well as Deer Valley's. These three developers executed an agreement with the District which identified their anticipated development and the percentage of the cost they would fund to "reserve" capacity in the sewer system. Of the present sewer capacity of approximately 1385 units, Deer Valley has approximately 200 units available for future development. However, there are downstream sections of sewer that have less capacity than the new Deer Valley North Road sewer. This problem will be pursued with the developers as necessary.

Q. **Separability**. If any provision or provisions of this Permit shall be held or deemed to be, or shall, in fact, be illegal, inoperative, or unenforceable, the same shall not affect any other provision or provisions herein contained or render the same invalid, inoperative or unenforceable to any extent, whatsoever.

R. **Term of Permit**. The term of this Permit is governed by the Twenty-Ninth Edition of the Land Management Code of Park City as revised as of April 1, 1993.

Approved this 30th day of November, 2016.

PARK CITY PLANNING COMMISSION

By _____

Planning Commission Chair

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
DEER VALLEY COMMUNITY					
Stonebridge & Boulder Creek Multi-Family	50	54	1	28	10.23
Aspenwood Multi-Family	30	30		28	9.21
Pine Inn & Trails End Multi-Family	40	45	1	35	8.52
In The Trees (South Multi-Family) Multi-Family	14	14		28-45	2.87
Black Diamond Lodge (Snow Park Lodge Multi-Family)	29	27		28-75	5.70
Courcheval Multi-Family	13.5	27	1	35	1.82
Daystar Multi-Family	24	24		28	9.84
Fawngrove Multi-Family	50	50		28	12.05
Chateaux Fawngrove Multi-Family	10.5	11	2	28	Incl
Bristlecone Multi-Family	20	20		28	Incl
Lakeside Multi-Family	60	60		28	6.49
Solamere Single Family (includes Oaks, Royal Oaks & Hidden Oaks)	274	274		28	237.81
Pinnacle Multi-Family	86	86		28	36.80
Comstock Lodge (East Bench Multi-Family)	10.5	21	1	35	3.50
Red Stag Lodge	8.5	11	1	35	Incl
Powder Run Multi-Family	25	33	1	35	3.20
Wildflower (Deer Valley North Lot 1 Multi-Family)	11	14	1	28	1.04
Glenfiddich (Deer Valley North Lot 2 Multi-Family)	12	12		28	1.45
Chapparal (Deer Valley North Lot 3 Multi-Family)	15	20	1	28	1.44
Northeast Multi-Family:					12.65
Lodges @ Deer Valley	73.25	85	3	28-35	
Silver Baron Lodge	42.75	50	12	28-35	
Snow Park Village (Snow Park Hotel & Parking Sites)	209.75	0	4	28-45	14.93
Total Deer Valley Community	1108.75				
AMERICAN FLAG COMMUNITY					
American Flag Single Family	93	93		28	83.04
LaMaconnerie Multi-Family	15	15		28	6.19
Total American Flag Community	108				
NORTH SILVER LAKE COMMUNITY					
Westview Single Family	15	1		28	40.69
Evergreen Single Family	36	36		28	27.60
NSL Homesite Parcel #1	1	1		35	1.90
Belleterre Single Family	10	10		28	11.42
Bellevue Townhomes (NSL Subdivision Lot 1)	24	14	10	28	4.62
Bellemont Townhomes (NSL Subdivision Lots 2A and 2A-1)	18	12	10	28	3.75
NSL Subdivision Lot 2B	54	0		45	5.96
BelleArbor Townhomes (NSL Subdivision Lot 2C)	43	21	10	28-35	8.25
NSL Subdivision Lot 2D Open Space Lot	0	0	5	0	4.03
Total North Silver Lake Community	201				
SILVER LAKE COMMUNITY					
Stag Lodge Multi-Family	50	52	6	28-35	7.34
Cache Multi-Family	12	12		28	1.77
Sterlingwood Multi-Family	18	18		28-35	2.48
Deer Valley Club	20	30	1	28-45	1.53
Double Eagle (SL East Parcel 2 Multi-Family)	18	18		28-35	2.26
Stein Eriksen Lodge Multi-Family	66.75	65	11	28-35	10.86
Little Belle Multi-Family	20	20		28	3.66
Chateaux At Silver Lake Lot 23 Deer Valley Club Estates Subdivision)	65	78	1	28-45	3.24
Sterling Lodge (Lot 2 Silver Lake East Subdivision)	14	14		28-45	0.61
Royal Plaza Multi-Family (Silver Lake Village Lot A)	7.6215	13	1	59 (A)	0.48
Mt. Cervin Plaza Multi-Family (Silver Lake Village Lot B)	7.5	7		59 (A)	0.54
Inn at Silver Lake (Silver Lake Village Lot C)	10	8		59 (A)	0.50
Goldener Hirsch Inn (Silver Lake Village Lot D)	5.5785	18	1	59 (A)	0.35
Mt Cervin Multi-Family (Silver Lake Village Lot E)	16	15		59 (A)	0.53
Silver Lake Village Lot F	0	0		59 (A)	0.35
Silver Lake Village Lot G	0	0		59 (A)	0.38
Silver Lake Village Lot H	0	0		59 (A)	0.44
Silver Lake Village Lot I (combination of Silver Lake Village lots F, G, H)	34.4215	38	13,14,15	59 (A)	1.17
SL Knoll Condominiums	4	4		35	0.76
Knoll Estates Single Family	21	21		35	9.90
Black Bear Lodge (Lot 22 Deer Valley Club Estates Subdivision)	51	51		35	1.39
Knollheim Single Family	20	5	7	35	1.84
Alpen Rose Single Family	2	2		35	0.66
Silverbird Multi-Family	6	6		35	0.80
Ridge Multi-Family	24	24		35	2.34

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 1
DEVELOPMENT PARCELS

PARCEL NAME	PERMITTED DENSITY (UNITS)	DEVELOPED DENSITY (UNITS)	NOTES	HEIGHT (FEET)	PARCEL SIZE (ACRES)
Enclave Multi-Family	17	17		28-35	1.79
Twin Pines Multi-Family	8	8		28-35	1.33
Cottages Single Family	11	11		28	7.06
Alta Vista Subdivision	7	7		35	6.02
Woods Multi-Family	16	7	8	28-35	2.41
Trailside Multi-Family	9	9		28-35	1.46
Aspen Hollow Multi-Family	16	16		28-35	3.18
Ridgepoint Multi-Family	38	38		28-35	5.60
Total Silver Lake Community	614.8715				
BALD EAGLE COMMUNITY					
Bald Eagle Single Family	78	58	9	28	35.65
Total Bald Eagle Community	78				
TOTAL CONVENTIONAL UNITS	2110.6215				
EMPLOYEE HOUSING UNITS					
Little Belle	1				
Stag Lodge	1				
Sterlingwood	1				
Bald Eagle	2				
Mt. Cervin	1				
Deer Valley Club	1				
TOTAL EMPLOYEE HOUSING UNITS	7				

NOTES:

1. These projects have been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density than base permitted density.
2. One small unit was separately permitted in this project using .5 unit of density.
3. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (85) than base permitted density (73.25).
4. This parcel is required to use the Unit Equivalent Formula contained in Section 10.12 of the Code.
5. This parcel has been platted as open space, with the open space applying to the open space requirement of Lot 2B.
6. Two additional units were permitted in this project on land that was not a part of the Deer Valley MPD.
7. This parcel was originally permitted as 20 MF units but subsequently developed as 5 single family homesites.
8. This parcel was permitted as 16 units. Subsequently 9 of the unit development rights were acquired by the homeowners and dedicated as open space.
9. This parcel was originally permitted as a combination of single family and multi-family. The multi-family uses were converted to single family with a density reduction from 78 to 58 units.
10. The development density on these parcels is less than the original permitted density at the election of the developer.
11. The transfer of 1.75 Unit Equivalents to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on June 28, 2006.
12. This project has been approved under the Unit Equivalent Formula contained in Section 10.12 of the Code, resulting in a different developed density (50) than base permitted density (42.75). The transfer of 1 Unit Equivalent to this parcel from the Snow Park Village parcel was authorized by the Planning Commission on March 23, 2011.
13. Prior to issuance of a building permit on Lot I, the Property owner shall submit an Historic Mine Waste report. If Historic Mine Waste is located on the site, a mitigation plan shall also be submitted compliant with the Park City Soils Boundary Ordinance.
14. Building on Lot I shall be designed to be broken into more than one volumetric mass above final grade, exhibiting both horizontal and vertical articulation. Common underground parking is permitted.
15. The transfer of 0.4215 UE from Lot D to Lot I was approved by Planning Commission on November 30, 2016.

A. Lots in the Silver Lake Village Subdivision have a development height limitation tied to a base elevation of 8122' with peak of roof not to exceed elevation 8186'.

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 2
COMMERCIAL AND SUPPORT SPACE

LOCATION	RETAIL	RESTAURANT (3)	COMM'L OFFICES	ADMIN., SUPPORT & OTHER	TOTAL	TRANSFER TO RESIDENTIAL	DEVELOPED	REMAINING
SNOW PARK LODGE	13807	26958		85578	126343		126343	0
SNOW PARK TICKET SALES BUILDING				5112	5112		5112	0
SNOW PARK PLAZA BUILDING	3100		16000	4180	23280		23280	0
GENERAL SNOW PARK COMMERCIAL (1)	21890				21890		0	21890
SILVER LAKE LODGE	1200	29160		15790	46150		46150	0
EMPIRE LODGE (4)		22456		12544	35000		30453	4547
SILVER LAKE COMMUNITY (2)	27962		4265	12938	45165	1243	31954	11968
NORTH SILVER LAKE COMMUNITY	8000			6525	14525		0	14525
MAINTENANCE, WHSE, & SHOPS				31724	31724		31724	0
TOTAL	75959	78574	20265	174391	349189		295016	52930

NOTES:

(1) General Snow Park Commercial may only be utilized on certain parcels with approval of Commission and Permittee. 18110 square feet of General Snow Park Commercial has previously been allocated to and is included in totals for Snow Park Lodge.

(2) 10125 square feet of Silver Lake Community commercial has previously been allocated to and is included in totals for Silver Lake Lodge (1994 Silver Lake Lodge expansion 6990 sf and 1998 Silver Lake Lodge expansion 3135 sf).
Remainder of Silver Lake Community commercial consists of:

Developed Space:	
Royal Plaza	14312
Mt. Cervin Plaza	8080
Goldener Hirsch Inn	2062 (see note #5)
Chateaux at Silver Lake	7500
Total	31954
Transferred to Royal Plaza Residential	1243
Allocated but Undeveloped Space:	
Silver Lake Village Lot C	7000
Remainder Unallocated	4968
Total	45165

(3) Includes kitchen, receiving and storage.

(4) Maximum size of Empire Lodge is 35000 sf of which 30453 sf has been developed.

(5) Commercial uses on Silver Lake Village Lot D includes 2,062 sf as allocated from this Amended and Restated Large Scale MPD, plus support commercial uses.

DEER VALLEY RESORT
TWELFTH AMENDED AND RESTATED
LARGE SCALE MASTER PLANNED DEVELOPMENT PERMIT
EXHIBIT 3
OTHER PROJECT COMPONENTS

ITEM	WITHIN PARK CITY	OUTSIDE PARK CITY
SKI AREA (1)		
CHAIRLIFTS	15	5
GONDOLA		1
SKI TRAILS AND BOWLS	63	34
SNOWMAKING	X	X
SKI PATROL / UTILITY STATIONS:		
BALD EAGLE MTN.	X	
BALD MTN.	X	
FLAGSTAFF MTN.	X	
LITTLE BALDY		X
JORDANELLE BASE		X
EMPIRE CANYON	X	
AMENITIES		
SNOW PARK LAKES & MEADOWS	X	
SNOW PARK PARKING LOTS	X	
PEDESTRIAN TRAIL SYSTEM	X	X
MOUNTAIN BIKING TRAILS SYSTEM	X	X
SOLAMERE SWIM & TENNIS FACILITY	X	
SNOWSHOE TOMMYS CABIN	X	
CUSHINGS CABIN	X	
BIRDSEYE CABIN	X	
JORDANELLE BASE		X
SNOW PARK CONCERT AMPHITHEATRE	X	

(1) ADDITIONAL SKI AREA FACILITIES AS DEMAND DICTATES, SUBJECT TO PROVISIONS OF PARK CITY LAND MANAGEMENT CODE AND OTHER APPLICABLE JURISDICTIONS.

Black Diamond

Plat Square Footage Comparison

2/14/2023

Private Ownership								
New Plat					Old Plat			
Building 1	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.	Sq. Ft. Diff.	Building 1	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.
111	2164		2164	-46	111	2210		2210
112	2142		2142	-45	112	2188		2188
121	2166		2166	-44	121	2210		2210
122	2151		2151	-37	122	2188		2188
131	2177		2177	-33	131	2210		2210
132	2155		2155	-33	132	2188		2188
141	2172		2172	-17	141	2188		2188
Building 2	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.	Sq. Ft. Diff.	Building 2	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.
211	2910		2910	49	211	2861		2861
221	2940		2940	79	221	2861		2861
222	2100	1671	3771	6	222	2100	1666	3766
223	2947		2947	84	223	2863		2863
231	2911		2911	50	231	2861		2861
232	2951		2951	88	232	2863		2863
241	2287	1604	3891	-37	241	2267	1661	3927
242	2035	1885	3919	-122	242	2074	1967	4041
243	2278	1618	3896	-30	243	2267	1658	3925
Building 3	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.	Sq. Ft. Diff.	Building 3	Lower Floor Sq. Ft.	Upper Floor Sq. Ft.	Total Sq. Ft.
311	2974		2974	-52	311	3026		3026
321	2697		2697	86	321	2611		2611
322	2107		2107	13	322	2094		2094
323	2581		2581	-87	323	2668		2668
331	2593		2593	-18	331	2611		2611
332	2106	1627	3732	-27	332	2097	1663	3760
333	2634		2634	-34	333	2668		2668
341	2704	2159	4864	407	341	2629	1827	4457
342	2728		2728	60	342	2668		2668
351	2292	1835	4127	-141	351	2307	1960	4268
352	2740	2169	4909	382	352	2684	1842	4527
Total of All 3 Buildings			81210		Total of All 3 Buildings			80706
Overall Change				504				

Black Diamond

Plat Square Footage Comparison

2/14/2023

Common Area			
New Plat		Old Plat	
Common Area	Sq. Ft.	Common Area	Sq. Ft.
	783		904
	227		57
	1533		62
	103		149
	53		587
	162		1548
	163		57
	53		3409
	2927		57
	1498		168
	224		62
	243		176
	47		63
	109		65
	3956		4773
	68		63
	169		176
	55		62
	172		168
	53		57
	168		4059
	3287		778
ADA Unit	822		820
ADA Unit Deck	749		
	1206		2433
	161		168
	56		62
	172		63
	67		65
	1398		13079
	1895		65
	49		63
	229		236
	357		62
	4742		6058
	58		133
	147		62
	6611		224
	283		134
	5765		342
	24		13579
	104		168
	74		184
	195		62
	208		370
	222		430
	15152		63
	685		246
	165		1565
	452		65
Total	**58106**	**Total**	**58297**
Overall Change	**-191**	**Overall Change**	**191**

Black Diamond

Plat Square Footage Comparison

2/14/2023

Limited Common Area				
New Plat			Old Plat	
Building 1	Sq. Ft.	Sq. Ft. Diff.	Building 1	Sq. Ft.
111	737	-19	111	757
112	337	-1	112	338
121	278	50	121	228
122	304	49	122	255
131	282	54	131	228
132	305	50	132	255
141	307	53	141	255
Building 2	Sq. Ft.	Sq. Ft. Diff.	Building 2	Sq. Ft.
211	735	112	211	622
221	559	-53	221	612
222	657	-141	222	798
223	435	-172	223	607
231	571	-41	231	612
232	533	-74	232	607
241	459	-77	241	536
242	481	-33	242	513
243	465	-72	243	536
Building 3	Sq. Ft.	Sq. Ft. Diff.	Building 3	Sq. Ft.
311	685	36	311	650
321	674	22	321	652
322	402	3	322	399
323	677	16	323	661
331	676	23	331	652
332	805	7	332	799
333	675	14	333	661
341	476	15	341	460
342	670	9	342	661
351	307	15	351	292
352	471	2	352	469
Total	**13964**		**Total**	**14117**
Overall Change		**-152**		

ABBREVIATIONS

A		FIXT.	FIXTURE	PL	PLATE
ANCH.	ANCHOR BOLT	F.L.	FLOW LINE	P.L.	PROPERTY LINE
A.B.	ASPHALT/CONCRETE	FLASH'G	FLASHING	PLANT.	PLANTING
A/C	AIR CONDITIONING	FLR.	FLOOR / FLOORING	PLAS.	PLASTER
ACCES.	ACCESSORIES	F.O.B.	FACE OF BRICK	PLAST.	PLASTIC
ACOUS.	ACOUSTIC	F.O.C.	FACE OF CONCRETE	PLMB.	PLUMBING
ADJ.	ADJUSTABLE	F.O.M.	FACE OF MASONRY	PLYWD.	PLYWOOD
ADMIN.	ADMINISTRATOR OR ADMINISTRATION	F.O.P.	FACE OF PANEL	P.M. (D)	PANEL(DOOR)
ADD.	ADDITION/ADDENDA	F.O.S.	FACE OF STUD	POL.	POLISH(ED)
APPX.	APPROX.	F.O.T.	FACE OF (SPECIFY ITEM)	PR.	PAIR
ASJ.	ADJUSTABLE	F.P.	FIRE PROOF(ING)	PREP.	PREPARATION
ADMIN.	ADMINISTRATOR OR ADMINISTRATION	FR.	FRAME	PROT.	PROTECTED OR PROTECTION
		FREEZ.	FREEZER		
ALT.	ALTERNATE	F.S.	FLOOR SINK / FULL SIZE	P.S.F.	POUNDS PER SQ. FT.
ALUM.	ALUMINUM	FT.	FEET	P.T.	PRESSURE TREATED
ANCH.	ANCHOR	FTG.	FOOTING	PT.	POINT
A.P.	ACCESS PANEL	FURR.	FURRING		
APPL.	APPLIED	FUT.	FUTURE	Q	
APPD.	APPROVED			Q.T.	QUARRY TILE
APPROX.	APPROXIMATE	G		QTR.	QUARTER
ARCH.	ARCHITECT OR ARCHITECTURAL	G.	GUTTER OR GAS		
		GA.	GAUGE	R	
ASB.	ASBESTOS	GALV.	GALVANIZED	R.	RISER
ASPH.	ASPHALT	G.B.	GRAB BAR	R.A.	RETURN AIR
ASSEM.	ASSEMBLY	G.C.	GENERAL CONTRACTOR	RAD.	RADIUS
ASPH.T.	ASPHALT TILE	GEN.	GENERAL	R.C.	REINFORCED CONCRETE
ATTEN.	ATTENUATING	GENER.	GENERATOR	R.D.	ROOF DRAIN
AUTO.	AUTOMATIC	G.I.	GALVANIZED IRON	RECEP.	RECEPTION OR RECEPTIONIST
B		GL.	GLASS		
		GR.	GRADE	RECOV.	RECOVERY
BD.	BOARD	GRND.	GROUND	RECP.	RECEPTACLE
BET.	BETWEEN	GYM	GYMNASIUM	REF.	REFERENCE
BNDY.	BOUNDARY	GYP. BD.	GYPSUM BOARD	REFRIG.	REFRIGERATOR
BLDG.	BUILDING			REG.	REGISTER/REGULATION OR REGULAR
BLK.	BLOCK	H			
BLKG.	BLOCKING	H.B.	HOSE BIBB	REINF.	REINFORCE OR REINFORCING
BLKT.	BLANKET	HDBD.	HARDBOARD		
BM.	BEAM	H.C.	HOLLOWCORE	REQD.	REQUIRED
B.M.	BENCHMARK	HD.	HEAD	RESIL.	RESILIENT
B.N.	BOUNDARY NAILING	HDR.	HEADER	REV.	REVISION
BOT.	BOTTOM	HDWR.	HARDWARE	REV'D.	REVISED
BRGS.	BRACING	HDWD.	HARDWOOD	R.H.	RIGHT HAND
BRDG.	BRIDGING	HT.	HEIGHT	RM.	ROOM
BRG.	BEARING	H.W.	HOTWATER	R.O.	ROUGH OPENING
BRK	BRICK	H.M.	HOLLOWMETAL	RUB.	RUBBER
BRKT	BRACKET	HOLD.	HOLDING	RND.	ROUND
BSMT.	BASEMENT	HORIZ.	HORIZONTAL	RGWD.	REDWOOD
B.T.U.	BRITISH THERMAL UNIT	H.P.	HIGH-PUMP OR HORSE POWER		
C				S	
		HR.	HOUR	S.	SINK OR SOUTH
CAB.	CABINET	H.R.	HOSE RACK/HAND RAIL	S.A.	SUPPLY AIR
CARP.	CARPET	HTG.	HEATING	SAN.	SANITARY
C.B.	CATCHBASIN OR CHALKBOARD			SC.	SCALE
		I		S.C.	SOLID CORE
C/C	CENTER TO CENTER	I.D.	INSIDE DIAMETER	SCHED.	SCHEDULE
CEM.	CEMENT	IN.	INCH	SCR.	SCREEN
CER.T.	CERAMIC TILE	INCL.	INCLUDED	SCUP.	SCUPPER
C.G.	CORNERGUARD	I.E.	INVERT ELEVATION	SEC.	SECURE
C.I.	CAST IRON	INFO.	INFORMATION	SECT.	SECTION
C.I.P.	CAST IN PLACE	INSUL.	INSULATION	SECY.	SECRETARY
C.J.	CONSTRUCTION JOINT	INT.	INTERIOR	SEIS.	SEISMIC
C.L. (OR)	CENTERLINE			SEP.	SEPARATION
CLG.	CEILING	J		SERV.	SERVICE
CLO.	CLOSET	JAN.	JANITOR	SHT.	SHEET
CLR.	CLEAR	JST.	JOIST	SH. (S).	SHELF (SHELVES)
CNTR.	COUNTER	JT.	JOINT	SHTHG.	SHEATHING
C.O.	CLEANOUT			SHWR.	SHOWER
COL.	COLUMN	K		SIM.	SIMILAR
COLLECT.	COLLECTION	KIT.	KITCHEN	S.R.	SALLY PORT
COMM.	COMMUNICATIONS	K.O.	KNOCK-OUT	SPC. (S).	SPACE (S)
CONC.	CONCRETE	KP.	KICKPLATE	SPEC.	SPECIFICATIONS
CONC BLK.	CONCRETE BLOCK			SQ. (OR)	SQUARE
CONF.	CONFERENCE	L		S.S.	SERVICE SINK
CONN.	CONNECTION	L	ANGLE	STA.	STATION
CONST.	CONSTRUCTION	L.	LENGTH	STAG.	STAGGER(ED)
CONT.	CONTINUE	LAB.	LABORATORY	STD.	STANDARD
CONTR.	CONTINUOUS	LAM.	LAMINATED	STIFF.	STIFFENER
CONTR.	CONTRACTOR	LAND.	LANDING	STL.	STEEL
CORRIDO.	CORRIDOR	LAV.	LAVATORY	STOR.	STORAGE
CORR.	CORRIDOR	LMBR.	LUMBER	STRUCT.	STRUCTURAL
C.R.	CLASSROOM	LBS.	POUNDS	STN. STL	STAINLESS STEEL
C.R.T.	CATHODE RAY TUBE	LH.	LEFTHAND	SUPERV.	SUPERVISOR
CSK.	COUNTERSINK	LIN.	LINEN OR LINEAL/LINEAR	SUPP.	SUPPLY
CSMT.	CASEMENT	LLH	LONG LEG HORIZONTAL	SUSP.	SUSPENDED
CTR.	CENTER	LLV.	LONG LEG VERTICAL	SYM.	SYMMETRICAL
CU.	CUBIC	LOUVER(S)	LOUVER(S)	S4S	SURFACED 4 SIDES
CUST.	CUSTODIAN	LP.	LOW POINT	S2S	SURFACED 2 SIDES
C.W.	COLD WATER	L.R.	LIVING ROOM		
CYL.	CYLINDER	LT.	LIGHT	T	
C (OR)	CHANNEL	LAND.	LANDSCAPE & ENVIRONMENTAL	T.	TREAD
		LAV.	LAVATORY	T.B.	TACKBOARD
D			REGULATION	T. & B.	TOP AND BOTTOM
DBL.	DOUBLE	LOUV.	LOUVER	T.C.	TOP OF CURB
DELIB.	DELIBERATION			TELE.	TELEPHONE
DEPR.	DEPRESS/DEPRESSION	M		TEMP.	TEMPORARY OR TEMPERATURE
DEPT.	DEPARTMENT	MACH.	MACHINE		
DET.	DETAIL	MAINT.	MAINTENANCE	TERR.	TERRAZZO
DETENT.	DENTENTION	MAS.	MASONRY	T & G	TONGUE AND GROOVE
D.F.	DRINKING FOUNTAIN	MATL.	MATERIAL	THERM.	THERMOSTATE/THERMAL
DIAG.	DIAGONAL	MAX.	MAXIMUM	THR.	THRESHOLD
DIA (OR)	DIAMETER	M.B.	MACHINE BOLT	T.J.	TOOLED JOINT
DICTA.	DICTATION	M.C.	MEDICINE CABINET	TOL.	TOILED
DIM.	DIMENSION	MECH.	MECHANICAL	T.O.C.	TOP OF CONCRETE
DN.	DOWN	MEMB.	MEMBRANE	T.O.P.	TOP OF PAVING
DR.	DOOR	MEZZ.	MEZZANINE	T.O.W.	TOP OF WALL
DO.	DITTO	MFGT.	MANUFACTURER	T.S.G.	TAPERED STEEL GRD
DOC(S).	DOCUMENT(S)	MFR.	MANUFACTURER	TYP.	TYPICAL
DP.	DEEP OR DEPTH	MGR.	MANAGER	T/PKG.	TYPING
DR.	DOOR	M.H.	MANHOLE		
DRESS.	DRESSING	MIN.	MINIMUM	U	
D.S.	DOWNSPOUT	MIR.	MIRROR	U.B.C.	UNIFORM BUILDING CODE
DWG.	DRAWING	MISC.	MISCELLANEOUS	U.L.	UNDERWRITER'S LABORATORY
DF.	DOUGLAS FUR	MK.	MARK	U.O.N.	UNLESS OTHERWISE NOTED
		M.L.	MATCHLINE	U.R.	URINAL
E		M.DG.	MOULDING		
E.	EAST	M.O.	MASONRY OPENING		
EA.	EACH	MSG.	MANUFACTURER'S	V	
E.D.P.	ELECTRONIC DATA PROCESSING		STANDARD GAUGE	V.A.T.	VINYL ASBESTOS TILE
		M.T.	METAL THRESHOLD	V.B.	VAPORBARRIER
E.J.	EXPANSION JOINT	MULL.	MULLION	VENT.	VENTILATOR OR VENTILATION
EL.	ELEVATION VERTICAL	MULT.	MULTIPLE		
ELEC.	ELECTRIC	MUN.	MUNICIPAL	VERT.	VERTICAL
ELECTL.	ELECTRICAL			VEST.	VESTIBULE
ELEV.	ELEVATOR / ELEVATION	N		VOL.	VOLUME
EMERG.	EMERGENCY	N.	NORTH		
ENCL.	ENCLOSE/ENCLOSURE	N.I.C.	NOT IN CONTRACT	W	
ENT.	ENTRANCE	NO.	NUMBER	W	WEST OR WIDE
ENVIR.	ENVIRONMENTAL	NOM.	NOMINAL	W	WIDE FLANGE
EQ.	EQUAL	NON-COM	NON-COMBUSTIBLE	W/	WITH
EQUIP.	EQUIPMENT	N.T.S.	NOT TO SCALE	W.C.	WATER CLOSET
EST.	ESTIMATE			WD.	WOOD
E.W.C.	ELECTRIC WATER COOLER	O		W.GL.	WIRE GLASS
EXAM.	EXAMINATION	O.A.	OVERALL/OUTSIDE AIR	W.H.	WATER HEATER
EXCL.	EXCAVATE / EXCAVATION	OBSC.	OBSCURE	WKG.	WROUGHTIRON
EXER.	EXERCISE	O.C.	ON CENTER	WIN.	WINDOW
EXIST.	EXISTING	O.D.	OUTSIDE DIAMETER	W/O	WITHOUT
EXP.	EXPOSED	O.F.	OVERFLOW	WOM.	WOMEN
EXPAN.	EXPANSION/ EXTERIOR	O.F.C.I.	OWNER FURNISHED-CONTRACTOR INSTALL	WP.	WATERPROOF
EXT.				W.P.	WORKING POINT
		OFF.	OFFICE	W.P.J.	WEAKENED PLANE JOINT
F		O.F.O.I.	OWNER FURNISHED-OWNER INSTALLED	W.R.	WATER RESISTANT
F.A.	FAN / FRESH AIR			WT.	WEIGHT
F.C.	FLOOR CLEANOUT	O.H.	OVERHEAD	W.W.F.	WOVE WIRE FABRIC
F.F.	FINISH FLOOR	OPNG.	OPENING		
	FOUNDATION	OPP.	OPPOSITE	X, Y & Z	
	FIRE EXTINGUISHER	OZ.	OUNCE	X.	BY (8' X 8')
	FIRE EXTINGUISHER CABINET			YD.	YARD
		P			
FED.	FEDERAL	PARTN.	PARTITION		
F.F.	FINISH FLOOR	PC (S)	PIECE (S)		
F.H.	FLAT HEAD	P.C.	PRECAST		
F.H.C.	FIRE HOSE CABINET	P.C.F.	POUNDS PER CUBIC FT.		
FIN.	FINISH	PERIM.	PERIMETER		
FIX.	FIXED	PERP. (OR)	PERPENDICULAR		

Black Diamond Lodge

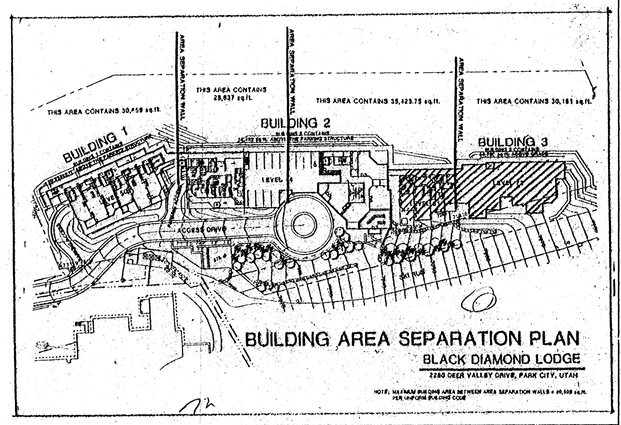
Building 2

CONSTRUCTION SET

PARK CITY MUNICIPAL CORPORATION
APPROVED
PERMIT NO. BLD-06042
DATE 1/22 2001
INITIAL/APPROVAL
BUILDING INSPECTION DEPARTMENT

PLANNING DEPT.
APPROVED
DATE 1.26.01 KMW
see notes in computer

PLANNING DEPT.
APPROVED
DATE



DEFFERED SUBMITTALS:
-Structural Steel
- Elevator
- Fire Sprinkle - NFPA 13
- Gas Appliance Fireplace
- Fireplaces
- Mechanical Equipment

Provide Park City Building Dept. copies of the above for review and approval prior to fabrication and installation

provide & get approval for the STC ratings for walls, floor ceilings, per appendix 1208, prior to any sheet rock being installed

DESIGN CRITERIA

Applicable Codes:
UBC 1997
NEC 1999
IMC 1998
IPC 1997

Building Data:
Occupancy: R1, S3
Type of Construction: Type II-1 Hour, Fully Sprinklered

Building Area:
Level 38: 15,507 s.f. (parking garage)
Level 44: 15,584 s.f. (6,592 parking garage)
Level 61: 13.339 s.f.
Level 72: 10,877 s.f.
Level 83: 9,139 s.f.
Level 94: 7,387 s.f.
Total Area: 71,833 s.f. (SEE BUILDING AREA SEPARATION PLAN) - THIS SHEET -

Parking:
~~15~~ Spaces
2 Handicap Spaces
~~47~~ Total Building 2

Building Construction Sunmary:
Steel frame substructure, light steel infil framing. Building skin to be non-combustible cement board, synthetic stone with natural wood trim and detail, Decks are heavy timber construction.

DESIGN TEAM

OWNER:
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FAX: 435.645.7278
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FAX: 435.649.6378
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PROJECT ARCHITECT: JONATHAN DEGRAY

COLLABORATING ARCHITECT:
SMITH LAYTON & ASSOCIATES
375 WEST 200 SOUTH
SALT LAKE CITY, UTAH 84101
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FAX: 801.322.5557
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PROJECT ARCHITECT: TRAVIS NAISBITT

CIVIL:
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1910 PROSPECTOR AVENUE
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TEL: 435.645.9000
FAX: 435.649.1620
PROJECT ENGINEER: JEFF GRAHAM

STRUCTURAL:
RICHARDS CONSULTING GROUP
3098 SOUTH HIGHLAND DRIVE
SALT LAKE CITY, UTAH 84106
TEL: 801.466.1099
TEL: 801.467.2495
PRINCIPAL ENGINEER: JONATHAN RICHARDS
PROJECT ENGINEER: SCOTT WILSON

MECHANICAL
DESIGN BUILD

PLUMBING
DESIGN BUILD

ELECTRICAL
DESIGN BUILD

DRAWING INDEX

CIVIL
Dim - One

LANDSCAPE
L - Five
L - Six

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A2.21 Level 50/44 Floor Plan
A2.22 Level 61 Floor Plan
A2.23 Level 72 Floor Plan
A2.24 Level 83 Floor Plan
A2.25 Level 94 Floor Plan
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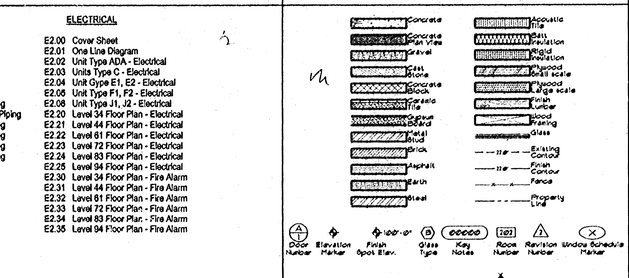
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S3.22 Level 7272 Framing Plan
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GRAPHIC KEY



OTTO WALKER architects
2200 Park Avenue, Suite C201,
Park City, Utah 84098 (435) 649-6373

SLA SMITH-LAYTON & ASSOCIATES ARCHITECTURE PLANNING INTERIORS
Collaborating Architect

STATE OF UTAH
MARK A. WALKER
121761
LICENSED ARCHITECT

Project:
BLACK DIAMOND LODGE
2280 Deer Valley Drive East, Park City, Utah 84060

Title Sheet
Building Two

Date: 21-JUNE-00
Revisions:
1 BUILDING 2 F.F. PERMIT REVISIONS AUGUST 16, 2000
2 BUILDING 2 SHELL PERMIT REVISIONS DECEMBER 19, 2000

Sheet No:
T0.20

APPROVED
JAN 18 2001
PARK CITY
BUILDING INSPECTION

Planning Commission
Staff Report

Subject: **Bicycle Parking Requirements**
Application: **PL-23-05563**
Authors: **Anna Maki, Transportation Planning**
Hannah Pack, Transportation Planning
Rebecca Ward, Planning
Date: **March 22, 2023**
Type of Item: **Legislative – Land Management Code Amendments**

Recommendation

(I) Review the proposed amendments to Land Management Code Section 15-3-9 *Bicycle Parking Requirements* outlined in the Draft Ordinance (Exhibit A) to update outdoor bicycle parking requirements and to enact enclosed bicycle storage requirements for Multi-Unit Dwellings with over ten Units and for those Uses that generate employees; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on April 27, 2023.

Description

Applicant:	Planning Department
Zoning District:	All Zoning Districts
Reason for Review:	The Planning Commission reviews and forwards a recommendation to the City Council for Land Management Code amendments; the City Council takes Final Action[1]

LMC Land Management Code

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

Background

Land Management Code (LMC) Section 15-3-9 requires temporary outdoor bicycle parking (bike racks) for at least three bicycles or 10% of the required parking for vehicles, whichever is greater. As the Planning Commission reviewed projects last year, the Commission identified opportunities to update this Section to reflect community needs for both short-term outdoor bicycle parking for visitors to a site and to create new requirements for long-term indoor enclosed bicycle storage for residents and employees of a site.

The City's vision outlined in Park City Forward—a supplement to the General Plan—is to embrace innovation to provide safe, year-round transportation options that promote a

[1] LMC Section 15-1-7

connected, inclusive, and multimodal mountain community and culture. Park City Forward establishes a mode share target for over 30% biking, walking, and transit by 2050. Additionally, Goal 3 of Park City's General Plan is to "encourage alternative modes of transportation on a regional and local scale to maintain our small town character."[2] Community Planning Strategy 3.2 is to amend the LMC to "[r]equire secure bicycle parking options."[3]

The recommended amendments below take into consideration Planning Commission liaison and Transportation Planning Department input, as well as best practices and model ordinances:

- *Downtown and Main Street Parking Management Plan Final Report (2016)*, prepared for Park City by Nelson Nygaard in collaboration with Fehr & Peers and Carl Walker, Inc.
- *Essentials of Bike Parking: Selecting and Installing Bike Parking that Works (2015)* from the Association of Pedestrian & Bicycle Professionals (APBP), a community of practitioners working to create more walkable, bikeable places
- *Guide for the Development of Bicycle Facilities* from the American Association of State Highway and Transportation Officials (AASHTO)
- *Urban Street Design Guides* from the National Association of City Transportation Officials (NACTO)
- Code reviews – Lake Tahoe, California; Aspen, Boulder, and Fort Collins, Colorado; Boise, Idaho; Boston, Massachusetts; Billings and Butte, Montana; New York City, New York; Bend, Eugene, and Portland, Oregon; Austin, Texas; Provo and Salt Lake City, Utah; Washington DC; Seattle, Washington; and Jackson, Wyoming

On February 22, 2023, the Planning Commission conducted a work session on the proposed amendments and recommended the following:

- Ensure all types of bikes are accommodated
- Prioritize efficiency and capacity over design, but allow flexibility
- Consider exceptions for enclosed outdoor bicycle parking, including a density bonus if an Applicant exceeds parking requirements (addressed the Accessory Uses in Master Planned Development Staff Report)

The Planning Commission also requested information on bike parking policies for the City, including bike parking within City parking facilities and park & rides, transit stops, and special events.

[2] General Plan, Small Town, p. 22
[3] General Plan, Small Town, p. 24

City Programs
Transportation Planning will participate in the March 23 meeting to provide an overview of current policies, including the Request-A-Rack Program, bike parking on Main Street, and the Bicycle and Pedestrian Plan in progress.

Transit Stops
The Engineering Department is upgrading bus stops citywide over the next several years with the support of a Program Management Services Consultant. As part of the upgrade, the Department is developing bus stop typologies based on ridership and site characteristics such as right-of-way, ridership, grading, and utilities. When fully developed, these typologies will include recommended amenities for inclusion at each stop, including bike parking, ski racks, seating, shelters, and digital signage.

Special Events
Based on the City Council's Critical Priority of Transportation, the Special Events Department has been requiring bike parking and alternative modes of transportation through the Event Permit for more than a decade. The Special Events team reviews Transportation Plans as part of event applications based on the Special Events code outlined in the Municipal Code Section 4A-2-7.

Beyond required Transportation Plans and bike parking, some events exceed requirements by hosting bike valets. Park Silly Sunday Market was the first event to start this program. The bike valet is free to the public but funded through event sponsorship. Events such as Park City Kimball Arts Festival, Fourth of July Celebration, and Miners Day now offer bike valets in addition to regular bike parking options.

Potential Recommendations
The Planning Commission suggested potential recommendations to the City Council regarding bike parking policies citywide, including:

- Bike parking facilities at transit hubs
- Enclosed secure bike parking for park & rides
- Secure bike parking areas within public parking structures like China Bridge
- Bike parking and valet bike parking requirements for certain Special Events

Analysis
The LMC implements the policies of the Park City General Plan.[4] Proposed updates to LMC Section 15-3-9 include:

Outdoor bicycle parking (bicycle racks that provide short-term parking for those visiting a site)

- Require a percentage of outdoor bicycle parking accommodate cargo, recumbent, tandem, electric, and bicycles with trailers

[4] LMC Section 15-1-2 *Statement of Purpose*

- Require covered outdoor bicycle parking with snow clearing and maintenance standards
- Update required materials and installation standards

Enclosed bicycle storage (long-term bicycle parking provided within a parking garage or building)

- Establish long-term enclosed bicycle storage facilities for Multi-Unit Dwellings with 10 or more Dwelling Units and for a percentage of the employees generated by Use
- Require a bicycle repair station for those projects that must provide 10 or more Enclosed Bicycle Parking spaces

General Updates

- Allow for a fee in lieu for certain properties (for example, those in the Commercial Historic Districts with limited setbacks)
- Establish flexibility for best outcomes

The proposed amendments replace LMC Section 15-3-9 in its entirety:

15-3-9 Bicycle Parking Requirements

A. OUTDOOR BICYCLE PARKING. Outdoor bicycle parking is an area where one bicycle may be securely stored with both wheels resting on a stable surface and conveniently accessed and removed without requiring the movement of other bicycles, vehicles, or other objects.

1. Outdoor bicycle parking must:
    a. Be inverted-U, post and ring, corral, or other as approved by the City Engineer and Transportation Planning Department;
    b. Be mounted in concrete;
    c. Be galvanized or stainless steel, coated with PVC or thermoplastic, and resistant to rust, corrosion, hammers, and saws;
    d. Provide secure racks in which both the bicycle frame and wheel may be locked by the user using a U-lock;
    e. Be designed to prevent damage to the bicycle and to facilitate easy and secure bicycle parking without interference from or to adjacent bicycles;
    f. Be installed no more than fifty feet (50') from the primary entrance;
    g. Be located in convenient, highly visible, active, well-lighted areas that are easily accessible from the Right-of-Way, bicycle lanes, and/or trails and pathways;
    h. Meet the dimension, setback, and installation requirements outlined in the NACTO or AASHTO design guidelines, as approved by the City Engineer or Transportation Planning;
    i. Be Compatible in design and function with the surrounding Buildings and Street furniture;
    j. Be protected from vehicles;
    k. Be maintained in good condition, appearance, and repair;

l. Be protected from weather by existing structures such as overhangs or awnings or by natural elements such as a tree canopy;
m. Be clear of ice, snow, and any other obstructions;
n. Not obstruct pedestrian or ADA accessibility.

2. Outdoor bicycle parking shall be provided for ten percent (10%) of the required Off-Street parking for the temporary storage of bicycles. Applicants granted a reduction in Off-Street parking by the Planning Commission must satisfy outdoor bicycle parking for the full Off-Street parking requirement. One percent (1%) or minimum of one (1) bicycle parking space of the outdoor bicycle parking shall provide parking at least three feet (3') by ten feet (10') per space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.

B. ENCLOSED BICYCLE STORAGE. Enclosed bicycle storage provides secure long-term storing and locking of bicycles.

1. Enclosed bicycle storage must:
    a. Be located within the Parking Structure or Building for which it is required;
    b. Be enclosed with solid walls or floor-to-ceiling fencing;
    c. Be securely locked and access-controlled;
    d. Contain racks for support and locking of individual bicycles;
    e. If not located on the ground floor, be accessible by an elevator with interior dimensions of at least eighty inches (80") by fifty-four inches (54"); and
    f. Provide electrical outlets for e-bike charging.
2. Enclosed bicycle storage shall be provided as follows:
    a. For one (1) bicycle per three (3) Dwelling Units for Multi-Unit Dwellings with ten (10) or more Dwelling Units, and
    b. For one (1) bicycle per ten (10) employees generated for Uses as outlined in Resolution No. 05-2021, as amended.
3. Five percent of the Enclosed Bicycle Storage shall be at least three feet (3') by ten feet (10') per parking space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.
4. Applicants required to provide ten (10) or more Enclosed Bicycle Storage spaces shall include a bicycle repair station.

D. EXCEPTIONS. This Section does not apply to Summit Bike Share.

E. ALTERNATIVE COMPLIANCE. The Planning Commission may reduce or modify the required outdoor bicycle parking and enclosed bicycle storage when the Applicant demonstrates a plan that achieves secure bicycle parking facilities that best suits the Uses and physical constraints of a Site.

F. PAYMENT-IN-LIEU. Structures with zero Setback requirements or Properties where Outdoor Bicycle Parking or Enclosed Bicycle Parking would negatively impact access, circulation, or snow removal, may pay a fee in-lieu for required bicycle parking.

Department Review

The Planning, Engineering, and Transportation Planning Departments and the City

Attorney's Office reviewed this report.

Notice

Staff published notice on the City's website and the Utah Public Notice website on March 3, 2023. Staff mailed courtesy notice to property owners citywide on March 7, 2023. The *Park Record* published notice on March 8, 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 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; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibit

Exhibit A: Draft Ordinance

[5] LMC § 15-1-21

Ordinance No. 2023-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE SECTION 15-3-9 *BICYCLE PARKING REQUIREMENTS*

WHEREAS, the City's vision outlined in Park City Forward—a supplement to the Park City General Plan—is to embrace innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal mountain community and culture. Park City Forward establishes a mode share target for over 30% biking, walking, and transit by 2050;

WHEREAS, Goal 3 of Park City's General Plan is to encourage alternative modes of transportation on a regional and local scale to maintain our small town character and Community Planning Strategy 3.2 is to amend the Land Management Code to require secure bicycle parking options;

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, on February 22, 2023, the Planning Commission conducted a work session on the proposed amendments;

WHEREAS, on March 22, 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 15-3-9 *Bicycle Parking Requirements* is 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

15-3-9 Bicycle Parking Requirements

A. OUTDOOR BICYCLE PARKING. Outdoor bicycle parking is an area where one bicycle may be securely stored with both wheels resting on a stable surface and conveniently accessed and removed without requiring the movement of other bicycles, vehicles, or other objects.

1. Outdoor bicycle parking must:
    a. Be inverted-U, post and ring, corral, or other as approved by the City Engineer and Transportation Planning Department;
    b. Be mounted in concrete;
    c. Be galvanized or stainless steel, coated with PVC or thermoplastic, and resistant to rust, corrosion, hammers, and saws;
    d. Provide secure racks in which both the bicycle frame and wheel may be locked by the user using a U-lock;
    e. Be designed to prevent damage to the bicycle and to facilitate easy and secure bicycle parking without interference from or to adjacent bicycles;
    f. Be installed no more than fifty feet (50') from the primary entrance;
    g. Be located in convenient, highly visible, active, well-lighted areas that are easily accessible from the Right-of-Way, bicycle lanes, and/or trails and pathways;
    h. Meet the dimension, setback, and installation requirements outlined in the NACTO or AASHTO design guidelines, as approved by the City Engineer or Transportation Planning;

i. Be Compatible in design and function with the surrounding Buildings and Street furniture;

j. Be protected from vehicles;

k. Be maintained in good condition, appearance, and repair;

l. Be protected from weather by existing structures such as overhangs or awnings or by natural elements such as a tree canopy;

m. Be clear of ice, snow, and any other obstructions;

n. Not obstruct pedestrian or ADA accessibility.

2. Outdoor bicycle parking shall be provided for ten percent (10%) of the required Off-Street parking for the temporary storage of bicycles. Applicants granted a reduction in Off-Street parking by the Planning Commission must satisfy outdoor bicycle parking for the full Off-Street parking requirement. One percent (1%) or minimum of one (1) bicycle parking space of the outdoor bicycle parking shall provide parking at least three feet (3') by ten feet (10') per space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.

B. ENCLOSED BICYCLE STORAGE. Enclosed bicycle storage provides secure long-term storing and locking of bicycles.

1. Enclosed bicycle storage must:

a. Be located within the Parking Structure or Building for which it is required;

b. Be enclosed with solid walls or floor-to-ceiling fencing;

c. Be securely locked and access-controlled;

d. Contain racks for support and locking of individual bicycles;

e. If not located on the ground floor, be accessible by an elevator with interior dimensions of at least eighty inches (80”) by fifty-four inches (54”); and

f. Provide electrical outlets for e-bike charging.

2. Enclosed bicycle storage shall be provided as follows:

a. For one (1) bicycle per three (3) Dwelling Units for Multi-Unit Dwellings with ten (10) or more Dwelling Units, and

b. For one (1) bicycle per ten (10) employees generated for Uses as outlined in Resolution No. 05-2021, as amended.

3. Five percent of the Enclosed Bicycle Storage shall be at least three feet (3’) by ten feet (10’) per parking space to accommodate large bicycles such as cargo, recumbent, tandem, electric, and bicycles with trailers.

4. Applicants required to provide ten (10) or more Enclosed Bicycle Storage spaces shall include a bicycle repair station.

D. EXCEPTIONS. This Section does not apply to Summit Bike Share.

E. ALTERNATIVE COMPLIANCE. The Planning Commission may reduce or modify the required outdoor bicycle parking and enclosed bicycle storage when the Applicant demonstrates a plan that achieves secure bicycle parking facilities that best suits the Uses and physical constraints of a Site.

F. PAYMENT-IN-LIEU. Structures with zero Setback requirements or Properties where Outdoor Bicycle Parking or Enclosed Bicycle Parking would negatively impact access, circulation, or snow removal, may pay a fee in-lieu for required bicycle parking.

Planning Commission
Staff Report

Subject: **Sensitive Land Overlay**
Application: **PL-23-05512**
Author: **Rebecca Ward, Assistant Planning Director**
Date: **March 22, 2023**
Type of Item: **Legislative – Land Management Code Amendment**

Recommendation

(I) Review proposed amendments to Land Management Code Chapter 15-2.21 *Sensitive Land Overlay Zone* and Section 15-15-1 *Definitions*; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on April 27, 2023, as outlined in Draft Ordinance No. 2023-XX (Exhibit A).

Description

Applicant:	Planning Department
Zoning District:	Sensitive Land Overlay
Land Management Code Amended:	Chapter 15.2-21 *Sensitive Land Overlay Zone* Section 15-15-1 *Definitions*
Reason for Review:	The Planning Commission conducts a public hearing on Land Management Code amendments and forwards a recommendation to the City Council. The City Council conducts a public hearing and takes Final Action.[1]

LMC	Land Management Code
SLO	Sensitive Land Overlay

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

Summary

The proposed amendments:

- Expand Ridge Line Areas and Vantage Points to include annexed acreage
- Update defined terms
- Establish Sensitive Land Overlay (SLO) review for a Trails Master Plan and require evaluation of the Trails Master Plan at least every three years
- Require additional Application materials for projects with Steep Slopes and Very Steep Slopes

[1] LMC § 15-1-7 *Amendments to the Land Management Code and Zoning Map*

- Expands SLO review to include Very Steep Slopes within 50 feet of the property

In addition to proposed amendments, staff recommends Applications be updated to outline the detailed information required for adequate SLO review.

On January 25, 2023, the Planning Commission conducted a work session on the proposed amendments and provided the following input:

- Support for Ridge Line Area and Vantage Point updates to reflect annexed acreage
- Support for SLO evaluation of a Trails Master Plan with the following considerations:
    - Continue to require Administrative Permits for individual trails to ensure alignment with the Trails Master Plan
    - Require wetland and Significant Vegetation analysis for each trail application because these designations may change before the Trails Master Plan is updated
    - Establish a sunset clause to ensure the Trails Master Plan is updated periodically
    - Outline trail categories within the Trails Master Plan and base individual trail review depending on the proposed width, grade, etc., to be determined as part of the Trails Master Plan (Staff Report; Minutes, p. 25)

The Planning Commission recommendations are incorporated in the proposed amendments outlined in the Analysis Section below.

The Planning Commission was also in favor of updates regarding Application materials and requested improved topographic maps, 3D renderings that illustrate a proposed project, and renderings that superimpose the proposed project on a photo of the site and streetscape.

Additionally, the Planning Commission identified topics for future discussion, tentatively scheduled for a work session on May 24, 2023, including:

- Visual analysis for projects in general that allow the Commission to visualize the impacts of a proposal through 3D imaging and renderings superimposed onto site photos
- Evaluation of excavation and steep slope criteria citywide

Several community members reached out to staff regarding clarification on whether the SLO applies to their property, which is not fully within the SLO, but partially within the SLO. LMC Section 15-1-6(B) states that “[w]here the Zoning District lines appear to have intentionally divided a Lot or Parcel between two (2) or more districts, the applicable zoning for each portion of the Lot or Parcel must be determined by using the scale shown on the map.” As a result, if development is proposed for the portion of the property within the SLO, an SLO analysis may be required for that area of the property and no changes to the SLO boundary are proposed at this time.

Background

Please see Exhibit B for background information on the SLO.

Analysis

The Park City General Plan recommends protections for sensitive lands. Goal 4 is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting.[2] Goal 6 states Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change and Objective 6C is to support ecosystem health, biodiversity, and natural buffers between development and sensitive lands.[3]

The LMC implements the goals and policies of the General Plan, in part to allow development in a manner that encourages preservation of environmentally sensitive lands and to prevent development that adds to existing geologic hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community.[4]

The purposes of the SLO are to:

- Require dedicated Open Space in aesthetically and environmentally sensitive areas
- Encourage preservation of large expanses of Open Space and wildlife habitat
- Cluster development while allowing reasonable use of property
- Prohibit development on Ridge Line Areas, Steep Slopes, and wetlands
- Protect and preserve environmentally sensitive land[5]

The proposed amendments are outlined below:

Expand Ridge Line Areas

LMC Section 15-15-1 defines *Ridge Line Area* as "[t]he top, ridge, or Crest of Hill, or Slope plus the land located within one hundred fifty feet (150') on both sides of the top, crest, or ridge." LMC Section 15-15-1 defines *Crest of Hill* as "[t]he highest point on a hill or Slope as measured continuously throughout the Property. Any given Property may have more than one (1) Crest of Hill."

When the SLO was first adopted in 1992, the map below illustrated designated Ridge Line Areas, limited to the areas within the City boundary at that time:

[2] General Plan, Natural Setting, p. 4
[3] General Plan, Natural Setting, p. 6
[4] LMC Section 15-1-2 *Statement of Purpose*
[5] LMC Section 15-2.21-1 *Sensitive Land Overlay Purpose*



Since the adoption of the first SLO, the City has annexed significant acreage beyond what was originally illustrated in the SLO map. The proposed amendments include an SLO map to illustrate the properties within the SLO, and to update the Ridge Line Areas (Exhibit C). These Ridge Line Areas are estimates to be verified by a licensed surveyor pursuant to LMC Section 15-2.21-3(A)(2) at the time of Application.

Expand and Update Vantage Points

LMC Section 15-2.21-3(A)(4) designates Vantage Points from which visual assessments of projects in the SLO are completed. Vantage Points are considered by

the Planning Commission when reviewing Steep Slopes[6] and Ridge Line Areas. Development "should be sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points" (LMC Section 15-2.21-5(A)).

The recommended amendments update Vantage Points to reflect changes to current points listed and to expand Vantage Points to provide opportunities to evaluate projects that include acreage annexed into the City since the City Council adopted the SLO in 1992. The amendments also require Vantage Points for each project to be reviewed and approved by Planning staff and to be established by the Applicant with latitude and longitude coordinates.

The proposed amendments update both LMC Section 15-2.21-3(A)(4) *Designated Vantage Points* within the SLO and LMC Section 15-15-1 *Definitions* to establish the following baseline Vantage Points with new Vantage Points underlined:

- McPolin Barn (3000 S.R. 224)
- Park City School District Campus
- Intersection of Main Street and Heber Avenue
- Park City Ski Area Base
- Snow Park Lodge
- Park Meadows Golf Course Clubhouse
- S.R. 248 at the turn-out one quarter mile west from HWY 40
- S.R. 224 one-half mile south of the intersection with Ute Boulevard
- Intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue
- The intersection of S.R. 224 and Holiday Ranch Loop Road
- The intersection of Queen Ester Drive and Deer Valley Drive
- City Hall (445 Marsac Avenue)
- The roundabout at the Park City Hospital (900 Round Valley Drive)
- The intersection of S.R. 248 and Richardson Flat Road
- Additional Vantage Points determined by Planning staff and/or the Planning Commission on a case-by-case basis for evaluation of project impacts on designated Ridge Line Areas (See Exhibit A Draft Ordinance Redlines 80 – 107 and 410 – 433)

Establish Sensitive Land Overlay evaluation for a Trails Master Plan and allow for Administrative Permit review for individual trails that comply with the Trails Master Plan

Each trail constructed in the Recreation and Open Space Zoning District and SLO requires an Administrative Permit and Sensitive Lands Analysis. The City's Trails and Open Space Manager requested the Planning Commission consider exceptions for trails constructed within the SLO if those trails are part of a Trails Master Plan that has

[6] The LMC references Vantage Points in both the SLO regulations and Steep Slope Conditional Use Permit review criteria.

been reviewed pursuant to the SLO requirements, recommended by the Planning Commission, and adopted by the City Council.

The proposed amendments allow for trails identified within the Trails Master Plan to be evaluated for consistency with the Trails Master Plan, rather than to require full SLO submittal and analysis for each individual trail. For those features within the SLO that may change or require updates like wetlands and Significant, additional materials are recommended to be required as part of the Administrative Permit application and review at the time each trail is proposed to be constructed. The Trails Master Plan is proposed to be reviewed for SLO compliance at least once every three years (See Exhibit A Draft Ordinance Redlines 17 – 22).

Additionally, the SLO carves out an exception for ski slopes regarding limitations on grading. The proposed amendments carve out an exception for trails construction if the trail is part of the adopted Trails Master Plan (See Exhibit A Draft Ordinance Redlines 223 – 224).

Updates to Required Steep Slope Materials and Evaluation

LMC Section 15-2.21-4 outlines Slope protections. LMC Section 15-15-1 defines the following Slopes:

> **Slope, Steep**. Slope greater than fifteen percent (15%).
>
> **Slope, Very Steep**. Slope greater than forty percent (40%).

LMC Section 15-2.21-4(A) prohibits development within 50 feet of Very Steep Slopes. LMC Section 15-2.21-3(A)(1) requires Applicants to submit a Slope and topographic map for the property proposed for development. The recommended amendments require identification of Very Steep Slopes that may be within 50 feet of the property (See Exhibit A Draft Ordinance Redlines 42 – 43).

Additionally, the current code allows staff discretion regarding whether a Soils Investigation Report and Geotechnical Report are required. The proposed amendments require Applicants to submit a Soils Investigation Report and Geotechnical Reports for properties that have Steep Slopes or are within 50 feet of a Very Steep Slope to help expedite review and identify potential issues or additional information required prior to Planning Commission review (See Exhibit A Draft Ordinance Redlines 52 – 68).

Update Planning Applications to Outline Materials Required for Sensitive Lands Analysis

LMC Section 15-2.21-2(A) requires that Applicants proposing Development within the SLO submit a Sensitive Lands Analysis, which identifies Steep Slopes, Ridge Line Areas, Crest of Hills, wetlands, Stream Corridors, wildland interface, and wildlife habitat areas.

Staff reviews the Sensitive Lands Analysis and prepares a report for the Applicant and Planning Commission recommending areas suitable for development.[7] The Planning Commission may impose Conditions of Approval through a subdivision, plat amendment, Conditional Use Permit, or Master Planned Development, including Affordable Master Planned Developments, to comply with the requirements of the SLO.

Staff recommends updating Planning Applications to outline what is required for those applications located in the SLO to put Applicants on notice prior to submitting their land use application and to ensure sufficient materials are submitted for full review. Staff also recommends updating Section 15-2.21-3 to require a visual assessment for all SLO Applications.

The proposed updates to Applications require the following:

VISUAL ASSESSMENT FOR PROPOSED STRUCTURES

- Four panoramic views of existing property showing the site from the perimeter of the property from 90-degree compass intervals (camera facing toward site). Four panoramic views showing the neighborhood taken from the perimeter of the property at 90-degree compass intervals (camera facing away from site). One aerial photograph placing the subject in a neighborhood context.
- Streetscape elevation – including 100 feet on either side of the property along the project side of the street to indicate accurate height, width, and building or all proposed work in relation to existing surrounding and adjacent buildings, drawn at minimum 1/8 inch scale. If access to properties is limited, a photographic streetscape is allowed.
- A 3D massing model illustrating the proposed project from designated Vantage Points (see Planning Staff to review and establish Vantage Points for the Application).
- A rendering that superimposes the proposed project on a photo of the site and streetscape.

SLOPE/TOPOGRAPHIC MAP

- Certified boundary survey depicting contours at an interval of five feet (5') or less that identifies Very Steep Slopes (40% or greater) within fifty feet (50') of the Property boundary and highlights areas of high geologic hazard, areas subject to land sliding, and all Steep Slopes for areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following categories:
    - Greater than fifteen percent (15%), but less than or equal to thirty percent (30%) (shown in yellow)
    - Greater than thirty percent (30%) but less than or equal to forty percent (40%) (shown in orange)
    - Very Steep Slopes, greater than forty percent (40%) (shown in red)

[7] LMC Section 15-2.21-2(C) *Site Development Suitability Determination*

- For properties with Steep Slopes or Very Steep Slopes within fifty feet (50') of the property, the following are also required:
    - Soil Investigation Report as outlined in LMC Section 15-2.21-3(A)(3)(a)
    - Geotechnical Report as outlined in LMC Section 15-2.1-3(A)(3)(b)
    - Slope contours depicted at an interval of two feet (2')

RIDGE LINE AREAS

- Depict the top, ridge, or Crest of Hill or Slope plus the land located within one hundred fifty feet (150') on both sides of the top, crest, or ridge.

VEGETATIVE COVER AND SIGNIFICANT VEGETATION

- Detailed map of vegetative cover, depicting deciduous trees, coniferous trees, gable oak or high scrub, and sage, grassland, and agricultural crops.

VANTAGE POINTS

- See LMC Section 15-2.21-3(A)(6) for established Vantage Points and meet with Planning Staff to determine whether additional Vantage Points for the project are required.

WETLANDS

- As determined by the Army Corps of Engineers Wetlands Delineation Manual, as amended.

STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES

- Defined by the Ordinary High Water Mark, the line on the bank to which the high water ordinarily rises annually in season as indicated by changes in the characteristics of soil, vegetation, or other appropriate means which consider the characteristics of the surrounding Areas. Where the Ordinary High Water Mark cannot be found, the top of the channel bank shall be substituted. In braided channels, the Ordinary High Water Mark or substitute shall be measured so as to include the entire stream feature.

WILDLIFE HABITAT AREAS

- See LMC Section 15-2.21-3(A)(7)

Additional submittals may be required:

FIRE PROTECTION REPORT

- See LMC Section 15-2.21-3(B)(1)

HYDROLOGICAL REPORT

- See LMC Section 15-2.21-3(B)(2)

Department Review

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

Notice

Staff posted notice to the Utah Public Notice and City websites on March 3, 2023. On March 6, 2023, staff mailed courtesy postcard notices to property owners within the Sensitive Land Overlay. The Park Record published notice on March 8, 2023.[8]

Public Input

No public input was provided prior to the publication of this staff report.

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.

Exhibits

Exhibit A: Draft Ordinance No. 2023-XX
Exhibit B: Sensitive Land Overlay Background
Exhibit C: DRAFT Ridge Line Area Map

[8] LMC § 15-1-21

Ordinance No. 2023-XX

AN ORDINANCE AMENDING LAND MANAGEMENT CODE CHAPTER 15-2.21 *SENSITIVE LAND OVERLAY ZONE REGULATIONS* AND SECTION 15-15-1 *DEFINITIONS*

WHEREAS, the Land Management Code promotes the general health, safety, and welfare of the present and future inhabitants, businesses, and visitors of the City and implements the goals and policies of the General Plan;

WHEREAS, the Park City General Plan recommends protections for sensitive lands and Goal 4 is to conserve a connected, healthy network of open space for continued access to and respect for the natural setting, and Goal 6 states Park City will implement climate adaptation strategies to enhance the City's resilience to the future impacts of climate change and Objective 6C is to support ecosystem health, biodiversity, and natural buffers between development and sensitive lands;

WHEREAS, in 1991, the City Council recognized the City's economic well-being was dependent on the appeal of the year-round resort destination and that protection of the City's natural resources, view corridors, and mountain environment was directly related to the City's appeal for both tourists and the quality of life for residents. On October 10, 1991, the City Council passed Resolution No. 30-91 *Establishing Principles for the Protection of Sensitive Lands in the Park City Planning Area*, authorizing a study of sensitive lands within the community;

WHEREAS, in 1992, the City Council passed Ordinance No. 92-17 *Adopting the Sensitive Area Overlay Zone Regulations and Amending the Official Zoning Map of Park City, Utah to Include the Sensitive Area Overlay Zone and Amending the Land*

Management Code of Park City, Utah to Better Regulate Development of Sensitive Lands;

WHEREAS, the Sensitive Land Overlay established in Land Management Code Chapter 15-2.21 requires dedicated Open Space in aesthetically and environmentally sensitive areas, encourages preservation of large expanded of Open Space and wildlife habitat, clusters development while allowing reasonable use of property, prohibits development on Ridge Line Areas, Steep Slopes, and wetlands, and protects and preserves environmentally sensitive land;

WHEREAS, while minor modifications to the Sensitive Land Overlay were enacted over the years, the City has annexed significant acreage and requires updates to Ridge Line Areas and Vantage Points;

WHEREAS, the Sensitive Land Overlay establishes exceptions for ski slopes and exceptions are expanded to the construction of trails if those trails are part of an approved Trails Master Plan the Planning Commission reviews for Sensitive Land Overlay compliance prior to adoption by the City Council;

WHEREAS, the Sensitive Land Overlay prohibits development within fifty feet of a Very Steep Slope and the proposed amendments require applicants to identify Very Steep Slopes within fifty feet of property boundaries;

WHEREAS, on March 3, 2023, staff posted notice to the Utah Public Notice and City websites, on March 6, 2023, staff mailed courtesy notices to property owners within the Sensitive Land Overlay, and on March 8, 2023 the Park Record published public notice;

WHEREAS, on January 25, 2023, the Planning Commission conducted a work session on the proposed amendments;

WHEREAS, on March 22, 2023, the Planning Commission conducted a public hearing and forwarded a _____ recommendation for City Council's consideration;

WHEREAS, on April 27, 2023, the City Council conducted a public hearing;

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 Chapter 15-2.21 *Sensitive Land Overlay Zone Regulations* and Section 15-15-1 *Definitions* 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

15-2.21-2 Overlay Review Process

The overlay review process has four primary steps:

A. **SENSITIVE LANDS ANALYSIS**. Applicants for Development within the SLO must identify the Property's sensitive environmental and aesthetic Areas such as Steep Slopes, Ridge Line Areas, Crest of Hills, wetlands, Stream Corridors, Wildland interface, and wildlife habitat Areas and provide at time of Application, a Sensitive Lands Analysis. Every annexation must provide a Sensitive Lands Analysis.

B. **APPLICATION OF OVERLAY ZONE REGULATIONS**. Regulatory standards apply to the type of Sensitive Lands delineated.

C. **SITE DEVELOPMENT SUITABILITY DETERMINATION**. Staff shall review the Sensitive Lands Analysis, apply the applicable Sensitive Lands Overlay Regulations (15-2.21-4 through [~~15-2.21-9~~] 15-2.1-8), and shall prepare a report to the Applicant and the Planning Commission identifying those Areas suitable for Development as Developable Land.

D. **TRAILS MASTER PLAN**. Trails proposed to be constructed in compliance with a Trails Master Plan that has been fully reviewed for compliance with this Chapter by the Planning Commission and adopted by the City Council require an Administrative Permit at the time of trail construction with wetland and Significant Vegetation evaluation only. The Trails Master Plan shall be reviewed for Significant Land Overlay compliance at least once every three years.

E. **HARDSHIP RELIEF**. If the Applicant demonstrates that the regulations would deny all reasonable Use of the Property, the Planning Commission may modify application of these regulations to provide the Applicant reasonable Use of the Property.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 07-81 on 12/6/2007

15-2.21-3 Sensitive Lands Overlay Zone - Ordinance Provisions

A. **SENSITIVE LANDS ANALYSIS**. Any Applicant for Development must produce a Sensitive Lands Analysis performed by a Qualified Professional(s) that identifies and delineates all the following features and conditions:

1. **VISUAL ASSESSMENT**. A visual assessment of the Property from Vantage Points designated by the Planning Department and identified by the Applicant with latitude and longitude coordinates, depicting conditions before and after the proposed Development, including the proposed location, size, design, landscaping, and other visual features of the project.
2. **SLOPE/TOPOGRAPHIC MAP**. A Slope and topographic map based on a certified boundary survey depicting contours at an interval of five feet (5') or less. The map must identify Very Steep Slopes within fifty feet (50') of the Property boundary [~~The map~~] and must highlight Areas of high geologic hazard, Areas subject to land sliding, and all significant Steep

Slopes[1] for Areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally in the following categories:

a. Greater than fifteen percent (15%), but less than or equal to thirty percent (30%);

b. Greater than thirty percent (30%) but less than or equal to forty percent (40%); and

c. Very Steep Slopes, greater than forty percent (40%).

3. **FOR PROPERTIES WITH STEEP SLOPES OR WITH VERY STEEP SLOPES WITHIN FIFTY FEET (50') OF THE PROPERTY, THE FOLLOWING ARE ALSO REQUIRED:**

a. **SOIL INVESTIGATION REPORT**. A soil investigation report, including but not limited to shrink-swell potential water table elevation, general soil classification and suitability for Development, erosion potential, hazardous material analysis, and potential frost action. The soils report shall indicate whether the property is 1) within the Prospector Soils Ordinance area and 2) within a Point Source water protection zone.

b. **GEOTECHNICAL REPORT**. A geotechnical report which must include the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc., and potential land slide and other high-hazard Areas such as mine shafts and avalanche paths.

c. **ADDITIONAL SLOPE INFORMATION**. A Slope/topographic map depicting contours at an interval of two feet (2').

4. **RIDGE LINE AREAS**. A map depicting all [~~Crests~~] Crest of Hills and Ridge Line Areas.

5. **VEGETATIVE COVER**. A detailed map of vegetative cover, depicting the following:

   a. Deciduous trees;

   b. Coniferous trees;

   c. Gamble oak or high shrub; and

   d. Sage, grassland, and agricultural crops.

   The Planning Department may require a more detailed tree/ vegetation survey if the Site has unusual or Significant Vegetation, stands of trees, or woodlands.

6. **DESIGNATED [~~ENTRY CORRIDORS AND~~] VANTAGE POINTS**. Designated [~~entry corridors and~~] Vantage Points from which the proposed project is visible [~~present within or adjacent to the Site, including Utah Highway 248 east of Wyatt Earp Way and Utah Highway 224 north of Holiday Ranch Loop Road and Payday Drive~~] as identified by Staff and confirmed by the Applicant with latitude and longitude coordinates. Typical Vantage Points may include but are not limited to locations within or near [~~are~~]:

   a. [~~Osguthorpe/~~]McPolin Barn (3000 S.R. 224)

b. [~~Treasure Mountain Middle School~~] Park City School District Campus

c. Intersection of Main Street and Heber Avenue

d. Park City Ski Area Base

e. Snow Park Lodge

f. [~~Park City Golf Course Clubhouse~~] Intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue

g. Park Meadows Golf Course Clubhouse

h. [~~Utah Highway~~] S.R. 248 at the turn-out one quarter mile west from [U~~.S. Highway~~] HWY 40

i. [~~Highway~~] S.R. 224, [~~2~~] one-half mile south of the intersection with with [~~Kilby Road~~] Ute Boulevard

j. The intersection of S.R. 224 and Holiday Ranch Loop Road

k. The intersection of Queen Esther Drive and Deer Valley Drive

l. City Hall (445 Marsac Avenue)

m. The roundabout at the Park City Hospital (900 Round Valley Drive)

n. The intersection of the Rail Trail and Richardson Flat Road

o. Additional Vantage Points established on a case-by-case basis for evaluation of project impacts on designated Ridge Line Areas

7. **WETLANDS**. A map delineating all Wetlands established by using the 1987 *Federal Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended. (See Section 15-2.21-6).

8. **STREAM CORRIDORS, CANALS, AND IRRIGATION DITCHES**. A map delineating all stream corridors, canals, and irrigation ditches, defined by the Ordinary High-Water Mark.
9. **WILDLIFE HABITAT AREAS**. A map depicting all wildlife habitat Areas, as defined by a Wildlife Habitat Report shall be provided by the applicant. The Wildlife Habitat Report shall be prepared by a professional, qualified in the Areas of ecology, wildlife biology, or other relevant disciplines and describe the following:
    a. The ecological and wildlife Use characterization of the Property explaining the species of wildlife using the Areas, the times or seasons the Area is used by those species, and the value, e.g. meaning feeding, watering, cover, nesting, roosting, or perching, that the Area provides for such wildlife species;
    b. The existence of critical wildlife movement corridors;
    c. The existence of special habitat features, including Key nesting Sites, feeding Areas, calving or production Areas, Use Areas for migrant song birds and grassland birds, fox and coyote dens, deer and elk winter concentration Areas as identified by the Utah Division of Wildlife, and Areas of high terrestrial or aquatic insect diversity.
    d. Areas inhabited by or frequently utilized by any species identified by state or Federal agencies as Threatened or Endangered.

e. The general ecological functions provided by the Site and its features[~~;~~].

f. Potential impacts on these existing wildlife species that would result from the proposed [~~movement~~] Development.

B. **ADDITIONAL INFORMATION AND STUDY REQUIREMENTS**. The Planning Department may require the Applicant to submit the following information, as applicable:

1. [~~**VISUAL ASSESSMENT**. A visual assessment of the Property from Vantage Points designated by the Planning Department and identified by the Applicant with latitude and longitude coordinates, depicting conditions before and after the proposed Development, including the proposed location, size, design, landscaping, and other visual features of the project.~~

2. ~~**SOIL INVESTIGATION REPORT**. A soil investigation report, including but not limited to shrink-swell potential water table elevation, general soil classification and suitability for Development, erosion potential, hazardous material analysis, and potential frost action. The soils report shall indicate whether the property is 1) within the Prospector Soils Ordinance area and 2) within a Point Source water protection zone.~~

3. ~~**GEOTECHNICAL REPORT**. A geotechnical report which must include the location of major geographic and geologic features, the depth of bedrock, structural features, folds, fractures, etc., and potential land slide and other high-hazard Areas such as mine shafts and avalanche paths.~~

4. ~~**ADDITIONAL SLOPE INFORMATION**. If the size of the proposed Development and visual sensitivity of the Site dictate, the Planning Department may require the Applicant to submit a Slope/topographic map depicting contours at an interval of two feet (2').~~]

5. **FIRE PROTECTION REPORT**. A fire protection report that identifies potential Wildland Urban Interface areas. Analysis must include fire hazards, mitigation measures, access for fire protection equipment, existing and proposed fire flow capability and compliance with the International Wildland Urban Interface Code, the Summit County Wildfire Plan, and the Municipal Code Chapter 11-21, Utah Wildland-Urban Interface Code.

6. **HYDROLOGICAL REPORT**. A hydrological report, including information on groundwater levels, drainage channels and systems, and base elevations in flood plains.

C. **SENSITIVE LANDS DETERMINATION**. The Planning Department shall review the information presented in the Sensitive Lands Analysis, as described in Section 15-2.21-3(A) and Section 15-2.21-3(B), and provide a recommendation to the Planning Commission determining and delineating all Sensitive Lands on the parcel, including Steep Slope Areas, Ridge Lines Areas, Entry Corridors, Wetlands, Stream Corridors, Irrigation Ditches, Wildland and Wildfire Interface Areas, and Critical Wildlife Movement Corridors and Habitat Areas.

1. **DENSITY TRANSFER**. Whenever land within the Sensitive Area Overlay Zone is subject to more than one (1) Density Transfer provision, the more restrictive provision shall apply.

~~[1]Slope determinations shall be made upon Areas with a rise of at least twenty-five feet (25') vertically and a run of at least fifty feet (50') horizontally.~~

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 07-81 on 12/6/2007

Amended by Ord. 2020-35 on 7/9/2020

15-2.21-4 Sensitive Lands Regulations - Slope Protection

The following Slope protection provisions apply in the Sensitive Land Overlay Zone:

A. **PROHIBITIONS**. No Development is allowed on or within fifty feet (50'), map distance, of Very Steep Slopes, Areas subject to land slide activity, and other high-hazard geologic Areas. As used herein, an Area of Very Steep Slopes must cover a topographic Area at least twenty-five feet (25') vertically, upslope or downslope, and fifty feet (50') horizontally in any direction to be subject to this prohibition.

The Planning commission may vary the Setback from Very Steep Slopes if the Planning Commission can make all of the following findings during the suitability review:

1. Varying the Setback does not create an intrusion by Buildings into the Ridge Line Area when viewed from [~~Land Management Code~~] designated

Vantage Points, Section 15-2.21-3(A)(4), or other Vantage Points designated by the Planning staff or Commission, Section15-2.21-3(B)(1);

2. Building Areas in the Setback do not create excessive cut or fill Slopes; minimal retaining walls to limit disturbance and meet Grade may be required by the Planning Commission subject to Sections 15-2.21-4(B), (C), and (E);
3. Limits of Disturbance around any Structure within the Setback shall be limited to the minimal Area necessary to excavate and backfill the foundation. Decks and patios in the area of the Very Steep Slope setback, may not extend more than fifteen feet (15') beyond the foundation walls or the minimal excavation/backfill Areas, whichever is greater;
4. No additional erosion, land subsidence, or avalanche hazard is created;
5. The Site plan results in an improved organization of units through vegetation avoidance, minimization of changes to the viewshed from public Areas, and reduction of Site disturbance;
6. The reduction in Setback results in a reduction in overall project Density or Development massing as established by the Planning Staff's Site Suitability Determination[,]; and
7. In no case shall additional disturbance be allowed beyond the maximum area determined in the Site Development Suitability Determination (See Section 15-2.21-2(C)).

B. **GRADED OR FILLED SLOPES**. The Applicant must avoid or, to the greatest extent possible, minimize proposed cuts and fills. Cutting and filling to create

additional or larger Building Sites shall be kept to a minimum and shall be avoided to the maximum extent feasible. Except for ski Slopes and trails approved as part of the adopted Trails Master Plan, Graded or filled Slopes shall be limited to a 3 to 1 Slope or less. All Graded Slopes shall be recontoured to the natural, varied contour of surrounding terrain.

C. **BENCHING OR TERRACING**. Benching or terracing to provide additional or larger Building Sites is prohibited.

D. **STREETS AND ROADS**. Streets and roads, proposed for Steep Slopes may not:

1. Cross Slopes of thirty percent (30%) or greater. A short run of not more than one hundred feet (100') may be allowed to cross Slopes greater than thirty percent (30%) if the Planning Director and the City Engineer conclude that such Streets or roads will not have significant adverse visual, environmental, or safety impacts.
2. Streets and roads proposed to cross Slopes greater than ten percent (10%) are allowed, subject to the following:
    a. Proof that such Street and/or road will be built with minimum environmental damage and within acceptable public safety parameters; and
    b. Such Street and road design generally follows contour lines to preserve the natural character of the land, and are Screened with trees or vegetation.
3. Cutting and filling is minimized and appropriately re-vegetated.

E. **RETAINING WALLS**. The Use, design, and construction of all retaining walls is subject to an Administrative Permit based upon assessment of visual impact, Compatibility with surrounding terrain and vegetation, and safety.

F. **LANDSCAPING AND REVEGETATION**. An Applicant must commit to landscaping or re-vegetating exposed Slopes. Topsoil from any disturbed portion of a Steep Slope must be preserved and utilized in re-vegetation. Fill soil must be of a quality to support plant growth.

G. **PRIVATE DEVELOPMENT DESIGN STANDARDS**. All Development on Steeps Slopes shall comply with the design standards set forth in [~~LMC~~] Chapter 15-5.

H. **OPEN SPACE AND DENSITY ON DELINEATED PORTIONS OF SITES WITH STEEP SLOPES GREATER THAN FIFTEEN PERCENT (15%) BUT LESS THAN OR EQUAL TO FORTY PERCENT (40%)**. In addition to the specific Development regulations set forth above, the following regulations apply:

1. **OPEN SPACE**. Seventy-five percent (75%) of the Steep Slope Area must remain as Open Space.
2. **DEVELOPABLE LAND**. Twenty-five percent (25%) of the Steep Slope Area may be Developed in accordance with the underlying zoning subject to the following conditions:
    a. MAXIMUM DENSITY. The maximum Density on Developable Land within a Steep Slope Area is governed by the underlying zoning and proof that the proposed Density will not have a significant adverse visual or environmental affect on the community.

b. LOCATION OF DEVELOPABLE LAND. The Developable Land in a Steep Slope Area is that Area with the least visual and environmental impacts, as determined by the Sensitive Lands Determination (See Section 15-2.21-2(C)), including the Visual Assessment, and considering the visual impact from key Vantage Points, potential for Screening location of natural drainage channels, erosion potential, vegetation protection, Access, and similar Site design criteria. Based upon such analysis, the Planning Department may require the Applicant to Site the Developable Land pursuant to one or more of the following techniques:

1. Clustered Development, or
2. dispersed Development, or
3. Transfer of Density to the least sensitive portions of the Site.[1]

c. DENSITY TRANSFER. Upon proof of a sensitive Site plan, the Applicant may Transfer up to twenty-five percent (25%) of the Densities from the Open Space portion of the Site to the Developable Land.

d. SUITABILITY DETERMINATION. The Applicant must prove that the Development will have no significant adverse impact on adjacent Properties. The Planning Commission shall determine that the Proposal complies with this [~~chapter~~] Chapter if the Applicant proves:

1. The Density is Compatible with that of adjacent Properties.
2. The Architectural Detail, height, building materials, and other design features of the Development are Compatible with adjacent Properties.
3. The Applicant has adopted appropriate mitigation measures such as landscaping, Screening, illumination standards, and other design features to buffer the adjacent Properties from the Developable Land.

I. **OPEN SPACE AND DENSITY ON VERY STEEP SLOPES**.

1. **REQUIRED OPEN SPACE**. One hundred percent (100%) of the Very Steep Slope Area shall remain in open space. No vegetation within fifty vertical feet (50') in elevation of the Very Steep Slope Area shall be disturbed, except as permitted by the Planning Commission per Section 15-2.21-4.
2. **TRANSFER OF DENSITY**. Up to ten percent (10%) of the Densities otherwise allowed in the zone may be transferred to Developable Land subject to a Suitability Determination (See Section 15-2.21-4(H)(2)(d)).

J. **MASTER PLANNED DEVELOPMENT (MPD) TDR OPEN SPACE REQUIREMENTS**. The Planning Commission at the time of Master Planned Development or Subdivision review, may reduce the TDR Open Space requirements upon a determination that:

1. the Sensitive Land [~~open space~~] Open Space set aside is sufficient for the Development,

2. sufficient neighborhood and TDR Open Space is set aside within the Developable Land to serve residents of the Development, and
3. not less than twenty percent (20%) of the Developable Land is set aside for TDR Open Space.

K. **DENSITY BONUSES**. In addition to the Density Transfers permitted pursuant to this Section, the Planning Department may recommend that the Planning Commission grant up to a twenty percent (20%) increase in Transferable Densities if the Applicant:

1. offers to preserve [~~open space~~] Open Space to ensure the long-term protection of a significant environmentally or visually sensitive Area in a manner approved by the City; or
2. provides public Access as shown on the Trails Master Plan; or
3. restores degraded wetlands or environmental Areas on the Site or makes other significant environmental improvements.

[1]Development shall be Sited to preserve the open meadow vistas.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 05-40 on 7/7/2005

Amended by Ord. 07-81 on 12/6/2007

15-2.21-5 Sensitive Lands Regulations - Ridge Line Area Protection

A. **INTENT**. The intent of these provisions is to ensure that Development near Ridge Line Areas blends with the natural contour of these land forms. Significant Ridge Line Areas should be retained in a natural state, and Development should be

sited in such a manner so as not to create a silhouette against the skyline or mountain backdrop as viewed from designated Vantage Points.

B. **MINIMUM SETBACK**. No Structure or other appurtenant device, including mechanical equipment may visually intrude on the Ridge Line Area from any of the designated Vantage Points as depicted herein, or as identified by the Planning Commission during review of an annexation or Master Planned Development.

C. **OPEN SPACE AND DENSITY**. The following regulations apply to all Ridge Line Areas in the Sensitive Overlay:

1. **OPEN SPACE**. One hundred percent (100%) of the Ridge Line Area shall remain in open space.
2. **DENSITY TRANSFER**. The Planning Commission may Transfer up to twenty-five percent (25%) of the Densities otherwise allowed in the Ridge Line Area to Developable Land subject to a Suitability Determination. (See Section 15-2.21-4(H)(2)(d)).

D. **DENSITY BONUSES**. In addition to the Density Transfers permitted pursuant to this Section, at MPD or subdivision review[~~. The~~], the Planning Department may recommend that the Planning Commission grant up to a twenty percent (20%) increase in Transferrable Densities if the Applicant:

1. offers to preserve open space to ensure the long-term protection of a significant environmentally or visually sensitive Areas in a manner approved by the City; or
2. provides public Access for trails, as shown on the Trails Master Plan; or

3. restores degraded wetlands or environmental Areas on the Site or makes other significant environmental improvements.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 07-81 on 12/6/2007

15-2.21-6 Sensitive Lands Regulations - Wetlands And Stream Protection

A. **INTENT**. The following requirements and standards have been developed to promote, preserve, and enhance wetlands and Stream Corridors and to protect them from adverse effects and potentially irreversible impacts.

B. **JURISDICTION**. All Wetlands and Stream Corridors are regulated as provided below.

C. **PROHIBITED ACTIVITIES**. No person shall disturb, remove, fill, dredge, clear, destroy or alter any Area, including vegetation, surface disturbance within wetlands and Stream Corridors and their respective Setbacks, except as may be expressly allowed herein.

D. **BOUNDARY DELINEATIONS**. The Applicant must provide a wetlands delineation by a qualified professional utilizing the methods of the *1987 Army Corp of Engineers Manual for Identifying and Delineating Jurisdictional Wetlands*, as amended. The boundary of stream corridors and wetlands shall be delineated at the Ordinary High Water Mark as defined in [~~LMC Chapter 15-15~~] Section 15-15-1.

E. **DETERMINATION OF WETLANDS, STREAMS AND IRRIGATION DITCHES**.

1. **WETLAND CRITERIA**. A wetland that meets the criteria of the *1987 Army Corp of Engineers Manual for Identifying and Delineating Jurisdictional Wetlands* is a Wetland.
2. **STREAM CORRIDOR**. All Stream Corridors which exist within the property. Irrigation ditches are not Stream Corridors.
3. **IRRIGATION DITCHES**. An irrigation ditch that meets the Army Corps of Engineers definition for waters of the United States must comply with the regulations of stream corridors within this [~~section~~] Section.

F. **SETBACKS**. The following Setbacks are required:

1. Setbacks from wetlands shall extend a minimum of fifty feet (50') outward from the delineated wetland Ordinary High Water Mark.
2. Setbacks from Stream Corridors shall extend a minimum of fifty feet (50') outward from the Ordinary High Water Mark.
3. Setbacks from irrigation ditches that meet the Army Corps of Engineers definition for waters of the United States shall extend a minimum of twenty feet (20') from the Ordinary High Water Mark.

G. **RUNOFF CONTROL**. All projects adjacent to wetlands, Stream Corridors, or irrigation ditches that meet the Army Corps of Engineers definition for waters of the United States, must apply best management practices for both temporary and permanent runoff control to minimize sediment and other contaminants.

H. **HABITAT RESTORATION PROJECTS**. The Planning Department may approve wetland and Stream Corridor restoration and enhancement projects if the project plan has been reviewed by a Qualified Professional, approved by the appropriate

state and federal agencies, and performed under the direct supervision of a Qualified Professional.

HISTORY

Adopted by Ord. 00-51 on 9/21/2000

Amended by Ord. 07-81 on 12/6/2007

15-15-1 Definitions

. . . .

VANTAGE POINTS. A height of five feet (5') above a set reference marker in the following designated Vantage Points within Park City that function to assist in analyzing the visual impact of Development on [~~hillsides and~~] Steep Slopes:

1. [~~Osguthorpe Barn~~] McPolin Barn (3000 S.R. 224);
2. [~~Treasure Mountain Middle School~~] Park City School District Campus;
3. Intersection of Main Street and Heber Avenue;
4. Park City Ski Area Base;
5. Snow Park Lodge;
6. [~~Park City Golf Course Clubhouse~~] Intersection of Thaynes Canyon Drive and S.R. 224/Park Avenue;
7. Park Meadows Golf Course Clubhouse;
8. [~~State Road~~] S.R. 248 at the turn-out one quarter mile west from [~~U.S. Highway~~] HWY 40;
9. [~~State Road~~] S.R. 224, one-half mile south of the intersection with [~~Kilby Road~~] Ute Boulevard;
10. [~~Intersection of Thaynes Canyon Drive and State Road 224; and~~]

11. [~~Across valley view.~~]
12. The intersection of S.R. 224 and Holiday Ranch Loop Road
13. The intersection of Queen Esther Drive and Deer Valley Drive
14. City Hall (445 Marsac Avenue)
15. The roundabout at the Park City Hospital (900 Round Valley Drive)
16. The intersection of the Rail Trail and Richardson Flat Road
17. Additional Vantage Points established on a case-by-case basis for evaluation of project impacts on designated Ridge Line Areas

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Exhibit B: Sensitive Land Overlay Background

In 1991, the City Council recognized the City's economic well-being was dependent on the appeal of the year-round resort destination and that protection of the City's natural resources, view corridors, and mountain environment was directly related to the City's appeal for both tourists and the quality of life for residents. On October 10, 1991, the City Council passed Resolution No. 30-91 *Establishing Principles for the Protection of Sensitive Lands in the Park City Planning Area*, authorizing a study of sensitive lands within the community.

The following principles guided the study:

- A balance must be maintained between development and the City's natural habitat
- The development process must recognize and respect our natural landforms and vegetative patterns
- A balance must be achieved between the public's desire to preserve the natural alpine environment and the rights of private property owners to develop their land
- As development occurs, significant, contiguous areas of natural habitat should be left undisturbed
- The natural ridgelines must be retained as a backdrop to the City
- Stream corridors, flood plains, and wetlands should be preserved as natural areas
- Developed areas should relate in scale, texture, color, and density to the particular landscape in which they are located
- A thorough analysis of the environmental impacts of developing a site, including aesthetic impacts should be performed prior to approval of development of land
- Road development and other disturbance to natural habitat on the sides of mountains and hills should be limited or designed in such a way as to minimize their visual impact
- The removal or modification of natural earth forms such as rock outcroppings and minor ridges should be kept to a minimum as development occurs

In 1992, the City Council passed Ordinance No. 92-17 *Adopting the Sensitive Area Overlay Zone Regulations and Amending the Official Zoning Map of Park City, Utah to Include the Sensitive Area Overlay Zone and Amending the Land Management Code of Park City, Utah to Better Regulate Development of Sensitive Lands*. The Sensitive Land Overlay (SLO) to restrict development in aesthetically and environmentally sensitive areas by requiring open space on hillsides, prohibiting development on ridgeline areas and wetlands, and strictly regulating development in entry corridors through clustered development that allowed for reasonable and more sustainable use of property.

Minor modifications to the SLO were adopted over the years:

- On February 3, 2000, the City Council adopted Ordinance No. 00-4 to adjust the SLO boundary along Deer Valley Drive East
- On December 6, 2007, the City Council adopted Ordinance No. 07-81 to reduce repetitive SLO reviews by the Building and Planning Departments

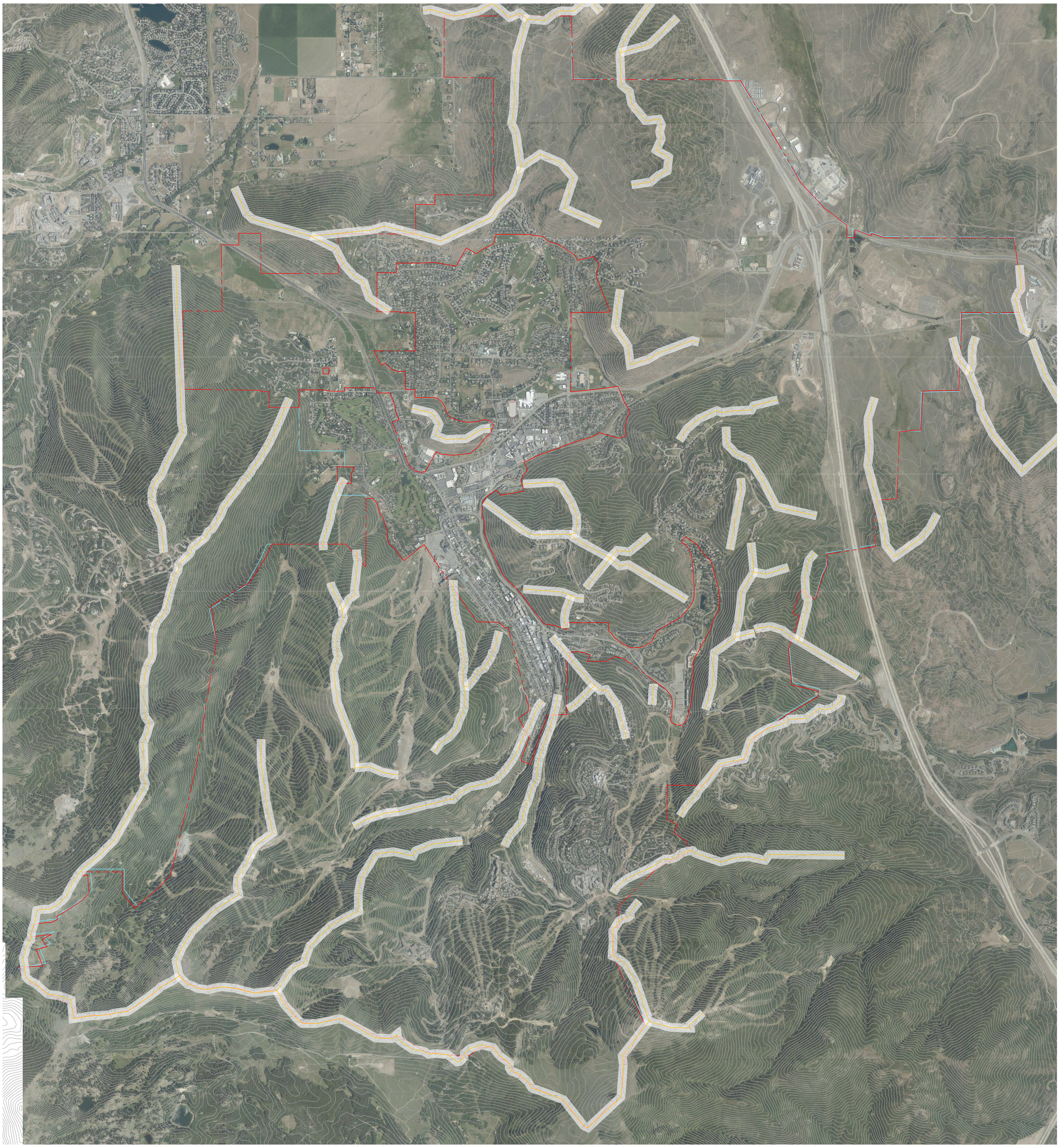
Exhibit B: Sensitive Land Overlay Background

The current SLO requires the following:

- Applicants with property in the SLO must identify sensitive environmental and aesthetic areas on their property, including steep slopes, ridgeline areas, wetlands, and stream corridors
- Staff reviews the proposal and applies SLO regulations – for example, development cannot occur within 150 feet of a designated Ridge Line Area and development is prohibited on or within 50 feet of a Very Steep Slope, defined as a slope greater than 40%
- Staff completes a Sensitive Area Determination with recommended locations for development, which is provided to the Planning Commission for consideration as part of a subdivision or Master Planned Development application
- Property owners may request relief if the SLO regulations deny all reasonable use of the property

To review the current SLO regulations, please see Land Management Code Chapter 15-2.21.

PARK CITY RIDGELINES



LEGEND

- SENSITIVE LANDS
- CITY LIMITS
- 40 FOOT CONTOURS
- RIDGELINES
- 150 FOOT NO BUILD ZONE

1600' 0 1600' 3200'

NOTE:

THIS RIDGELINE MAP IS INTENDED FOR REFERENCE PURPOSES ONLY. A TOPOGRAPHIC SURVEY SHOULD BE PERFORMED TO DETERMINE A MORE ACCURATE RIDGELINE.

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DATE: 3/15/23

PARK CITY RIDGELINES

FOR: PARK CITY MUNICIPAL CORPORATION
JOB NO.: 5-3-23
FILE: X:\Park City Municipal\dwg\Ridgeline Project\PC Ridgelines.dwg

SHEET 1 **OF** 1

Planning Commission
Staff Report

Subject: **Accessory Uses in Master Planned Developments**
Application: **PL-22-05447**
Author: **Rebecca Ward, Assistant Planning Director**
Date: **March 22, 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 Uses[1] 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 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 without requiring Unit Equivalents.

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.

And 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 – 39)

(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* as shown above, 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

(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 Industrial[10] 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, General Commercial, and Light Industrial Zoning Districts to add a footnote that Resort

[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)

Support Commercial may only be allowed when part of an MPD approval.

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* 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 reviews because they may result in increased mass and bulk of a project and over time, 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 March 22, 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 15-2.7-2 *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

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

HISTORY

Adopted by Ord. 02-07 on 5/23/2002

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

Amended by Ord. 09-10 on 3/5/2009

Amended by Ord. 10-14 on 4/15/2010

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

15-2.7-2 Uses

Uses in the ROS District are limited to the following:

A. **ALLOWED USES**.

1. Conservation Activity
2. Food Truck Locations[4]

B. **ADMINISTRATIVE CONDITIONAL USES**[1].

1. Trail and Trailhead Improvement
2. Outdoor Recreation Equipment

3. Essential Municipal Public Utility Use, Service, or Structure, less than 600 sq. ft.
4. Accessory Building, less than 600 sq. ft.
5. Ski-related Accessory Building, less than 600 sq. ft.
6. Parking Area or Structure with four (4) or fewer spaces
7. Outdoor Event, Outdoor Music
8. Temporary Construction Improvement
9. Raising, grazing of horses
10. Raising, grazing of livestock
11. Anemometer and Anemometer Towers

C. **CONDITIONAL USES**.

1. Agriculture
2. Recreational Outdoor and Trail Lighting
3. Recreation Facility, Private[5]
4. Recreation Facility, Public
5. Recreation Facility, Commercial
6. Golf Course
7. Passenger Tramway Station and Ski Base Facility
8. Ski Tow Rope, Ski Lift, Ski Run and Ski Bridge
9. Recreational Sports Field
10. Skating Rink
11. Skateboard Park

12. Public and Quasi-Public Institution, Church, and School, Park, Plaza, Structure for Public Assembly, greater than 600 sq. ft.
13. Essential Municipal Public Utility Use, Facility, Service, and Structure, greater than 600 sq. ft.
14. Accessory Building, greater than 600 sq. ft.
15. Ski-Related Accessory Building, greater than 600 sq. ft.
16. Child Care Center
17. Commercial Stable, Riding Academy
18. Vehicle Control Gates[2]
19. Resort Support, Commercial[6]
20. Cemetery
21. Parking Area or Structure with five (5) or more spaces
22. Telecommunications Antenna[3]
23. Mines and Mine Exploration
24. Plant and Nursery stock products and sales
25. Fences greater than six feet (6') in height from Final Grade.
26. Small Wind Energy Systems

D. **PROHIBITED USES**. Any use not listed above as an Allowed or Conditional Use is a prohibited Use.

[1]Subject to an Administrative Conditional Use permit and/or Master Festival license review process. Master Festivals are temporary in nature. All related temporary Structures are restricted to specific time frames and shall be removed at the expiration of the Master Festival permit.

[2]See Section 15-4-19 for specific review criteria for gates

[3]Subject to Section 15-4-14, Telecommunications

[4]The 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.

[5]See 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 Unit[1]
3. Accessory Apartment[2]
4. Nightly Rental
5. Home Occupation
6. Child Care, In-Home Babysitting[3]
7. Child Care, Family[3]
8. Child Care, Family Group[3]
9. Child Care Center[3]

10. Accessory Building and Use
11. Conservation Activity
12. Agriculture
13. Plant and Nursery Stock production and sales
14. Bed and Breakfast Inn
15. Boarding House, Hostel
16. Hotel, Minor
17. Hotel, Major
18. Office, General
19. Office, Moderate Intensive
20. Office, Intensive
21. Office and Clinic, Medical and Veterinary Clinic
22. Financial Institution without a drive-up window
23. [~~Commercial, Resort Support~~]
24. Retail and Service Commercial, Minor
25. Retail and Service Commercial, Personal Improvement
26. Retail and Service Commercial, Major
27. Cafe or Deli
28. Restaurant, General
29. Hospital, Limited Care Facility
30. Parking Area or Structure with four (4) or fewer spaces
31. Parking Area or Structure with five (5) or more spaces
32. Food Truck Location[10]

B. **CONDITIONAL USES**.

1. Single Family Dwelling
2. Duplex Dwelling
3. Triplex Dwelling
4. Multi-Unit Dwelling
5. Group Care Facility
6. Public and Quasi-Public Institution, Church, and School
7. Essential Municipal Public Utility Use, Facility, Service, and Structure
8. Telecommunication Antenna[4]
9. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter[5]
10. Timeshare Project and Conversion
11. Timeshare Sales Office, off-site within an enclosed Building
12. Private Residence Club Project and Conversion[8]
13. Financial Institution with a Drive-up Window[6]
14. Retail and Service Commercial with Outdoor Storage
15. Retail and Service Commercial, Auto Related
16. Transportation Service
17. Retail Drive-Up Window[6]
18. Gasoline Service Station
19. Restaurant and Cafe, Outdoor Dining[7]
20. Restaurant, Drive-up Window[6]
21. Outdoor Event[7]
22. Bar

23. Sexually Oriented Businesses[8]
24. Hospital, General
25. Light Industrial Manufacturing and Assembly
26. Temporary Improvement[7]
27. Passenger Tramway and Ski Base Facility
28. Ski tow rope, ski lift, ski run, and ski bridge
29. Commercial Parking Lot or Structure
30. Recreation Facility, Public
31. Recreation Facility, Commercial
32. Recreation Facility, Private[9]
33. Indoor Entertainment Facility
34. Heliport
35. Temporary Sales Trailer in conjunction with an active Building permit for the Site.[8]
36. Fences greater than six feet (6') in height from Final Grade[7]
37. Household Pet, Boarding[7]
38. Household Pet, Daycare[7]
39. Household Pet, Grooming[7]
40. Dwelling Unit, Fractional Use[11]
41. Commercial, Resort Support[12]

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

[1]Nightly rental of Lockout Units requires Conditional Use permit.

[2]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[3]See Section 15-4-9, Child Care and Child Care Facilities.

[4]See Section 15-4-14, Telecommunication Facilities.

[5]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[6]See Section 15-2.18-6 for Drive-Up Window review.

[7]Requires an Administrative Conditional Use permit.

[8]See Section 15-4-16 for additional criteria.

[9]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[10]The 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.

[11]Requires an Administrative Letter. See Section 15-4-23, Dwelling Unit, Fractional Use.

[12] 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. 04-39 on 9/23/2004

Amended by Ord. 06-76 on 11/9/2006

Amended by Ord. 14-57 on 11/20/2014

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2020-45 on 10/1/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

Amended by Ord. 2022-21 on 10/27/2022

15-2.19-2 Uses

Uses in the LI District are limited to the following:

A. **ALLOWED USES**.

1. Secondary Living Quarters
2. Accessory Apartment[1]
3. Nightly Rental
4. Home Occupation
5. Child Care, In-Home Babysitting[2]
6. Child Care, Family[2]
7. Child Care, Family Group[2]
8. Child Care Center[2]
9. Agriculture
10. Plant and Nursery Stock
11. Office, General
12. Office, Moderate Intensive
13. Office, Intensive
14. Financial Institution without drive-up window
15. Retail and Service Commercial, Minor
16. Retail and Service Commercial, Personal Improvement
17. Retail and Service Commercial, Major
18. [~~Commercial, Resort Support~~]
19. Hospital, Limited Care
20. Parking Area or Structure with four (4) or fewer spaces
21. Food Truck Location[8]

B. **CONDITIONAL USES**.

1. Multi-Unit Dwelling

2. Group Care Facility
3. Child Care Center[2]
4. Public and Quasi-Public Institution, Church, and School
5. Essential Municipal Public Utility Use, Facility, Service, and Structure
6. Telecommunication Antenna[3]
7. Satellite Dish Antenna, greater than thirty-nine inches (39") in diameter[4]
8. Accessory Building and Use
9. Raising, grazing of horses
10. Bed and Breakfast Inn
11. Boarding House, Hostel
12. Hotel, Minor
13. Private Residence Club Project and Conversion[6]
14. Office and Clinic, Medical and Veterinary Clinic
15. Financial Institutions with Drive-Up Window[5]
16. Retail and Service Commercial with Outdoor Storage
17. Retail and Service Commercial, Auto-Related
18. Transportation Services
19. Retail Drive-Up Window[5]
20. Gasoline Service Station
21. Café or Deli
22. Restaurant, General
23. Restaurant, Outdoor Dining
24. Restaurant, Drive-Up Window[5]

25. Outdoor Event[6]
26. Bar
27. Hospital, General
28. Light Industrial Manufacturing and Assembly Facility
29. Parking Area or Structure with five (5) or more spaces
30. Temporary Improvement[6]
31. Passenger Tramway Station and Ski Base Facility
32. Ski Tow Rope, Ski Lift, Ski Run, and Ski Bridge
33. Recreation Facility, Public
34. Recreation Facility, Commercial
35. Recreation Facility, Private[7]
36. Entertainment Facility, Indoor
37. Commercial Stables, Riding Academy
38. Heliports
39. Commercial Parking Lot or Structure
40. Temporary Sales Office, in conjunction with an active Building permit.
41. Fences and Walls greater than six feet (6') in height from Final Grade[6]
42. Household Pet, Boarding[6]
43. Household Pet, Daycare[6]
44. Household Pet, Grooming[6]
45. Commercial, Resort Support[9]

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

[1]Requires an Administrative Permit. See Section 15-4-7, Accessory Apartments.

[2]See Section 15-4-9, Child Care and Child Care Facilities.

[3]See Section 15-4-14, Telecommunication Facilities.

[4]See Section 15-4-13, Placement of Satellite Receiving Antennas.

[5]See Section 15-2.19-8, Criteria for Drive-Up Windows.

[6]Subject to an Administrative Conditional Use permit.

[7]See Section 15-4-22, Outdoor Pickleball Courts in Residential Areas.

[8]The 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.

[9] 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. 04-39 on 9/23/2004

Amended by Ord. 06-76 on 11/9/2006

Amended by Ord. 14-57 on 11/20/2014

Amended by Ord. 2018-55 on 10/23/2018

Amended by Ord. 2020-45 on 10/1/2020

Amended by Ord. 2021-51 on 12/16/2021

Amended by Ord. 2022-08 on 4/28/2022

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

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