



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 28, 2022**

NOTICE OF HYBRID IN-PERSON AND ELECTRONIC MEETING: The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, September 28, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically. Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

MEETING CALLED TO ORDER AT 5:30 PM.

1. ROLL CALL

2. MINUTES APPROVAL

- 2.A Consideration to Approve the Planning Commission Meeting Minutes from September 14, 2022.
[September 14, 2022 - Minutes PENDING](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

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

[220 King Road Continuation Report](#)

6. REGULAR AGENDA

- 6.A **569 Park Avenue - Plat Amendment** - The Applicant Proposes to Remove an Interior Lot Line to Create One Lot Of Record. PL-22-05320 (15 Mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 27, 2022
[569 Park Avenue Staff Report](#)
[Exhibit A: 569 Park Avenue Draft Ordinance No. 2022-XX](#)
[Exhibit B: Proposed Plat](#)
[Exhibit C: Existing Conditions Survey](#)

Exhibit D: 569 Park Avenue Background
Exhibit E: 1986 Building Permit
Exhibit F: 1985 Zoning Map
Exhibit G: 1987 HR - 1 Land Management Code
Exhibit H: Historic Preservation Board Input
Exhibit I: Proposed Plans

- 6.B **1201 Stonebridge Circle - Condominium Plat Amendment** - The Applicant Proposes Amending the Stonebridge Condominium Plat to Accommodate a 54 Square Foot Addition to Unit 14F For The Purpose of Adding an Exterior Elevator. PL-22-05265 (10 min.) (A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 27, 2022.

Stonebridge Amended Plat Staff Report
Exhibit A: Stonebridge Amended Plat Draft Ordinance
Exhibit B: Stonebridge Plat
Exhibit C: Applicant Narrative
Exhibit D: Stonebridge HOA Approval

6.C

1875 Homestake Road - Affordable Master Planned Development and Conditional Use Permit - The Applicant Proposes Constructing Approximately 200,436 Square Feet on Lot B of the Yard Subdivision for 123 Units Totaling 103,060 Square Feet (46 One-Bedroom Units, 74 Two-Bedroom Units, and 3 Three-Bedroom Units), 6,461 Square Feet of Amenity Space, and 42,237 Square Feet for 125 Parking Space in the General Commercial Zoning District. 80% of the Units are Proposed to be Affordable; 20% are Proposed to be Market Rate. PL-22-05288, PL-22-05300 (60 mins.)

(A) Public Hearing; (B) Continuation to October 26, 2022

Homestake Affordable Master Planned Development Staff Report
Exhibit A: Applicant's Narrative
Exhibit B: The Yard Subdivision - First Amended
Exhibit C: Planning Director Setback Determination
Exhibit D: Snyderville Basin Water Reclamation District Letter
Exhibit E: Supplemental Plans
Exhibit F: Applicant Public Outreach
Exhibit G: Sustainability Proposal
Exhibit H: Mine Hazards Report
Exhibit I: Limited Soil Sampling Investigation Summary Report
Exhibit J: Above-Ground Historic Structures Review
Exhibit K: Parking Management Plan
Exhibit L: Magnetic Field Survey
Exhibit M: Public Input
Exhibit N: Existing Conditions Survey

7. ADJOURN

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

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



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
September 14, 2022**

COMMISSIONERS IN ATTENDANCE: Chair Laura Suesser, Sarah Hall (attended virtually), John Kenworthy, Bill Johnson, John Frontero, Christin Van Dine

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Makena Hawley, Planner II; Spencer Cawley, City Planner; Alexandra Ananth, Senior Planner; Mark Harrington, City Attorney

1. ROLL CALL

Chair Laura Suesser called the meeting to order at approximately 5:30 p.m.

The following written determination was read:

The Planning Commission of Park City, Utah will hold its regular meeting with an anchor location for public participation at the Marsac Municipal Building, City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 on Wednesday, August 24, 2022. Planning Commission members may participate in person or connect electronically by Zoom or phone. Members of the public may attend in person or participate electronically.

Public comments will also be accepted virtually. To comment virtually, use eComment or raise your hand on Zoom through www.parkcity.org/public-meetings. Written comments submitted before or during the meeting will be entered into the public record but will not be read aloud. For more information on attending virtually and to listen live, please go to www.parkcity.org.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from August 10, 2022.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from August 10, 2022. Commissioner Van Dine seconded the motion.

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

B. Consideration to Approve the Planning Commission Meeting Minutes from August 24, 2022.

MOTION: Commissioner Kenworthy moved to APPROVE the Planning Commission Meeting Minutes from August 24, 2022. Commissioner Van Dine seconded the motion.

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

3. PUBLIC COMMUNICATIONS

Megan McKenna reported that she was recently hired as the Housing Advocate for the Housing Resource Center. While technically within the Mountainlands Community Housing Trust, this was a collaborative effort of local affordable housing stakeholders. She would work with New Housing Navigator, Angelica Espinoza, to support affordable housing along the Wasatch Back. Ms. McKenna grew up in Park City. While Park City has shifted from mining to a service-based economy, she believed that labor is still the lifeblood of the mountain town. Her heart was with the workforce. Over the years, she had witnessed many family members and friends being pushed out of Park City due to affordability. From 2000 to 2020, the number of jobs in Park City grew by nearly 75%. However, the number of housing units during that time grew by less than 15%. Only a small fraction of those housing units were considered affordable or attainable.

The workforce housing deficit grew tremendously and continues to grow. It is up to the Council to decide whether it was appropriate to maintain only 15% of the workforce, however, the Planning Commission has a critical role to play in achieving affordable housing goals as well. Ms. McKenna stated that the current goal is 800 to 1,000 units over the next five years. She discussed the Council's objectives. The highest-ranking objective states that, "Park City should develop and construct affordable housing using the private sector or via public/private partnerships." Ms. McKenna explained that her goal was to secure affordable deed-restricted housing for others.

Ms. McKenna explained that there is a housing crisis, but also a community crisis. The Housing Resource Center believes that housing is belonging and belonging is what built a thriving community. By addressing the housing crisis, many of the other mission pillars will also be addressed. For instance, transportation, environment, and equity. Her goal as Housing Advocate was to bring more affordable housing to the Wasatch Back. It is important to educate the community about the current housing crisis and give a voice to those who are often left out of the conversation. She takes her new role very seriously and looked forward to working with the Commission. Residents and Commissioners were welcome to reach out for more information.

There were no further public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Planning Director, Gretchen Milliken, presented information related to the Council Retreat that took place earlier that day. The Council was presented with an Action Plan to move forward with a Feasibility Study for the Bonanza Park Art and Cultural District as well as a Bonanza Park/Snow Creek Small Area Plan and an update to the General Plan. The work would start immediately with the Feasibility Study and the Small Area Plan. This would be followed by the General Plan updates in 2023. Positive feedback was received from the Council with a green light to start those initiatives. Director Milliken explained that the Planning Commission would be pulled into those studies and plans in different ways. There will be a significant community engagement piece.

Chair Suesser asked for clarification on the Bonanza Park/Snow Creek Small Area Plan. Director Milliken explained that this is the neighborhood identified in the current General Plan. It encompasses the Bonanza Park area to the Kearns and the Snow Creek area. It also goes over Bonanza Drive and encompasses part of Prospector. She offered to share a map with the Commission. Those were general boundaries but there would likely be some overflow.

Commissioner Kenworthy wondered how many applications would come in before the Small Area Plan is complete. He asked how the Planning Commission should deal with those types of applications. Director Milliken clarified that the Small Area Plan is a Mini General Plan for the neighborhood. It will get into more detail than the General Plan. It will start with a visioning exercise that will establish the goals and identity of the neighborhood. There will be a land use component as well. Additionally, there will be a strong connectivity, circulation, transportation, and parking component. This was an area where there were a lot of needs and opportunities to consider. City Attorney, Mark Harrington informed the Commission that the Small Area Plan will not impact applications. If someone comes in while the plan is being developed, the application would be considered under the existing Code.

Commissioner Kenworthy asked if a moratorium for the area had been discussed. Director Milliken reported that it was discussed but no decision had been made about a moratorium. A moratorium will not impact applications that have already been submitted but it will impact future applications. In that case, there would be a six-month pause. Attorney Harrington noted that there is Pending Ordinance Doctrine, which was another component. This could have an impact on new applications. The City Council asked to further discuss a moratorium. Commissioner Kenworthy expressed concerns about the Master Planned Development ("MPD") that exists but has been dormant for 10 to 20 years. He asked how many MPDs are within the Small Area Plan boundary. Attorney Harrington offered to find out that information for the Commission. He did not believe there were a lot of existing MPDs in the area.

If the majority of the Commission wanted Staff to bring the item back for discussion, that could be done. The item was not on the current Planning Commission Meeting Agenda. The Commissioners felt it would be worthwhile to have further discussion about the Small Area Plan at a future meeting. Commissioner Frontero agreed with the concerns expressed by Commissioner Kenworthy. It seemed that there were large MPDs that would directly impact the area identified for further study. It would be worthwhile to have all of the information beforehand in case the Commission needs to act on those applications. In addition, he felt that a six-month moratorium would make sense. Commissioners Van Dine, Johnson, and Hall agreed. It was confirmed that additional information about the Small Area Plan would go to the Planning Commission for discussion at a future meeting.

Director Milliken reported that there had been a number of applicants for the Planning Commission position. Interviews would be conducted at the next City Council Meeting. Chair Suesser asked about the applicants. Director Milliken stated that five qualified applicants were being considered. Chair Suesser looked forward to the seat being filled.

Chair Suesser shared a disclosure with those present. She reported that she was at a fundraising dinner for affordable housing on September 9, 2022, and she sat at a table with the applicant that would present the DoubleTree Hotel application during the Work Session. The application was not discussed during that dinner and the interaction would not compromise her review.

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

5. CONTINUATIONS

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

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

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

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

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

6. WORK SESSION

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

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

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

The General Plan noted that the Bonanza Park neighborhood is diverse and eclectic. It includes mixed-use with condominiums, multi-family apartments, offices, shopping, restaurants, the Rail Trail, and Olympic Welcome Plaza. Access to transit and trails was good in the neighborhood and there are multiple bus stops surrounding the site. Planner Ananth read the following from the General Plan:

- “By directing higher density redevelopment to this area, the neighborhood has the potential to provide more life-cycle housing opportunities for Parkites, including starter and empty nester (step down) housing. The Area Plan for this neighborhood should include a limit on nightly rentals if this district is to be protected as a local’s neighborhood.”

The applicant was proposing that there be nightly rentals in the MPD building, which are permitted within the General Commercial (“GC”) Zone. The MPD includes 69.63 Unit Equivalents (“UE”), with 56.85 UEs in the MPD building and 12.78 UEs in the AMPD building. The AMPD had 140.90 Affordable Unit Equivalents (“AUE”). The project was found to meet the 50% AEU requirement for AMPDs. Planner Ananth reported that the zone height in the General Commercial (GC) Zone was 35 feet. In the AMPD, building heights of up to 45 feet are permitted when certain requirements are met. That was something that the applicant would look into for the AMPD building. The MPD code is more flexible and allows the Planning Commission to consider an increase in building height based on a site-specific analysis.

AMPDs have a 20% open space requirement and MPDs require 30% open space. Planner Ananth wanted to confirm the numbers before sharing the proposed open space amount with the Commission. The applicant indicated that the numbers may be as high as 30% but there were some areas she was not sure should be counted. Revised calculations were currently underway. Since the Staff Report was published, the applicant submitted a different Parking Summary. It showed that the MPD has a parking requirement of 335 parking stalls. The proposal was to have 340 garage stalls underground as well as 17 surface parking stalls. The applicant would meet the parking requirements for the site, which was not noted in the Staff Report. She explained that a Parking Analysis needed to be submitted. At the current time, the applicant was not proposing any exceptions. The AMPD Code allowed for a reduced parking requirement but the applicant was not currently seeking that reduction.

Planner Ananth asked that the Commission consider the following questions:

- Given the General Plan's acknowledgment that this area is appropriate for high density, does the Planning Commission see a benefit to utilizing the possible exceptions allowed on this site to achieve the goals of 15-6-1? Or would the Commission prefer to caution the applicant against exceeding the underlying zone/Land Management Code standards?
- Does the Planning Commission find benefit in reviewing the two MPDs together versus reviewing the buildings separately but concurrently?
- Does the Planning Commission have any preliminary feedback on the proposed Open Space areas being shared without internal setbacks segregating the two projects?
- Does the Planning Commission have questions or concerns with the Initial Issues Identification List in the Staff Report? Is there other preliminary information the Planning Commission would like to see for evaluation of the applicable criteria?

The Commission discussed the second question. Planner Ananth noted that the Commission could take a holistic look at the site. For instance, the Code is more restrictive with open space

in the MPD code. She wondered if the Commission wanted to use that Code for the entire site or specifically segregate the MPD to meet requirements for that portion of the lot and separately meet the requirements for the AMPD portion of the lot. Chair Suesser asked if the Commission was required to look at the MPD and AMPD separately. Planner Ananth explained that there was some discretion in terms of restrictive codes and looking at the site as a whole.

Commissioner Johnson asked about increasing the height in the Frontage Protection Zone ("FPZ"). He wondered if that could be granted based on the Land Management Code. Planner Ananth stated that Staff was still looking into that issue. She explained that the FPZ prohibits exceptions from the underlying zoning district, which in this case, would impact the first 100 feet of frontage of Park Avenue and Kearns Boulevard. Based on a strict read of the FPZ, the applicant would not be allowed to have a height exception. However, the MPD Code allows for exceptions. It was important to have a project that met the intent of the codes.

Commissioner Johnson read language related to open space requirements. Planner Ananth noted that the paseo and plazas are open spaces that would be open to the general public as well as residents. Those would count toward the open space requirements. The new internal streets would not count, since that was not beneficial open space. Commissioner Kenworthy asked if the paseo and plazas would be used for both projects. Planner Ananth confirmed this and explained that both buildings have front doors that open onto the paseo. Some of the commercial space would use that area as well. Commissioner Kenworthy stated that he would be looking for open space areas on both sites as required by Code.

Commissioner Kenworthy believed that the reduced setback at the corner was troubling. He had been on a few transportation boards and the 224 Corridor Study included a proposed two-lane roundabout there. Planner Ananth clarified that the applicant was not looking for an exception to the setbacks on Park Avenue or Kearns Boulevard. The proposal was to meet the full FPZ. Commissioner Kenworthy asked if the project will impact the ability to do what is proposed in the 224 Corridor Study. Planner Ananth offered to look into the matter further. Commissioner Kenworthy wanted to keep all of the options open on that corner.

The applicant identified himself as Peter Tomai and stated that the application was for the redevelopment of an existing property. He was joined by members of the ownership and the design team. Mr. Tomai explained that the project was exciting for several reasons. It is a redevelopment project that will bring a substantial amount of housing that is close to services, schools, jobs, and transit. This project will also be socially inclusive because there will be for sale condominiums and affordable long-term rentals. He was excited that it will produce a large amount of housing without sacrificing existing green space or open space in the community. Park City is a resort community and retaining a portion of the hospitality operation will ensure that the jobs at the location are retained.

Rebecca Cocchiola, Senior Vice-President of Singerman Real Estate stated that they have been involved in the Park City community since the property was first purchased nearly one decade ago. The property was purchased in 2013 with over \$12 million invested in renovations. The property is currently performing at peak operating levels. Singerman Real Estate recognized the affordability housing crisis in Park City early on in the investment. Due to the strong performance of the asset and increased investor interest in Park City, they were confident that there would be a favorable outcome. There was a unique opportunity to enhance the site.

Mr. Tomai noted that Planner Ananth presented details related to the project but reiterated that it is a redevelopment that will result in a long-term residential building in the AMPD area with 26 market-rate units and 147 deed-restricted affordable housing units. The plan was for them to average 80% AMI; however, affordability will range between 60% and 120% AMI. There will also be market-rate for-sale condominium units within the MPD building. For-sale condominiums will make affordability possible on the site. Mr. Tomai reported that the existing project includes four curb cuts into Park Avenue and Kearns Boulevard. The four curb cuts preclude a lot of improvements that were contemplated. Pulling the building back and observing the 30-foot setback would eliminate curb cuts from the project. As a result, there could be straight shots into and out of a pedestrian tunnel, if desired by the City.

Mr. Tomai reported that the Singerman Real Estate design team is committed to the sustainability of the project. The design and construction details were contemplated to have low energy use. The preliminary modeling suggested that the residences of 273 families would use 58% less energy than the Yarrow does currently. Mr. Tomai believed this was an example of responsible redevelopment. Currently, the Yarrow is surrounded by asphalt parking lots and dumpsters. The proposed improvements would have the 30-foot protection zone as a landscape buffer. The ground floor units along Park Avenue and Kearns Boulevard will all be walk-up residential units with patios. He hoped the project will start to redefine the Bonanza Park area and create a more pedestrian-friendly environment.

There was an intention to add more bike sharing and accommodate car sharing in the garage. It was important to encourage a vehicle-free lifestyle in this location. The goal was to create a more pedestrian and transit-oriented project. Mr. Tomai explained that the project tried to touch on critical priorities that were outlined in the General Plan. He believed transportation, energy, housing, and social equity were all addressed with the proposal.

Karl Sveinsson from SERA Architects reiterated some of the information about the buildings. He informed the Commission that there will be underground parking. Key public benefits were overviewed. Mr. Sveinsson noted that there will be a public plaza, a public central paseo, two new roads, an extension of the multi-use trail (12 feet), improved traffic flow, and additional affordable units. He shared a map of the area and identified the existing curb cuts. The project envisioned combining one curb cut on Park Avenue and one on Kearns Boulevard, opposite Snow Creek. Mr. Sveinsson discussed transit and connectivity in the area. He explained that many options were being considered for the project.

The property was zoned General Commercial ("GC"). Based on that, the setbacks needed to be 30 feet with the FPZ and 25 feet for the side and rear setbacks. However, 26 feet was needed for the road to accommodate a fire truck and other emergency vehicles. As a result, the proposal was to have a setback of 26 feet from the property line and 15 feet of sidewalk. That totaled 41 feet, which was a greater setback than required. Mr. Sveinsson stated that the greater setback would allow for the proposed road. He believed the project would benefit the community.

The primary exemption request related to height. Mr. Sveinsson reported that under the General Commercial ("GC") Zone, 35 feet of height was permitted. The AMPD allowed for an additional 10 feet so there could be four stories. The desire was for both buildings to be four stories with some limited rooftop amenity access. He explained that the market-rate condominiums would help pay for the affordable units. By providing that fourth floor, it was possible to offset those costs. Given the location of the project, it seemed like a logical place for taller buildings.

Chair Suesser asked for clarification about the height of the pop-up amenity space. She believed the pop-up amenity space would make the building more than 45 feet. Mr. Sveinsson confirmed this and explained that there would be approximately 12 additional feet and there would also be a bit of elevator overrun space. The total height proposed was 59 feet. The pop-up amenity space would only account for 7.5% of the total roof area. Mr. Tomai noted that some roof access would be required on the building in any scenario. This was for fire access and maintenance of the solar facilities. Elevator penthouses would be required regardless.

Mr. Sveinsson further discussed building height. He stated that the buildings would be positioned to minimize visual impacts on adjacent structures. Park Avenue and Kearns Boulevard are both very wide streets and there is a lot of separation between the project area and adjacent properties. He stated that the project will be adequately landscaped and buffered. The open space calculations need to be confirmed but based on the math so far, the project was over the 30% minimum. He clarified that 30% was required for the MPD and the AMPD only requires 20%. The overall site is over 30%. Chair Suesser wondered if the roads and sidewalks had been included in the open space calculations. Mr. Sveinsson denied this. That number included the paseo, courtyards, and spaces between sidewalks and the buildings.

David Johnson from SERA Architects introduced himself and reported that he led sustainability in the practice. Initial modeling of the energy use for the site had been done. He shared a chart titled, "Total Annual Energy Use," and explained that the two gray bars represent the electrical energy and gas energy on the existing site. When the proposed project was modeled, there was a reduction of 58%. With enhancement toward a LEED equivalent, the energy could be reduced by 70%. Singerman Real Estate was committed to creating a model of sustainability. As for water, on a square footage basis, the hotel used a lot of water. It was designed for a different era. Mr. Johnson shared a chart titled, "Water Use Intensity," and explained that based on modeling, the water demand could be reduced by 60% or 63% with some LEED strategies.

There were give-and-take aspects with an MPD and AMPD. It had been difficult to create affordable housing in Park City but this project would positively contribute to the affordable housing supply. The project provided space for the contemplated pedestrian and active transportation improvements of the area, notably the tunnel. Additionally, the new public plazas would create opportunities for community gathering spaces. Park City has aggressive goals as a community to address sustainability. This project was very focused on sustainability. Mr. Tomai explained that Singerman Real Estate was asking for one additional story of housing on the MPD building. Since there needs to be roof access of some sort anyway, there was a request to use a portion of the rooftops for private gathering space that the long-term residents of the AMPD building could use. Anyone in Park City could access the rooftop of the MPD building. Mr. Tomai acknowledged that this was a complex application and asked for Commissioner feedback.

Commissioner Frontero asked for additional details about the AMPD height exception. Planner Ananth reported that the AMPD allows for 45 feet of building height, assuming that the application met the setback requirements. A certain amount of exception for emergency egress would be allowed, but no expansion of anything above 45 feet would not be allowed. Commissioner Frontero noted that the request was for the AMPD building to be 59 feet. It did not seem that the current code would allow that. Planner Ananth confirmed that the current code would not allow the proposed height and rooftop amenity. Commissioner Frontero asked about the MPD building. Planner Ananth stated that there was more flexibility there, assuming the applicant could meet the requirements of the site-specific analysis.

Commissioner Van Dine felt it was important for the Commission to consider comparable buildings and their heights. The proposed project would be significantly taller than anything nearby since there was nothing in the area that was more than two stories. One of her biggest concerns related to the entry corridor. There was a desire to preserve entry corridors in Park City. Having a four-story building on that corner would not create an ideal entryway. If there was some way to decrease the height or step it back, that would be preferable. At the current time, she was not supportive of the 59-foot height. She did not believe the rooftop amenity was a necessity. Commissioner Van Dine appreciated the sustainability aspect of the building and the reduction of water usage. She asked to see a unit breakdown for AMI during a future presentation. Commissioner Van Dine was opposed to nightly rentals as one of the community goals was to establish primary residents. She did not see nightly rentals being a great use for the area. While affordable units were necessary, she had a difficult time with the proposed height. Additional information was requested to justify the need for the requested building height exceptions.

Commissioner Hall loved the idea of affordable units. The project proposed a lot of affordable units and it was wonderful that there were rentals as well. She agreed that this was a great location for this type of project. In addition, Commissioner Hall liked that the project will not remove greenery, the proposed improvements for circulation, the parking stalls are Code compliant, and sustainability was considered. As for the questions posed by Staff, she wanted to see the buildings presented together. She had a strong preference that the entire application be an AMPD because that would be an easier application to process. It was important that the application not pick and choose which parts of the Land Management Code were more favorable. If the MPD building went under the Land Management Code for a regular MPD, that height code needed to be applied. Alternatively, if the building is under the AMPD code, the height exceptions would be appropriate. Commissioner Hall asked about the open space calculation. Chair Suesser noted that Staff was still calculating and finalizing that number.

Commissioner Johnson asked that before the next Planning Commission discussion on the item, Staff clarify whether a height increase was appropriate in the FPZ. He also asked that the open space calculation be confirmed. In the context of height, there were two telecommunication facilities in the building. By granting the 59-foot height there could technically be an additional 10 feet to facilitate the telecommunication facilities. He questioned whether it would be safe to have a rooftop amenity if there would be telecommunication facilities on the roof. Mr. Tomai clarified that there was no intention to go beyond the rooftop for cellular facilities. One of the challenges that ownership would have to face related to the relocation of those cellular facilities. He reiterated that no height above 59 feet was requested.

Commissioner Kenworthy agreed with the comments shared by other Commissioners. The massing was his biggest concern. This was a gateway and it was intended to welcome people into the urbanized portion of Park City. He was not certain that a 59-foot building would be an appropriate gateway into that section of Park City.

Chair Suesser agreed with Commissioner Van Dine that nightly rentals would not be appropriate. Additionally, she wanted to see substantial sidewalks around the entire building. She did not see the width of the proposed sidewalks along the new road heading east-west. Chair Suesser wondered if the improvements to the corner had been taken into consideration with the proposed plans. She cautioned the applicant about asking for exceptions, except perhaps the exceptions within the internal setbacks. Chair Suesser asked for additional information about the square footage of the market-rate units and affordable units. The elimination of the two curb cuts would

improve the corner and she appreciated the sustainability aspects of the proposed project. However, she wanted to better understand the retail that would be added.

Chair Suesser asked if the paseo would be available to members of the public or if it would largely cater to the residents. In addition, she wanted to know how many parking stalls per unit were proposed as well as the depth of the parking garage. She asked about the connection to the tunnels over to Snow Park. There had been a reference to a 12-foot trail around the entire property but also a reference to 15-foot sidewalks on some parts of the project. She asked for additional clarity about those numbers. The 59 feet for the roof amenity was something that she was struggling with. She suggested a three-story project with a roof amenity instead. Alternatively, the rooftop amenity could be removed. While she understood that the amenity would be beneficial to residents, the height was of concern. Chair Suesser believed this application should be approached with a holistic view rather than as separate projects.

Commissioner Kenworthy wanted to see the occupancy numbers for each of the buildings. Commissioner Frontero was not opposed to the height request. If development was encouraged in more densely populated areas, there was only so much width that was possible. Height was a reasonable request as long as it is done tastefully, there is some protection, there are appropriate setbacks, and the design is thoughtful. He presumed the MPD had been requested to allow for nightly rentals. At the moment, the building is a nightly rental hotel. The proposal would actually reduce the current nightly rentals on that corner. This was actually an improvement in terms of the current use. If some nightly rentals were necessary to make the project profitable, it seemed reasonable. He believed the Commission should consider allowing them.

Commissioner Johnson asked if there would be a phasing plan. Mr. Tomai explained that if the application proceeds, a detailed phasing plan would be created. The garage structure would have to be first since it was the foundation for both buildings. It was contemplated that the AMPD building would be constructed before the MPD building.

Chair Suesser opened the public comment period.

Deb Rentfrow thanked the Commission for their thoughtful questions. She noted that some of the slides in the Staff presentation did not match the information included in the Staff Report. The email she submitted earlier in the day was based on the information included in the Staff Report. Originally, the commercial space was 5,000 square feet and now Staff stated that it would be 2,500 square feet. The composition of the units had also been changed. She used Page 18 of the "Applicant's Project Description and Preliminary Plans," document to calculate what she thought was the total square footage for each building. In the west building, there would be 153,686 square feet and in the east building, there would be 187,918 square feet. Based on that, the total open space requirement would be 83,688 square feet. This may have changed, but she based the numbers on the submitted materials. It was important that the applicant come back with the specific numbers. Ms. Rentfrow pointed out that in the General Plan, this section of Bonanza Park is specified as Resort Gateway. It was not labeled as the Bonanza Park Redevelopment Area. This was a gateway to an important part of the community.

Meeche White thought the application was well presented. This is a gateway to the community and it was important to consider that during the project review. Though the application was excellent, she had concerns about the height request. She believed the additional height would encourage other applicants to ask for, or be granted, additional heights for future projects.

Angela Moschetta identified herself as an Old Town resident. She appreciated the thoughtfulness of the Commissioners' questions. It sounded like there was a real concern that the project support community priorities and goals. As important as the Land Management Code is, the General Plan is superior. Social equity had long been established as a priority for Park City. Diversity, equity, and inclusion were also important to consider. Ms. Moschetta understood that this was just a Work Session and the applicant would come back with additional details and answers to questions. However, she had concerns that the market-rate residents would be in one building with a pool and open corridor and all of the affordable housing residents would be in a different building that didn't have the same sort of views. If inclusion was desired, there should not be such a clear dividing line. She encouraged the developer to integrate the community that would ultimately live within the project area. This was the best way to support community values. Chair Suesser believed there would be market-rate units in the AMPD building as well.

Megan McKenna looked forward to hearing additional information about the unit analysis. She noted that the Planning Commission had an opportunity to use the tools and incentives that were available for affordable housing. The AMPD was there to incentivize developers to increase the affordable housing that was available within a project. She was impressed with the sustainability of the proposed project. No project will be perfect, but this area was a good opportunity to use the density so affordable housing and sustainability would be achieved.

There were no further comments. The public comment period was closed.

Chair Suesser looked forward to hearing more about the application at a future meeting.

B. The Planning Commission Will Conduct a Work Session to Prioritize Land Management Code Amendments for 2022 - 2023.

Assistant Planning Director, Rebecca Ward, reported that the above item relates to the prioritization of Land Management Code amendments for 2022-2023. She shared the first Land Use Regulations for Park City, dated 1968. That document was 44 pages and there were seven zones. Park City now has 21 zones, five overlays, and the Land Management Code is over 300 pages long. Over the years, the Land Management Code had been amended many times to help shape the City as it continues to grow and develop. Assistant Director Ward overviewed some of the long-range planning initiatives, such as Vision 2020, which was a strategic action plan to guide the City through 2030. The goals of that plan related to social equity, environmental leadership, community housing, and transportation innovation.

The City would be issuing a Request for Proposals ("RFP") to focus on a Bonanza Park/Snow Creek Small Area Plan. Assistant Director Ward shared a boundary map of the plan area. It would also take into consideration connections with the adjacent neighborhoods. That was anticipated to be started in the current year and completed by the end of the year or early next year. Another long-range planning initiative was the General Plan update. The current General Plan included a list of strategies and goals for Land Management Code amendments. The Consultant would review the General Plan and Land Management Code in tandem. Several recommendations for amendments and timelines for those amendments would be shared.

Assistant Director Ward reported that there were plans in progress that were scheduled for City Council review. For instance, there was a plan that the Sustainability Department had been working on in coordination with Utah Clean Energy and stakeholders in the community. This was the Strategic Action Plan for Building Decarbonization. That was scheduled for Council review in

the fall. In that plan, there were recommendations related to incentives for road development. Additionally, Park City Forward, the long-range transportation plan was scheduled for Council adoption on September 15, 2022. Once adopted, it would be possible to review the Conditional Use Permit ("CUP") criteria and MPD criteria. Updates could be made to the criteria that the Planning Commission evaluated for pedestrian, bicycling, and transit infrastructure.

A series of amendments were already in progress, which included the following:

- Fractional Ownership of Single-Family Dwellings (the item was scheduled for City Council review on October 6, 2022);
- Winter Balcony Enclosure Pilot Program (the program was scheduled to end in 2023 and needed to be reevaluated. The Historic Preservation Board had a Work Session discussion on the item on September 7, 2022. It would be discussed by the Planning Commission on October 12, 2022. The pilot program required Land Management Code amendments. The Commission would decide whether those should remain);
- Waterwise Landscaping (the Planning Commission had already conducted a Work Session on the amendments and the item would come back on October 12, 2022);
- Sensitive Land Overlay (this included new and updated vantage points and the addition of new ridgelines. A GIS analyst was assisting Staff with updates to the online zoning map so it would show the additional ridgelines and vantage points);
- Accessory Uses in Master Planned Developments (the item was scheduled to be discussed later in the fall. It was a second phase to the MPD amendments. The Planning Commission already enacted the first phase, which was to separate the MPD review from the CUP review. This would clarify accessory use exceptions for MPDs. There would be a Work Session discussion in the future);
- Secure Bicycle Parking Requirements (this was to support bicycling infrastructure and would be brought forward for a Work Session at the Planning Commission level).

Chair Suesser asked about accessory uses in MPDs. She wondered if this had to do with the support commercial. Assistant Director Ward stated that it had to do with accessory uses that are exempt from density. There was discussion regarding the known MPDs in the Bonanza Park Area Plan. Commissioner Kenworthy asked about Hotel Park City. Attorney Harrington clarified that additional density was requested in exchange for building parking but he did not believe that application was ever submitted. He explained that there was room to address boundaries. Additional information could be shared with the Commission related to the existing area and what was on the border. Chair Suesser wanted to understand where the eastern boundary was. Assistant Director Ward stated that it was by the Fireside and Iron Horse Condominiums. The Commission further discussed the boundaries shown on the map.

Assistant Director Ward reported that there were amendments in progress for early next year:

- Lot Combinations in Historic Districts (the new Historic Preservation Planner would go to the Historic Preservation Board early next year to discuss this);
- Driveway and Parking Standards in Historic Districts (this was planned to be discussed by the Historic Preservation Board and then the Planning Commission);
- Updates to Align with State Requirements (this related to appeals and architectural regulations for single-family homes and duplexes).

Chair Suesser wondered if Lot Combinations in Historic Districts had to do with restrictions. Assistant Director Ward confirmed this and explained that it was outlined in the Staff Report. The amendments would look at restrictions but would also look at criteria for steep slopes and other encroachments. Chair Suesser appreciated that the new Historic Preservation Planner would review that and speak to the Historic Preservation Board. However, she noted that the Historic Preservation Board recommended a driveway across a right-of-way last year. The Planning Commission voted against that. She hoped that when Driveway and Parking Standards in Historic Districts are discussed, it does not have to do with developing the current existing undeveloped right-of-ways. Assistant Director Ward reported that there used to be a section in the Land Management Code that allowed property owners with a historic home to apply for a CUP to build a private driveway on a platted unbuilt right-of-way. Based on Planning Commission and City Council feedback, that was removed and was no longer in the Land Management Code. The driveway and parking standards would be reviewed for consistency.

In 2020, the Planning Commission identified priorities for Land Management Code amendments. This included incentivizing affordable housing development. Since then, the AMPD was adopted into the Land Management Code. That process began in 2018 and was a three-year process. There are now two AMPDs currently under review. Staff anticipated two additional applications would be submitted in the fall. Those applications would provide additional opportunities to evaluate and refine the code. Chair Suesser wondered what the percentage of affordable homes needed to be in an AMPD. Assistant Director Ward explained that it is based on the residential unit equivalents. At least 50% of the square footage needs to be deed-restricted affordable housing. Chair Suesser encouraged the Planning Department and City Council to consider raising that percentage so it is higher than 50%.

Another priority that was identified by the Planning Commission in 2020 was the encouragement of sustainability. The Commission wanted to improve transit, trail, and active transportation connectivity. Assistant Director Ward reminded the Commission that Park City Forward was scheduled for adoption on September 15, 2022. She noted that another priority for the Commission was amending the transfer of development rights. Last, the Commission wanted to prioritize evaluating lot combinations in the Historic Districts. The Planning Commission and City Council recently reviewed the Five-Year Moderate Income Housing Plan. The plan looked for opportunities to increase height and density allowances for affordable housing developments, where appropriate. Assistant Director Ward explained that those discussions went back to 2020 when there was Planning Commission input on the transfer of development rights.

The Housing, Transportation, and Planning teams applied for a grant for a study that could inform potential amendments. Unfortunately, the grant was not awarded to the City. As for the goal to encourage sustainability, the Waterwise Landscape amendments were in progress as well as the Strategic Action Plan for Building Decarbonization. There were opportunities to incentivize more sustainable development. Assistant Director Ward noted that the Strategic Action Plan had strategies that Staff would bring back to the Planning Commission for review.

Assistant Director Ward discussed the desire to improve transit, trail, and active transportation connectivity. With Park City Forward, there were some opportunities to update the CUP and MPD criteria. The Transit, Transportation, and Engineering Departments had been evaluating and recommending potential amendments that would establish standards for the traffic studies that the Planning Commission would require and review. Additionally, those departments had been looking at Transportation Demand Management recommendations.

Many of the upcoming Planning Commission Meeting Agendas were quite full, but Staff planned to bring forward the following topics for discussion in the fall:

- Winter Balcony Enclosure Pilot Program and Waterwise Landscaping Work Sessions (October 12, 2022);
- Waterwise Landscaping Public Hearing and Recommendation (October 26, 2022);
- Sensitive Land Overlay Work Session and Accessory Uses in Master Planned Developments Work Sessions (November 9, 2022);
- Secure Bicycle Parking Requirements Work Session and Sensitive Land Overlay Public Hearing (December 14, 2022).

Assistant Director Ward asked for input from the Commission regarding the schedule and the amendments. Staff would return on October 12, 2022, with a proposed schedule for next year. She noted that the Commission previously mentioned having Commission Liaisons, who may be interested in working with Staff as the amendments moved forward.

Chair Suesser asked for clarification about the Sensitive Land Overlay amendments. Assistant Director Ward explained that when the City annexed the southeast Quinn's Junction area, the area was annexed into the Sensitive Land Overlay. It required the identification of ridgelines and vantage points so that when developments were being considered, this could be done from certain vantage points in the City. The General Plan recommended reevaluation to make sure all ridgelines were identified. It was also recommended that the vantage points be updated City-wide. Those were included in the amendments. Chair Suesser wondered whether steep slopes were included in sensitive lands. Assistant Director Ward explained that the Sensitive Land Overlay defined steep slopes and very steep slopes. It also outlined the regulations for properties that were impacted by those slopes.

Commissioner Kenworthy offered to be a Commission Liaison for the Transfer of Development Rights and Transportation Demand Management. Chair Suesser wanted to be the Commission Liaison for Accessory Uses in MPDs and Evaluating Lot Combinations in Historic Districts. Commissioner Van Dine wanted Transit and Trails. Commissioner Johnson offered to focus on Sensitive Lands and Affordable Housing and Commissioner Hall wanted to work on Sustainability and Transportation. Commissioner Frontero wanted to focus on the Encouragement of Sustainability and Evaluating Lot Combinations in Historic Districts. It was noted that the transfer of development rights was not on the list for the current year. Assistant Director Ward confirmed this. A Work Session discussion would be scheduled in 2023. It was noted that the City Council would also have a liaison for the amendment-related work.

Chair Suesser wondered if there could be discussion about excavation limits in the Land Management Code. Assistant Director Ward asked the Commission for other amendment suggestions. Chair Suesser wanted to see a review of the steep slope standards City-wide. She wondered if the Planning Commission has Final Action authority on Land Management Code amendments. Assistant Director Ward clarified that the Planning Commission would make a recommendation to the City Council.

The General Plan and Bonanza Park/Snow Creek Small Area Plan both require a Planning Commission recommendation to the City Council for adoption. She wondered if the Planning Commission would be open to reserving the first or the last meeting of each month for those Work Sessions. Public hearings could be scheduled more than once per month as the Code

amendments progress. The Commission was in support of that suggestion. Assistant Director Ward reported that Staff would come back on October 12, 2022, and summarize the input from the current meeting. A proposed timeline for 2023 would also be shared. Discussions were had about the timeline and how it would work with the General Plan updates. Assistant Director Ward explained that the code was being updated based on what was in place, through the lens of the current priorities. When the General Plan was updated, a new list of recommended amendments would be considered. This would trigger a new review process of the code.

Chair Suesser noted that when an application comes in, the application is required to comply with the Code that is in place at the time that the application is filed. She expressed concerns about how the amendment process will impact applications. Attorney Harrington explained that all expectations will be made clear in future Staff Reports and communicated in advance.

7. REGULAR AGENDA

A. 455 Woodside Avenue - Heimpel Plat Amendment - The Applicant Proposes Removing the Internal Lot Line Common to Lots 10 and Half of Lot 11 of Block 29, Park City Survey, to Create A Single Lot-of-Record. PL-22-05278.

Planner II, Makena Hawley presented the Staff Report and explained that the application was for a Plat Amendment for property located at 455 Woodside Avenue. The property owner was requesting to combine all of Lot 10 with half of Lot 11 of Block 29, Park City Survey. The intention was to create a single Lot of Record to build a single-family home. Both of the lots are currently vacant. Planner Hawley shared a picture of the property and reported that it is in the HR-1 Zoning District. There was no significant vegetation on the lot. She noted that there is an existing retaining wall that will be removed when the proposed home is constructed.

There is an active Historic District Design Review ("HDDR") application being reviewed concurrently. It had not been approved yet. The existing plat was shared with the Commission. Staff found that the proposal complies with the HR-1 Zoning District as well as the general subdivision requirements, outlined in 15-7.1-3. Staff also found that the Plat Amendment preserves the current land use and character of the historic residential area in Park City. It would not vacate or amend any portion of the platted row. No easements were being vacated or amended. Planner Hawley reported that no public input had been received. As a result, Staff recommended that the Commission open a public hearing and consider forwarding a positive recommendation for City Council consideration on October 27, 2022. The owner of the property, Ryan Heimpel was available to answer any outstanding Commissioner questions.

Commissioner Frontero asked where the other half of Lot 11 is located. Planner Hawley explained that the subject property is surrounded by other single-family homes and condominiums. Commissioner Frontero pointed out that the request was to combine Lot 10 and half of Lot 11. He wanted to understand where the other half of Lot 11 was. Mr. Heimpel explained that to the north, someone started to build on lot lines and the result was that Lot 11 had become half of a lot. Commissioner Frontero believed the intention was essentially to add 12.5-feet to a standard Old Town lot. Planner Hawley confirmed this.

Chair Suesser wondered if there were stairs or pedestrian accesses through the lot. This was denied. Some images of the subject property were shared with the Commission for reference. There was no significant vegetation but there was a steep slope, which would require a Steep Slope CUP. That had not been submitted yet but would be a requirement.

Chair Suesser opened the public hearing.

Angela Moschetta shared comments related to lot combinations. For a long time, the City signed off on lot combinations and additions to houses. Now, there was a situation where Old Town in particular was a ghost town. People are sitting on a lot of beautiful historic real estate that want to modernize or expand the homes. She recently attended a Historic Preservation Board Meeting to discuss one of the applications. The historic preservation guidelines specifically talked about upholding the character of the mining era. This was not just about aesthetics, but also lifestyle. The purpose of lot combinations was to build, increase the potential square footage of a build, or add onto an existing home. A lot of times, those builds or additions are not necessarily in keeping with the mining era character. While she was not suggesting that the Commission deny this lot combination, it was something for the Planning Commission to consider moving forward. It was important to think about community values.

Commissioner Kenworthy believed that the lot combination, in this case, made sense because the 12.5 feet would be landlocked if the Commission did not allow the combination. A lot of properties on Woodside Avenue were 37.5 feet. However, he understood the general concerns. Attorney Harrington noted that additional information could be brought to the Commission for future consideration. It was important to consider the history of Old Town when making decisions.

There were no further comments. The public hearing was closed.

Chair Suesser asked about the width of Lot 10. Planner Hawley reported that it was 25' x 75'. Chair Suesser wondered what the good cause was to allow the lot combination, which would result in a larger single-family home being built. Planner Hawley explained that the use is compatible with the neighborhood and does not differentiate it from the surrounding character. Additionally, since 1979, the two lots have been owned together. Commissioner Kenworthy pointed out that if the lots were not combined, there would be a useless 12.5-foot lot. Chair Suesser stated that the 12.5 feet could create a buffer between the single-family home and the condominium. Mr. Heimpel clarified that the condominium building was in the other direction.

Chair Suesser was not in support of combining the lot because there is a developable lot that is owned by the applicant. She did not believe the combination was necessary. Commissioner Kenworthy was in support of the application. Commissioner Van Dine pointed out that the lot combination would still fit the character of the neighborhood. Having a 12.5-foot plot of land would not keep with the rowhouse character of the neighborhood. The Commission further discussed the application. The retaining wall would be removed, but a house would be in that location in the future. Mr. Heimpel stated that the house would be to the north so it was not as close to the condominium building to the south. The rowhouse character would be continued. A single-family home was consistent with those designs but not with the condominium building.

Commissioner Frontero wondered if there could be a compromise. He understood the arguments on both sides and wondered if the application could be amended to build out 6.25 feet rather than 12.5 feet. This would ensure that a 6.25-foot buffer remains. Mr. Heimpel stated that he could speak to the architect. He explained that he was doing this on behalf of his parents. His father is handicapped and access is needed. He would need to speak to the architect to determine whether 6.25 feet would be enough space for the property to be ADA-compatible. Commissioner Van Dine was supportive of the application as presented. Commissioner Johnson wondered if it

would be possible to increase the side setback. Chair Suesser believed the compromise was something that should be considered.

Chair Suesser did not believe there was good cause to allow the lot line adjustment to expand the lot. Commissioner Van Dine noted that the applicant had mentioned speaking to an architect about whether the compromise made sense. She wondered whether a continuation would be appropriate. Commissioner Kenworthy found that there was good cause for the application.

MOTION: Commissioner Kenworthy moved to forward a positive recommendation for City Council consideration on October 27, 2022, for the 455 Woodside Avenue Heimpel Plat Amendment application, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval as outlined in the Draft Ordinance as follows:

Findings of Fact

Background:

1. The property is located at 455 Woodside Avenue.
2. The property is listed with Summit County as Parcel number PC-356 and consists of Lot 10 and half of Lot 11 of Block 29, Park City Survey.
3. The Applicant owns Lot 10 and half of Lot 11.
4. The property is in the Historic Residential (HR-1) Zoning District.
5. The Site is vacant.
6. Historically, 455 Woodside Avenue contained a Single-Family Dwelling which was demolished in 2000.
7. The owner of 455 Woodside Avenue submitted for an HDDR on August 10, 2022, which is currently being processed by the Planning Department.
8. The Lot of 455 Woodside Avenue will require to a Steep Slope Conditional Use Permit.
9. The LMC regulates Lot and Site Requirements per LMC § 15-2.2-3.
10. A Single-Family Dwelling is an allowed Use in the HR-1 Zoning District and requires a minimum Lot size of 1,875 square feet. The proposed Lot size is 2,812 square feet.
11. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot width is 37.5 feet.
12. The required front Setback for Lot depths of 75 feet is ten feet (10').
13. The required Side Setback is three feet (3').

14. In the HR-1 Zoning District, the Maximum Building Footprint = (Lot Area/2) x 0.9 Lot Area/1875. The Maximum Building Footprint for the proposed Lot is 1,201 square feet.
15. The building Height in the HR-1 Zoning District is 27 feet.
16. The findings in the Analysis section of the Staff Report are incorporated herein.
17. There is Good Cause for combining Lot 10 and half of Lot 11 because the proposal is consistent with the character of residential development and will be required to comply with the Design Guidelines for Historic Districts.
18. The plat amendment does not vacate or amend any portion of the platted Right of Way.
19. No easement is vacated or amended as a result of the plat amendment.

Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.2, Historic Residential (HR-1) Zoning District, and LMC § 15-7.1-6, Final Subdivision Plat.
2. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
3. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

1. The City Planner, City Attorney's Office, 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) 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. The plat shall note that fire sprinklers are required for all new construction, to be approved by the Chief Building Official.
4. Any new development must comply with the Land Management Code and requires Historic District Design Review.

5. City Engineer review and approval of all Lot grading, utility installation, public improvement, and drainage plans for compliance with City standards is required prior to issuance of any building permits.
6. No remnant portion of Lot 12 is separately developable.

Commissioner Van Dine seconded the motion.

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

8. ADJOURN

MOTION: Commissioner Van Dine moved to adjourn.

The meeting adjourned at approximately 8:40 p.m.

PENDING APPROVAL

1800 Park Avenue

Work Session

Planning Commission
September 14, 2022

AGENDA

1. Planning Department Presentation (10 min)
2. Applicant Presentation (20 min)
3. Commission Discussion

APPLICATION

- Two separate buildings and 2 separate MPD Applications, with one shared garage, all on one lot. Each application must be reviewed under their own code.
 1. **MPD for 100-units** of market-rate condominiums on the west portion of the site.
 2. **AMPD for 147 affordable rental units and 26 market rate units** on the east portion of the site. **273** Units proposed between both buildings.
- 4.47-acres located in General Commercial zone with Frontage Protection Overlay.
- The property is currently improved with a 182-room hotel (the DoubleTree), restaurant, and meeting space, originally built in 1977.

Park City

Golf
Subdivision

Captain Molly Dr

Lane Dog Ln

Snow Creek Dr

Kearns Blvd

Homesake Rd

Iron Horse Dr

Short Line Rd

Noodline Way



GENERAL PLAN

Bonanza Park neighborhood – mixed use with condos and multi-family apartments, offices, shopping, restaurants, Rail Trail, Olympic Welcome Plaza.

Access to transit and trails but area lacks connectivity.

“By directing higher density redevelopment to this area, the neighborhood has the potential to provide more Life-Cycle Housing opportunities for Parkites, including starter and empty nester (step-down) housing.

The Area Plan for this neighborhood should include a limit on nightly rentals if this district is to be protected as a locals neighborhood.” (GP p. 168)

AUEs

MPD - 69.63 UEs (56.85 UEs in MPD Building + 12.78 UEs in AMPD Building),

AMPD - 140.9 AUEs in MPD Building (including 12.78 from MPD).

Project meets the 50% AUE requirement for AMPDs.

BUILDING HEIGHT

Zone Height = 35 feet

LMC 15-6.1-8, AMPD Building Height allows for Building Height up to 45 feet when specific requirements are met.

No additional height can be granted and façade step-back requirements must be met.

LMC 15-6-5(F) MPD Building Height allowed the PCx to consider an increase in Building Height based on a site-specific analysis including (but not limited to) Building Height which does not result in increased square footage or Building Volume, increased Setbacks from adjacent projects, more than the minimum required Open Space.

Applicant should review their calculations with the Planning Department ensure compliance with these requirements.

OPEN SPACE

AMPDs require 20% Open Space, MPDs require 30% Open Space.

LMC 15-15 Open Space, Landscaped. 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. (LMC 15-15, Defined Terms)

Can not include FPZ Setbacks, Private Open Space, Streets, etc.

The applicant's Open Space calculations require further review by the Planning Department to ensure that the application meets the 30% minimum public accessible Open Space requirement for the site.

PARKING

LMC Required Parking Stalls Per Unit		
Unit Size	MR LTR Standard	AMPD Minimum
<600 SF	1.0	-
600-1,000 SF	1.0	0.5
1,000-2,000 SF	1.5	1.0
>2,000 SF	2.0	1.5

Parking Counts										
Unit Size	Market Rate		Deed-Restricted			Total Project			Applicant Proposal	
	Units	Required Stalls	Units	Required Stalls	Minimum Stalls	Units	Required Stalls	Minimum Stalls	Stalls	Per Unit
AMPD Building										
<600 SF	-	-	6	6	-	6	6	-	6	1.0
600-1,000 SF	10	10	90	90	45	100	100	55	100	1.0
1,000-2,000 SF	16	24	51	77	51	67	101	75	101	1.5
>2,000 SF	-	-	-	-	-	-	-	-	-	-
Sub-total	26	34	147	173	96	173	207	130	207	1.2
MPD Building										
<600 SF	10	10	-	-	-	10	10	10	10	1.0
600-1,000 SF	35	35	-	-	-	35	35	35	35	1.0
1,000-2,000 SF	55	83	-	-	-	55	83	83	88	1.6
>2,000 SF	-	-	-	-	-	-	-	-	-	-
Sub-total	100	128	-	-	-	100	128	128	133	1.3
Total Residential	126	162	147	173	96	273	335	258	340	1.2

The applicant must submit a Parking Analysis prior to being scheduled for a public hearing.

ISSUES

1. Given the General Plan's acknowledgement that this area is appropriate for high density, does the PCx see a benefit to utilizing the possible exceptions on this site to achieve the goals of [15-6-1](#) versus preliminary caution regarding exceeding underlying zone/LMC standards?
2. Does the PCx find benefit in reviewing the 2 MPDs together versus separately (but concurrently).

ISSUES

3. Does the PCx have any preliminary feedback on the proposed Open Space areas being shared without internal setbacks segregating the 2 projects?
4. Does the PCx have any questions or concerns with the Planning Departments “initial issues” identification list in the Staff Report, or is there other preliminary input or information requested by PCx for evaluation of the applicable criteria?

ISSUES

15-6.1-1 Purpose

The purpose of Affordable Master Planned Developments 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.

ISSUES

5. Does the FPZ prohibit exceptions from the underlying zoning district or does the MPD code allow for exceptions in the FPZ?

[FPZ- Lot and Site Requirements and Building Heights for all Development Activities and uses within the Frontage Protection Zone must be consistent with the underlying Zoning District.... (LMC 15-2-20)]

Case law appears to indicate that when an overlay zone (like an MPD/AMPD) gives additional flexibility to what the underlying zone allows, the City is allowed to default to the overlay development standards since they apply to the project as a whole.

When the various zoning purpose sections are read together do they "provide design flexibility necessary for well-planned, mixed use developments".

that the area is appropriate for higher density redevelopment? Does the project strengthen the neighborhood and advance the Goals and Objectives of the GP including increasing connectivity and encouraging alternative modes of transportation, diversifying the City's housing stock, foster a diverse economy, is the project sustainable?

Planning Commission Agenda Item Report

Meeting Date: September 28, 2022

Submitted by: Levi Jensen

Submitting Department: Planning

Item Type: Continuation

Agenda Section: CONTINUATIONS

Subject:

220 King Road – Plat Amendment and Conditional Use Permit – The Applicant Proposes to Combine Two Parcels into One Lot and Amend Existing Plat Note Requirements to Construct a New Single-Family Dwelling Located off King Road, which will Replace the Two Existing Dwellings at 220 King Road. (PL-22-05318, PL-22-05319)

Suggested Action:

Attachments:

[220 King Road Continuation Report](#)

Planning Commission Staff Report



Subject: 220 King Road
Application: PL-22-05318 & PL-22-05319
Author: Alexandra Ananth, Sr. Planner
Date: September 28, 2022
Type of Item: Plat Amendment and CUP

Recommendation

The Planning Department recommends the Planning Commission *Continue* the scheduled work session for 220 King Road to **October 26, 2022**, to allow staff additional time to research the applications.

Description

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

Planning Commission Staff Report



Subject: 569 Park Avenue - Plat Amendment
Application: PL-22-05320
Author: Lillian Lederer, Planner I
Date: September 28, 2022
Type of Item: Plat Amendment

Recommendation

Review the proposed 569 Park Avenue - Plat Amendment; (II) conduct a public hearing; and (III) consider forwarding a positive recommendation for City Council's consideration on October 27, 2022, based on the Draft Ordinance Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant: William A. Kershaw and Janet F. Kershaw
Location: 569 Park Avenue
Zoning District: Historic Residential - 1 (HR-1)
Adjacent Land Uses: Residential
Reason for Review: Planning Commission reviews and forwards a recommendation to City Council for Plat Amendments¹

LMC Land Management Code
HPB Historic Preservation Board
HR-1 Historic Residential - 1

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

Background

569 Park Avenue was built around 1917 and is a Significant Historic Site on the Park City Historic Sites Inventory, pending appeal. Please see Exhibit D for more information regarding the pending appeal.

The Planning Department received a Plat Amendment application on July 19, 2022, for 569 Park Avenue. 569 Park Avenue straddles Lot 17 and 18 of Block 5. The Applicant currently owns both Lots and proposes removing the lot line to combine them into one Lot. Both lots are recognized by Summit County as Parcel PC-82.

The Applicant also submitted a Historic District Design Review (HDDR) application. On September 7, 2022, the Historic Preservation Board approved relocation of the structure four feet to the north and material deconstruction of a portion of the rear and south side façade to accommodate a rear garage and basement addition ([Staff Report](#); [Audio](#)).

¹ LMC § [15-1-8](#)

The HDDR application is pending a final staff-level review.

Analysis

(I) The proposal complies with the Historic Residential-1 (HR-1) Zoning District requirements outlined in LMC Chapter [15-2.2](#).

LMC [Section 15-2.2-3](#) outlines the Lot and Site Requirements for the HR-1 Zoning District, described in the table below. The proposed Lot combines Lot 17 (24.99 feet wide) and 18 (24.99 feet wide), which creates a 49.98-foot-wide Lot. The length of the Lot is 75 feet. This creates a proposed Lot of 3,748.5 square feet.

Zoning Requirement	Analysis of Proposal
Minimum Lot Size- 1,875 square feet (sf)	Complies- 3,748.5 sf
Lot Width- 25'	Complies- 49.98'
Maximum Building Footprint- Determined by $(\text{LOT AREA}/2) \times 0.9^{\text{AREA}/1875}$	$(3748.5/2) \times 0.9^{3748.5/1875}$ $1874.25 \times 0.9^{1.99}$ $1874.25 \times .810853869918714$ $= 1519.74 \text{ sf}$ Complies- ~ 1085 sf
Minimum Front and Rear Setback- 10'	Front Setback: The Significant Historic Structure meets a 9-foot Front Setback. The porch encroaches into the Front Setback ~7 feet. Legal Non-Complying- ~9' LMC § 15-15-1 defines a Non-Complying Structure 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.” According to available Planning Department records, the non-historic front porch addition to 569 Park Avenue was constructed in 1987 (Exhibit E). 569 Park Avenue was in the HR – 1 Zoning District at that time (Exhibit F). The 1987

	LMC § 7.1.3(d) established the following requirements for HR – 1 Front Setbacks: <i>The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be 10 feet (Exhibit G, p. 2).</i> The 1987 LMC § 7.1.4(b) required Single-Family Dwellings to provide a volume of open space within the building envelope in the front and rear of the structure, which could be satisfied with porches “which are open on at least two sides, one of which must be the front or back façade of the structure.” Additionally, the porches under a roof could count as open space volume and could project into the open space volume (Exhibit G, p. 2-3). The City issued a 1987 building permit to construct the front porch with a Front Setback just shy of three feet (approximately two feet ten inches), which may have been considered open space at the time it was constructed. Structures built in compliance with the LMC at the time of construction are Non-Complying Structures. LMC § 15-9-6(A) states that a Non-Complying Structure may be repaired, maintained, altered, or enlarged, provided that such repair, maintenance, alteration, or enlargement shall neither create any new non-compliance nor shall increase the degree of the existing non-compliance of all or any part of such Structure. Because the 1987 LMC established exceptions for "open space" and encroachments into the Front Setback, the porch conformed to the LMC at the time it was constructed and is therefore a legal non-complying structure. Rear Setback: Complies- ~21.4'
Minimum Side Setbacks- 5' each	North side setback: Complies- ~10.5' South side setback: Complies- ~14.8'
Maximum Building	Complies- 14.7'

Height- 27' from Existing Grade	
---------------------------------------	--

Any new construction must comply with applicable LMC requirements, including Chapter [15-13](#), *Design Guidelines for Historic Districts and Historic Sites*. The property is not within the soils ordinance boundary and in the event that mine wastes or impacts are encountered, the applicant is responsible for handling the material properly (see Condition of Approval 4).

(II) The Development Review Committee reviewed the proposal on August 2, 2022 and did not identify any issues.²

(III) There is Good Cause for the Plat Amendment, and no public street, Right-of-Way, or easement is vacated or amended.

The Planning Commission and City Council review Plat Amendments according to LMC § [15-7.1-6](#) *Final Subdivision Plat* and approval requires (a) a finding of Good Cause, and (b) a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Land Management Code § [15-15-1](#) defines Good Cause as “[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, 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.”

The Significant Historic Structure straddles two traditional 25-foot wide lots and the plat amendment allows the Applicant to create one 50-foot-wide lot for the Significant Historic Site, and to rehabilitate the Significant Historic Structure. Additionally, this enables the construction of the rear garage and basement addition. (Exhibit I). There is good cause for this proposal as it allows for the rehabilitation and the preservation of a Significant Historic Site to enhance the historic feel and character of the HR-1 Zoning District.

569 Park Avenue is accessed by Park Avenue, a public Right-of-Way, and the proposed Plat Amendment does not vacate or amend Park Avenue or any easement.

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, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and posted notice to the property on September 14, 2022. Staff published notice on the Utah Public Notice website on September 14, 2022. Staff mailed courtesy notice to property owners within 300 feet on September 14, 2022. The Park Record published notice on September 14, 2022.³

Public Input

Public input was submitted regarding the proposed Historic District Design Review application and is attached as Exhibit H.

Alternatives

- The Planning Commission may forward a positive recommendation for the 569 Park Avenue - Plat Amendment for City Council's consideration on October 27, 2022;
- The Planning Commission may deny the 569 Park Avenue – Plat Amendment and direct staff to make findings for the denial; or
- The Planning Commission may request additional information and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance 2022-XX
Exhibit B: Proposed Plat
Exhibit C: Existing Conditions Survey
Exhibit D: 569 Park Avenue Background
Exhibit E: 1987 Building Permit
Exhibit F: 1985 Zoning Map
Exhibit G: 1987 HR-1 Land Management Code
Exhibit H: Historic Preservation Board Public Input
Exhibit I: Proposed Plans

³ LMC [§ 15-1-21](#)

Ordinance No. 2022-XX

AN ORDINANCE APPROVING THE 569 PARK AVENUE PLAT AMENDMENT, LOCATED AT 569 PARK AVENUE, PARK CITY, SUMMIT COUNTY, UTAH

WHEREAS, the owner of the property located at 569 Park Avenue petitioned the City Council for approval of the 569 Park Avenue Plat Amendment; and

WHEREAS, on September 14, 2022, the Park Record published notice for the Planning Commission and City Council public hearings; and

WHEREAS, on September 14, 2022, 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 September 28, 2022, the Planning Commission reviewed the proposed Plat Amendment, held a public hearing, and forwarded a _____ recommendation to the City Council;

WHEREAS, on October 27, 2022, the City Council reviewed the 569 Park Avenue Plat Amendment and held a public hearing; and

WHEREAS, the 569 Park Avenue Plat Amendment is consistent with the Park City Land Management Code, including § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2, and 15-7.

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

SECTION 1. APPROVAL. The 569 Park Avenue Plat Amendment 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 569 Park Avenue within the Historic Residential (HR-1) District.
2. The 569 Park Avenue Plat Amendment consists of Lot 17 and 18 of Block 5.
3. On July 19, 2022, the Applicant submitted a Plat Amendment application to combine two existing lots into one lot of record containing a total of 3,748.5 square feet.
4. Staff deemed the Plat Amendment application complete on July 19, 2022.
5. The subject parcel is PC-82.
6. The HR-1 Zone requires a minimum lot area of 1,875 square feet for a single-family dwelling. The proposed lot area meets the minimum lot area for a single-family dwelling. The Use of the current structure on the lot is a Single-Family Dwelling, which is an Allowed Use in the HR-1 Zone.
7. The minimum lot width allowed in the HR-1 Zone is twenty-five feet (25'). The proposed combined lot width is 49.98'. The lot depth is 75'.
8. The minimum side setbacks for a 49.98' wide lot are 5' each.
9. The minimum front and rear setbacks for 75' deep lot are 10' each.
10. New construction must comply with the HR-1 Zone setbacks.
11. The proposed plat amendment will not cause undo harm to adjacent property owners.

12. The proposed lot area of 3,748.5 square feet is a compatible lot combination as the entire HR-1 Zone has an abundance of sites with the same or similar dimensions and lot area.
13. The existing Single-Family Dwelling has a footprint of 1,085 square feet.
14. The maximum footprint allowed in the HR-1 zone is 1519.74 square feet for the proposed lot.
15. As conditioned, the proposed plat amendment does not create any new non-complying or non-conforming situations.

Conclusions of Law

1. There is Good Cause for this Plat Amendment because the combination of the two lots creates one lot for a Significant Historic Structure.
2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2, and 15-7.
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's Office, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the Conditions of Approval, prior to recordation of the plat.
2. The applicant will record the plat amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a complete application requesting an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. No building permit for any work shall be issued until the plat is recorded and until the Historic District Design Review application, if required, is submitted and approved for the property.
4. The property is not located within the Park City Soil Ordinance Boundary and therefore it is not regulated by the City for mine-related impacts. However, if the property owner encounters mine waste or mine waste impacted soils, they must handle the material in accordance with State and Federal law.
5. New construction must comply with Lot and Site Requirements outlined in Land Management Code Section 15-2.2-3, including Setbacks.
6. Any construction on the property requires submittal and approval of a Historic District Design Review application.
7. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards for new construction is a condition precedent to building permit issuance.

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

PASSED AND ADOPTED this 27th day of October 2022.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

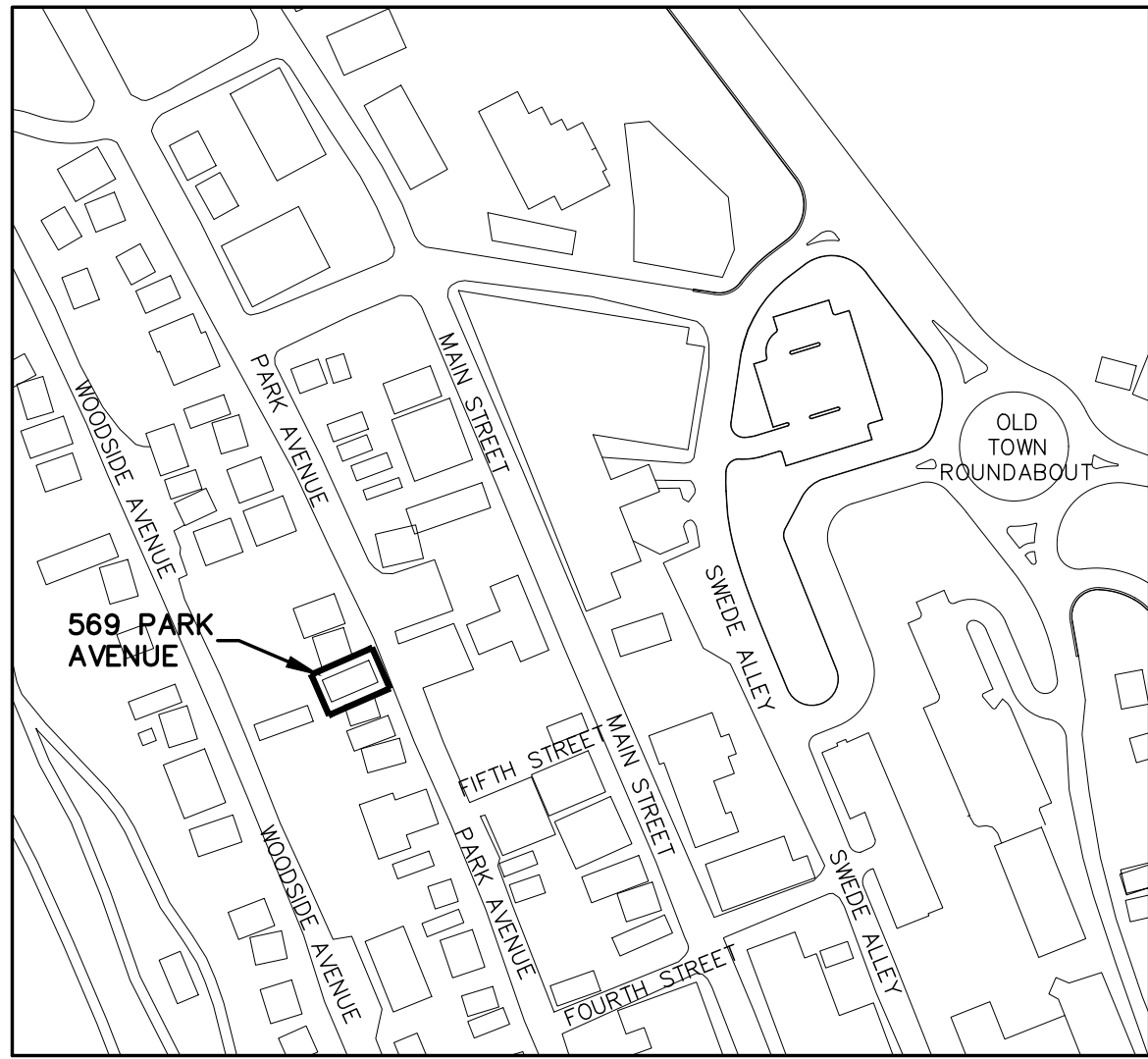
ATTEST:

City Recorder

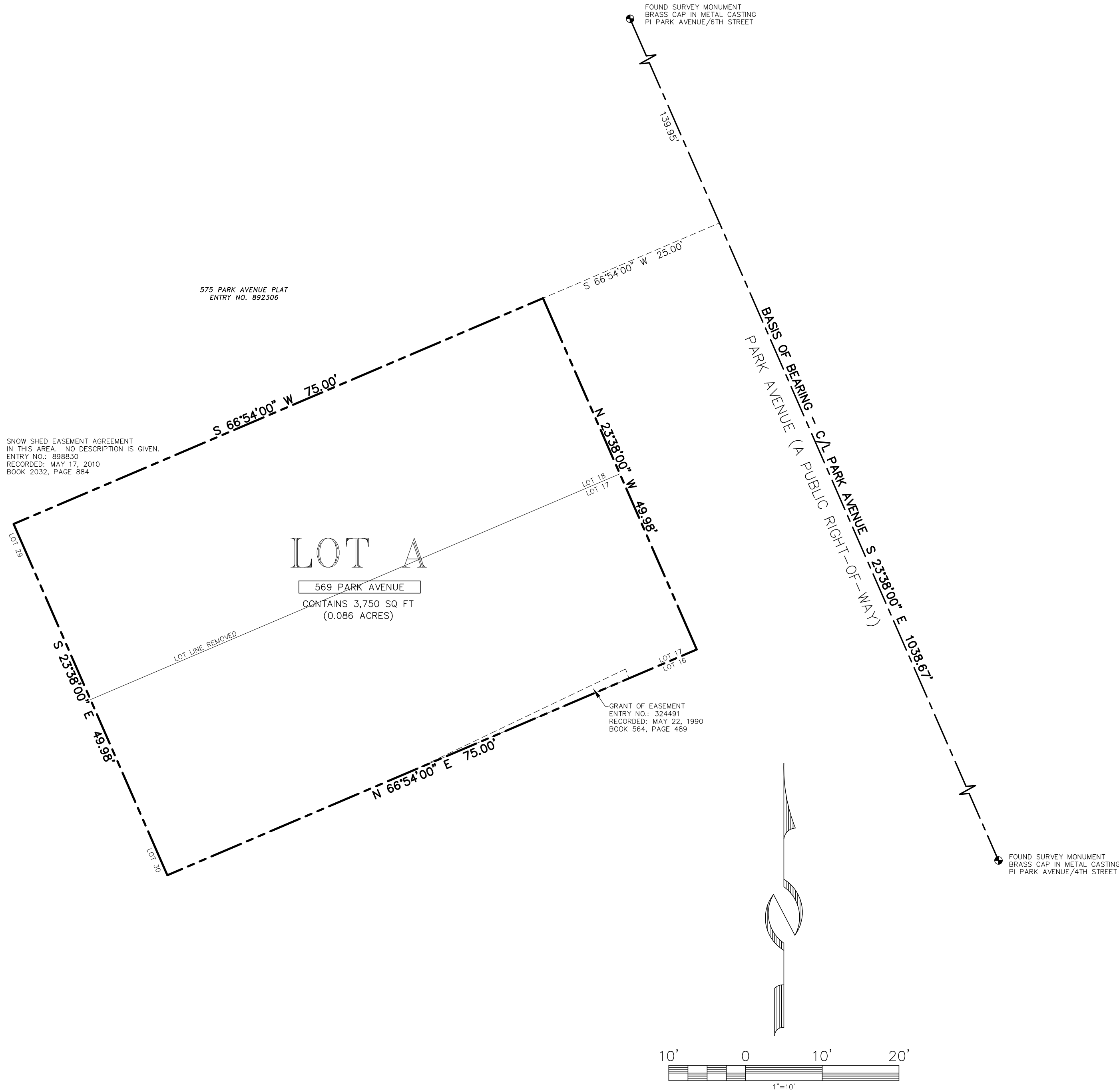
APPROVED AS TO FORM:

City Attorney's Office

Attachments: Attachment 1 – 569 Park Avenue Plat Amendment



VICINITY MAP



SURVEYOR'S CERTIFICATE

I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one lot, hereafter to be known as 569 PARK AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

All of Lots 17 and 18, Block 5, Amended Plat of the Park City Survey, according to the official plat thereof, on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that, William A. Kershaw and Janet F. Kershaw, Trustees of The Kershaw Family Trust, dated February 2, 2001, and any amendments thereto, hereby certify that they have caused this plat amendment to be made, together with easements as set forth to be hereafter known as 569 PARK AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys 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.
The Kershaw Family Trust, dated February 2, 2001,
and any amendments thereto
By: _____
William A. Kershaw, Trustee

In witness whereof, the undersigned set her hand
this ____ day of _____, 2022.
The Kershaw Family Trust, dated February 2, 2001,
and any amendments thereto
By: _____
Janet F. Kershaw, Trustee

ACKNOWLEDGMENT

State of _____
: ss.
County of _____

On this ____ day of _____, 2022, William A. Kershaw 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 he is a Trustee of The Kershaw Family Trust, dated February 2, 2001, and any amendments thereto, and that said document was signed by him on behalf of said Trust by authority of the Trust, and he acknowledged to me that he executed the 569 PARK AVENUE PLAT AMENDMENT.

A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

ACKNOWLEDGMENT

State of _____
: ss.
County of _____

On this ____ day of _____, 2022, Janet F. Kershaw 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 a Trustee of The Kershaw Family Trust, dated February 2, 2001, and any amendments thereto, and that said document was signed by her on behalf of said Trust by authority of the Trust, and she acknowledged to me that she executed the 569 PARK AVENUE PLAT AMENDMENT.

A Notary Public commissioned in _____
Printed Name _____
Residing in: _____
My commission expires: _____
Commission No: _____

NOTES

- This plat amendment is subject to the Conditions of Approval in Ordinance 2022-_____.
- A proration was applied to the platted distances based on the Park City Monument Control Map, recorded as Entry No. 199887 in the Office of the Recorder, Summit County, Utah.
- See recorded survey S-2382, S-2221 and S-799 in the Office of the Recorder, Summit County, Utah.
- A Reciprocal Easement Agreement, recorded November 19, 2002, as Entry No. 638805 in Book 1489 at Page 1705 affects this property. No description is given.

(435) 649-9467

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

569 PARK AVENUE PLAT AMENDMENT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

7/18/22 JOB NO.: 7-1-22 FILE: X:\ParkCitySurvey\dwg\srv\plat2022\070122.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER
RECLAMATION DISTRICT STANDARDS ON THIS _____
DAY OF _____, 2022
BY _____
ENGINEERING DEPARTMENT

PLANNING COMMISSION
RECOMMENDED BY THE PARK CITY
PLANNING COMMISSION THIS _____
DAY OF _____, 2022
BY _____
CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN
ACCORDANCE WITH INFORMATION ON
FILE IN MY OFFICE THIS _____
DAY OF _____, 2022
BY _____
PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS _____
DAY OF _____, 2022
BY _____
PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY
COUNCIL THIS _____ DAY OF _____, 2022
BY _____
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT
WAS APPROVED BY PARK CITY
COUNCIL THIS _____ DAY
OF _____, 2022
BY _____
PARK CITY RECORDER

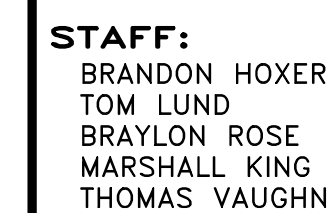
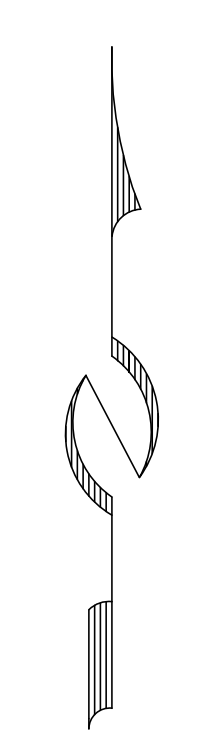
PUBLIC SAFETY
ANSWERING POINT APPROVAL
APPROVED THIS _____ DAY
OF _____, 2022
BY _____
SUMMIT COUNTY GIS COORDINATOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED
AT THE REQUEST OF _____
FEE _____ RECORDER
TIME _____ DATE _____ ENTRY NO. _____



NOTES

-



EXISTING CONDITIONS & TOPOGRAPHIC MAP
569 PARK AVE
LOTS 17 & 18, BLOCK 5, PCS

FOR: JANET KERSHAW

JOB NO.: 7-1-22

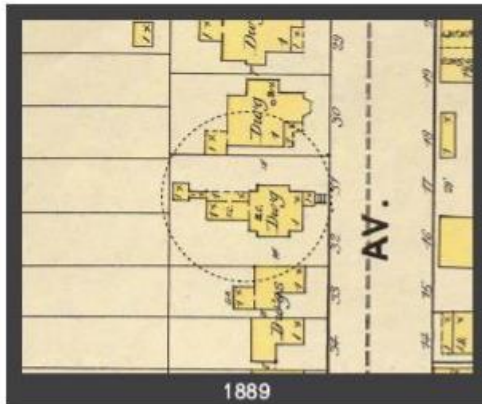
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SHEET
1
OF
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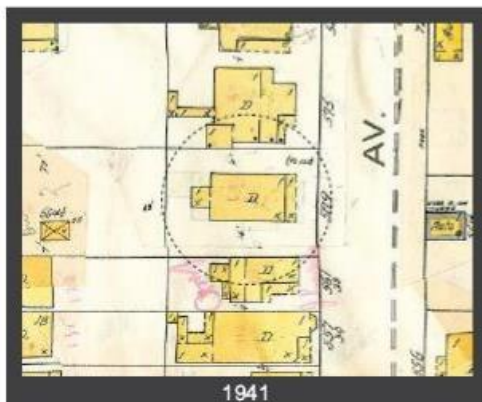
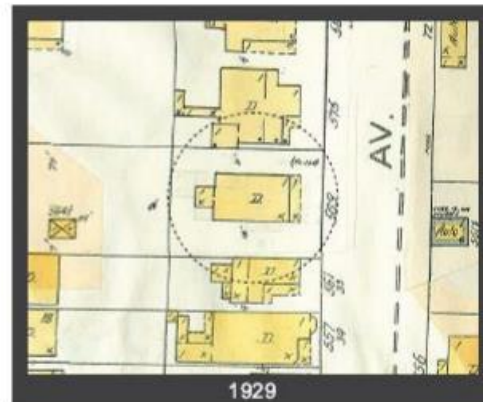
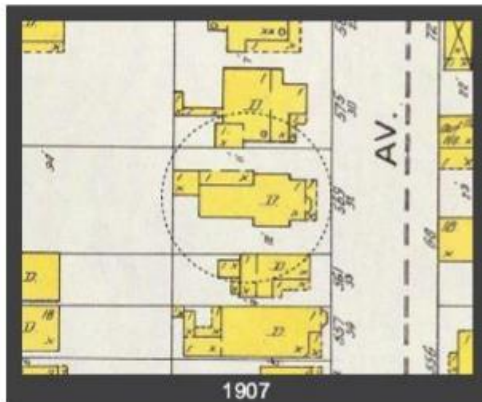
569 Park Avenue Background

According to the [Historic Site Form](#), 569 Park Avenue is a bungalow-type Single-Family Dwelling constructed circa 1917 in the Victorian Eclectic style. 569 Park Avenue is a Significant Historic Site pending appeal on the Park City Historic Sites Inventory.¹ The Sanborn Maps show a cross-wing house built on the site prior to 1889. The current bungalow form was constructed circa 1917:

569 Park Avenue

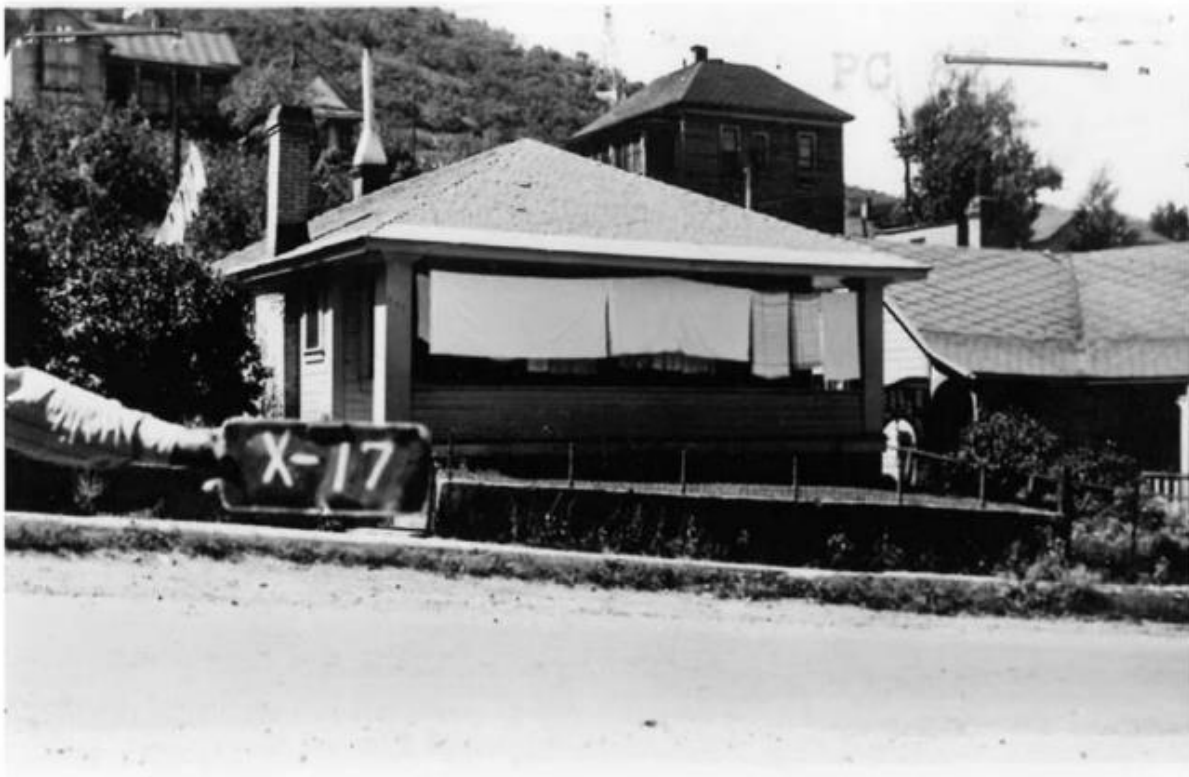


Sanborn Map History

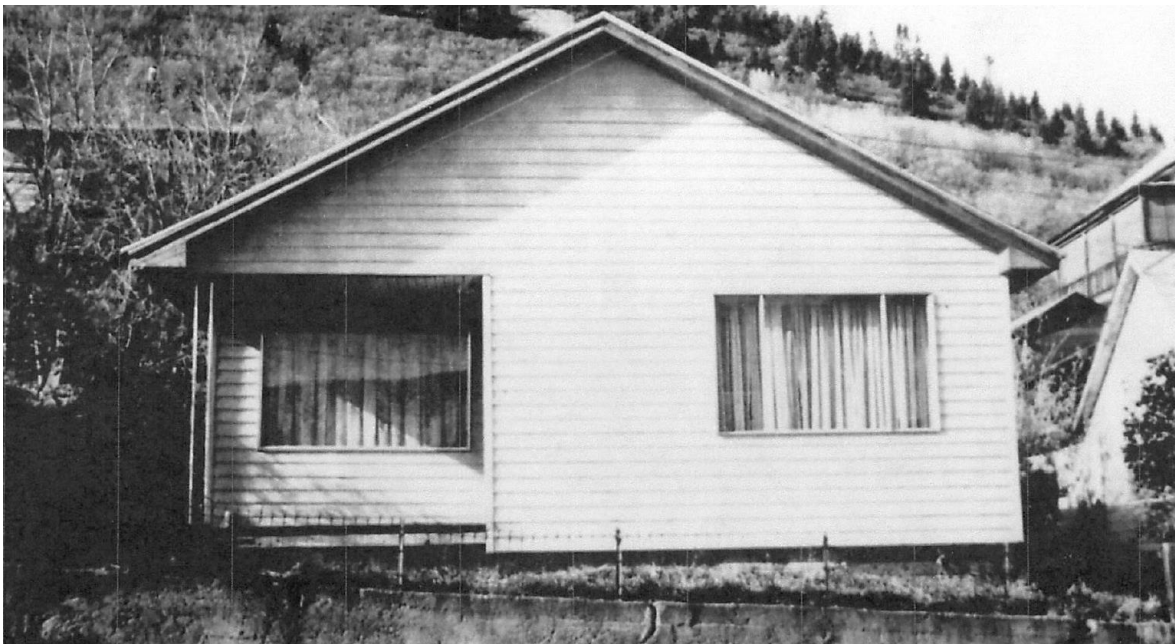


¹ LMC [§ 15-11-10\(D\)\(2\)\(dk\)](#)

Below is the circa 1941 tax photo showing the original bungalow and hip roof:



Sometime between 1957 and 1968, the Single-Family Dwelling was modified to a gable roof with a partial-width recessed porch:



In 1986, the City issued Building Permit No. 2924-86 to re-roof and remodel the Single-Family Dwelling. In 1987, the City issued Building Permit No. 3334-87 for a porch addition. The City provided a \$5,000 Historic District grant in 1988 for the re-roof, replacement of trim, and installation of a stone walkway.

On February 4, 2009, the Historic Preservation Board designated 569 Park Avenue a Significant Historic Site on the Park City Historic Sites Inventory based on the results of a reconnaissance level survey. Based on staff's recommendation, on April 7, 2010, the Historic Preservation Board reviewed the designation and removed 569 Park Avenue from the Historic Sites Inventory determining that due to changes to the Single-Family Dwelling from circa 1923 to 1995, 569 Park Avenue did not meet the criteria of a Significant Historic Structure.

The 2014 photograph taken from the [Historic Site Form](#) illustrates the current structure:



On August 6, 2015, the Historic Preservation Planner prepared a Manager's Report regarding 569 Park Avenue for the City Council ([Staff Report](#), p. 71; [Minutes](#), p. 3). The City Council directed staff to begin Land Management Code amendments to address demolition of structures that are of historic significance. On August 7, 2015, the

Planning Director submitted a Determination of Significance Application for 569 Park Avenue to nominate 569 Park Avenue for re-listing as a Significant Historic Site on the Park City Historic Sites Inventory. On September 2, 2015, the property owner applied for Building Permit BD-15-21810 to demolish the Single-Family Dwelling. The City denied Building Permit BD-15-21810.

On March 2, 2016, Planning staff brought the Determination of Significance application before the Historic Preservation Board, recommending 569 Park Avenue be listed as a Significant Site on the Park City Historic Site Inventory. The Historic Preservation Board unanimously voted to designate 569 Park Avenue a Significant Site.

On March 15, 2016, the property owner appealed the Determination of Significance. The appeal was scheduled for Board of Adjustment review on May 24, 2016. However, on May 23, 2016, the property owner submitted a request for an Advisory Opinion to the Utah Property Rights Ombudsman. The City and property owner agreed to postpone the Board of Adjustment public hearing and review of the appeal until the Ombudsman completed the Advisory Opinion. On March 7, 2017, the Property Rights Ombudsman issued the Advisory Opinion, finding the demolition permit for 569 Park Avenue was entitled to approval.

Since that time, the City and property owner have been working through options for the property. Alternatively, the property owner may still proceed with their stayed appeal and ultimately judicial review. However, the property owner and City have tentatively agreed to terms of City acquisition of a preservation easement/dismissal of their appeal, provided the owner can obtain the Historic Preservation Board review and approval of a Historic District Design Review for the property.

Additionally, 569 Park Avenue is located on Lots 17 and 18 of Block 5, Amended Plat, Park City Survey, and the Applicant submitted a plat amendment application to create one lot for the property, pending Planning Commission and City Council review (PL-22-05320).

569 PARK AVE

TIM AEE

REAR 3' MIN. INSULATION TO EOOD
#1 SHINGLE ROOF INTERLOCKED WITH 30 lb FELT
b.t. vthane goes from roof over edge back to 36' inside

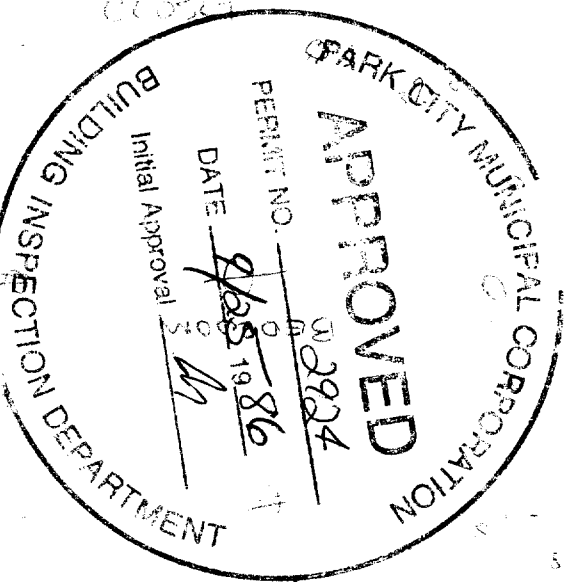
no structural changes are to take place
warm wall with 4mil min vapor barrier inside of cold walls
insulate walls R11 min &

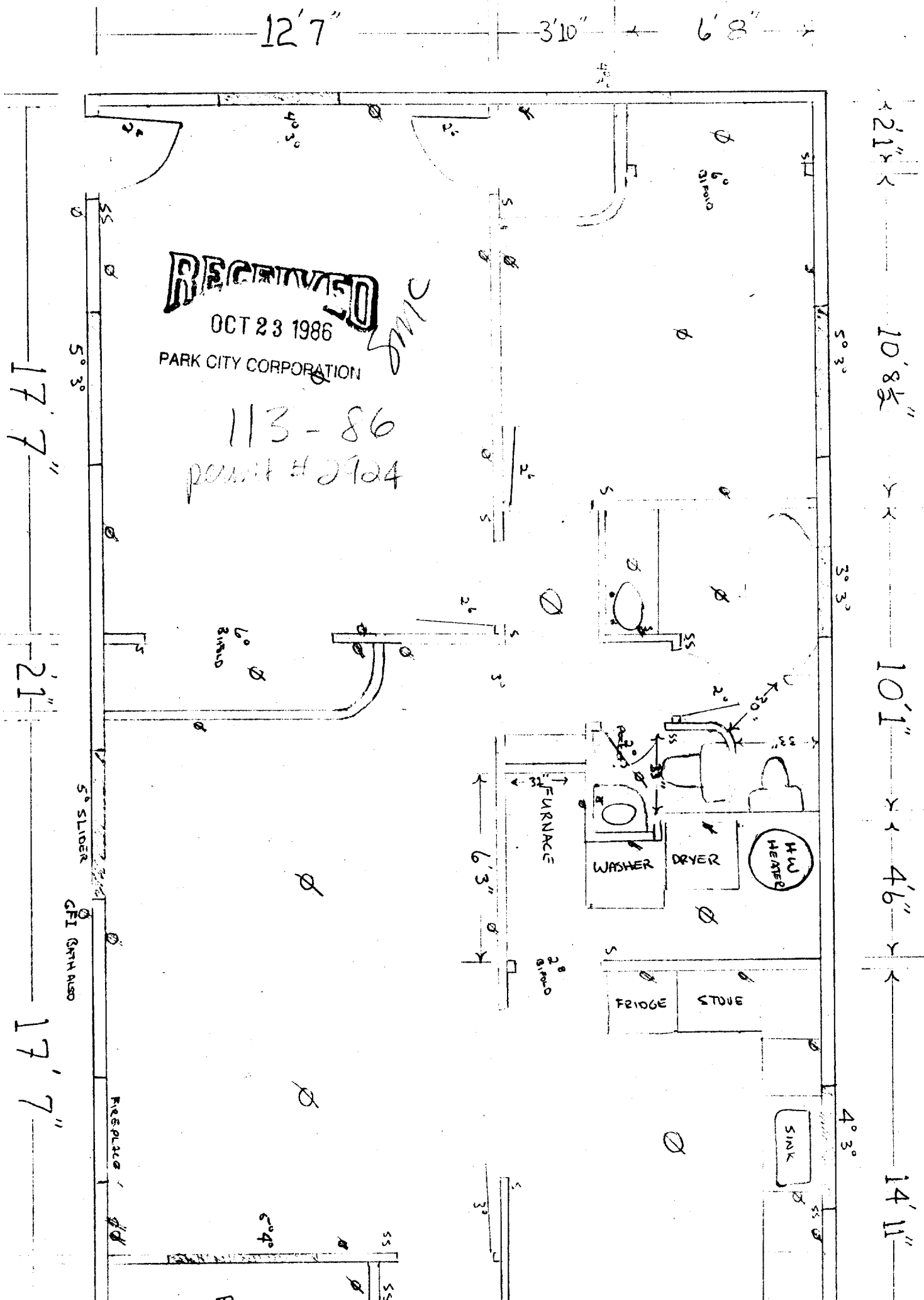
Plaster wall is to come all inside then the
area is to be raised & re drywalled

1/2" ply to go on roof nailed with 8d
nails at 6' oc to on edges &

12" oc in field does not break 1st
layer of plaster with head of nails

KITCHEN





RECEIVED
OCT 23 1986

OCT 23 1986

PARK CITY CORPORATION

113-86

permit # 2924

5° SLIDER

GFH BIRTH ALSO

Replaces

512K

HW
HEATS

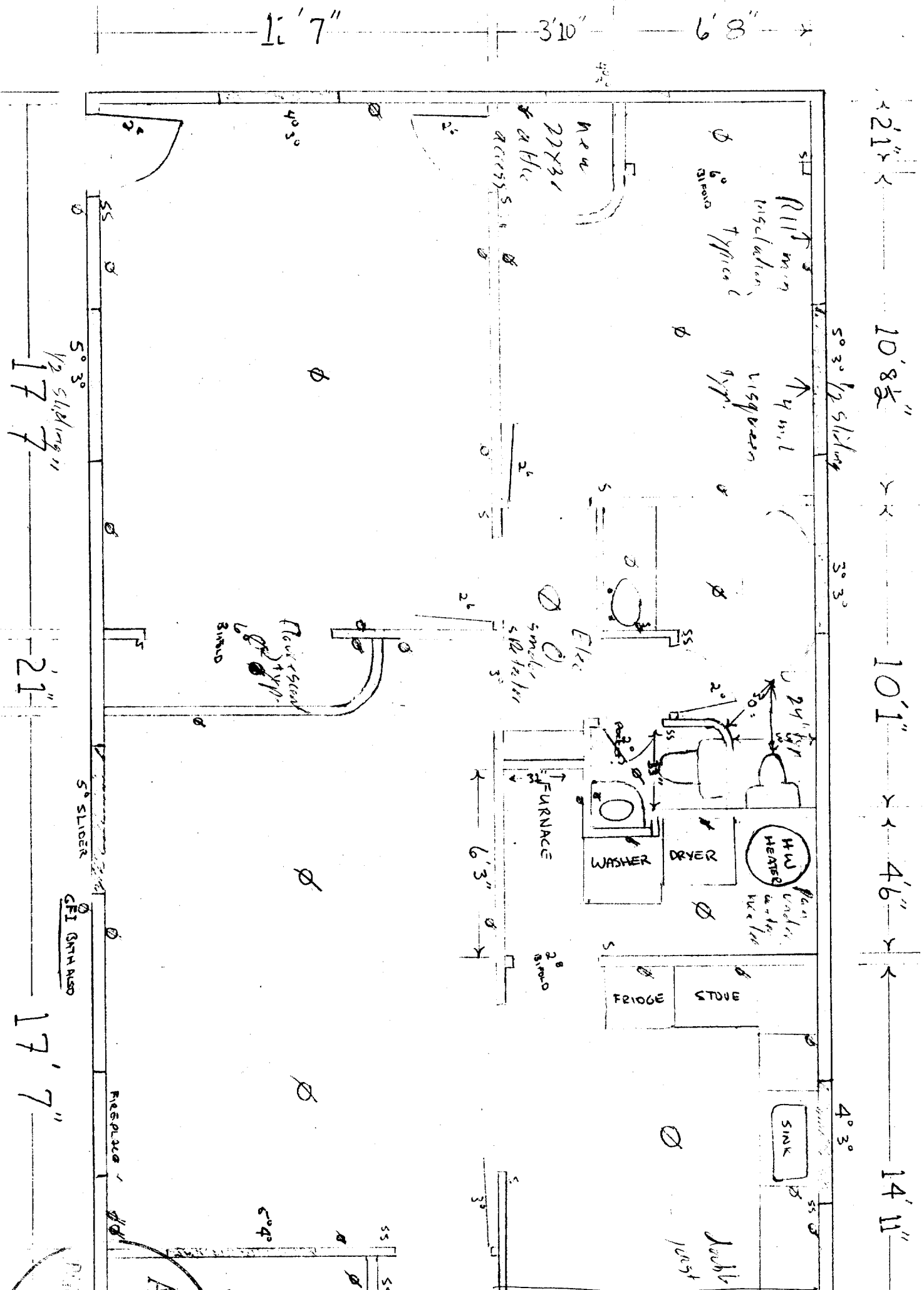
DRYER

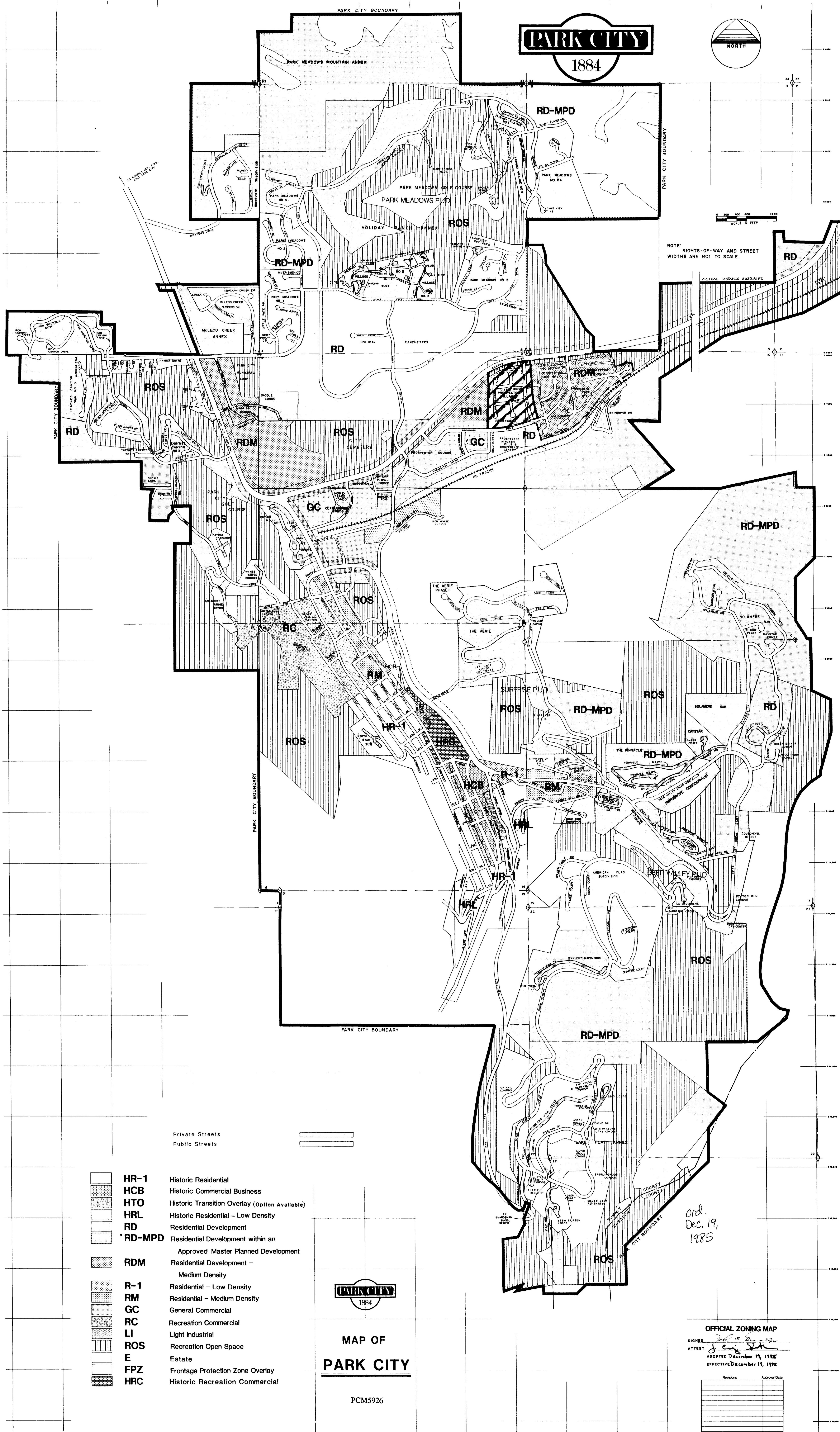
1. 1054E

32" - 5x2x4

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CPD-15





SECTION 7. DISTRICTS AND REGULATIONS

7.1. HISTORIC RESIDENTIAL (HR-1) DISTRICT

7.1.1. PURPOSE. The purpose of the Historic Residential HR-1 District is to allow the preservation of the present land uses and the character of the historic residential areas of Park City, and to encourage the preservation of historic structures and the construction of new structures that preserve and contribute to the character of the district, and to encourage densities of development that will preserve the desirable residential environment, and also densities which are consistent with the inherent constraints on development within the narrow canyon areas and on areas that may have steep or substandard street systems.

7.1.2. PERMITTED USES. In the HR-1 district, no building or structure shall be erected which is arranged, designed, or intended to be used, or which is used for any purpose other than those purposes designated on the Use Table as being permitted uses (designated by the letter "A") or conditional uses (designated by the letter "C"). All other land uses are prohibited.

7.1.3. LOT SIZE AND COVERAGE REGULATIONS.

(a) Lot Size. The minimum lot area shall be 1,875 square feet for a single family residence; 3,750 square feet for a duplex, and 5,625 square feet for a triplex. The minimum width of a lot shall be 25 feet, measured 15 feet back from the front lot line.

(b) Side Yard. The minimum side yard for any structure of two units or more shall be 5 feet, except that a side yard shall not be required between structures designed with a common wall on a lot line. The longest dimension of buildings thus joined shall not exceed 50 feet. The minimum side yard for a single family structure shall be 3 feet. For side yards of less than 5 feet, the special side yard exceptions as provided in Section 8.14. shall not apply, except for projections of less than 4 inches as specified in Section 8.14.(a) and for allowance for a driveway as specified in Section 8.14.(h). On corner lots, any yard which faces on a street for both main and accessory buildings shall not be less than 10 feet. For structures on lots exceeding 25 feet in total width, the sum of the side yard set backs must total 10 feet.

(c) Rear Yard. The minimum depth of the rear yard for all main buildings shall be 10 feet and for accessory buildings shall be one foot from the rear property line. On corner lots which rear upon the side yard of an adjacent lot, accessory

buildings shall be located no closer than 5 feet to the rear property line.

- (d) Front Yard. The minimum depth of the front yard for all main buildings and accessory buildings, including garages, shall be 10 feet. Open parking spaces may be permitted in the front yard area, but not within the minimum side yard area. "Open parking spaces" does not include carports.

7.1.4. FACADE VARIATIONS. In order to assure variety of facade alignments and preserve architectural variety within the HR-1 Zone, the following requirements for facade variation shall apply to both the front and rear facades of buildings in the zone:

- (a) Facade Width. The front and rear facade of any building shall not exceed 24 feet horizontally measured distance without breaking the vertical plane of the facade. Such breaks in the facade plane shall be a step back (or forward, but not into minimum lot set back areas) of at least 5 feet in depth, and at least 12 feet in horizontal width before the facade returns to the original plane. Such breaks in the facade plane shall occur at such intervals that no portion of the facade exceeds 24 feet of continuous horizontal measure without a break in the facade plane. The volume of these step back areas shall be credited to the open space volumes required by subsection (b) of this section.
- (b) Facade Variation. In addition to minimum front and rear yard set backs, buildings in the HR-1 Zone are required to provide a volume of open space within the maximum allowable building envelope on both the front and rear of the structure. The volume of this additional open space shall be measured and computed according to the appropriate following formula:

Single family structures: Maximum allowable building width, multiplied by 25, multiplied by 5 equals open space volume requirement.

Duplexes: Maximum allowable building width multiplied by 25 multiplied by 7.

Triplexes: Maximum allowable building width multiplied by 25 multiplied by 9.

The open space volume requirement can be satisfied with deck areas, porches, balconies, or similar unenclosed areas which are open on at least two sides, one of which must be the front or back facade of the structure. Step back areas under the provisions of subsection (a) are included as open space volume. Porches, decks, balconies, etc., counted as open space volume may be under roof, but not under enclosed

living areas, provided the area is open on at least two sides.

1. On interior lots, the required volume of open space shall be provided within the 12 feet immediately behind the front set back line, and in the 12 feet immediately in front of the rear set back line, so that the open volume areas appear on the front and rear facades of the building, rather than on the side yards.
2. On corner lots, the front facade variation open space volume may be provided on either of the street facing facades, or a combination of both, in addition to the rear facades. No additional open space volume is required by virtue of being a corner lot.
3. On lots with unusual configurations, or through lots having frontage on two streets, or where the location of the open space volume is not determinable from the foregoing provisions, the Community Development Department shall make the determination based on the relationship to other adjoining structures and orientation of the structure to the streets and adjoining structures.
4. Roofs, balconies, decks, cornices, architectural details, porches, and stairways may project into the open space volume. This volume of open space may be provided on one or more levels of the structure, or may be provided by using a greater set back than the minimum set back. No space above the maximum allowable building height may be counted as facade variation open space.
5. Open space volume for facade variation must be provided on both the front and rear facades of the structures, but is not required on side facades.
6. Dormers, bay windows, fireplace pop-outs and similar architectural details that do not exceed five feet in any horizontal or vertical dimension may extend into space counted as facade variation open space volume without being deducted from that volume.

7.1.5. SPECIAL PARKING REGULATIONS.

- (a) Tandem parking is permitted for single family and duplex dwellings in the Historic District.
- (b) To encourage the location of parking in the rear, common driveways may be permitted along shared side yard property lines where those drives provide access to parking in the rear of the main building. Restrictions on the deeds to

both properties must provide for the preservation of such a shared drive.

- (c) Common parking facilities may be permitted, upon approval of the Planning Department, where such a grouping may facilitate the development of individual buildings that more closely conform to the scale of historic structures in the district as defined in the design guidelines. Parking structures may be permitted, provided that the structure maintains all yard set backs above grade, but may occupy below grade side yard areas between participating developments.
- (d) In order to minimize the amount of hardsurfaced paving in front yards and to encourage the development of more grass and textured paving visible to the street, the following limits on the widths of paved areas for driveways and exposed parking that are visible from the street shall apply:
 - 1. For a single family dwelling on a 25 foot wide lot, the total area of hard surface for drive and parking shall not exceed 12 feet in width. The balance of any parking area or drive area shall be made of porous paving material. Drives shared with adjoining properties shall not exceed 20 feet in total width, regardless of placement on the lots involved.
 - 2. For all other buildings, the total drive area shall not exceed 20 feet in width for hard surfaced drive and parking area, with additional parking and drive area provided with porous paving material. This hard surfaced width may be divided into separate drives, or in a single drive.
 - 3. Garage door openings on single family structures on 25 foot lots shall not exceed 10 feet in width. On single lots that are more than 25 feet, but less than 37.5 feet in frontage width, the garage door openings shall not exceed 16 feet in width. Duplex structures on 50 foot or wider lots may have one garage door opening (or combination of openings) totaling 18 feet in width for each unit of the duplex, or a total of 36 feet in width for the structure. Triplex structures, which are required to have a common underground parking area, shall have only one garage door opening, which shall not exceed 18 feet. Where garage door openings appear on a facade that does not face a street, so the garage is accessed from a common drive between adjoining properties, the Community Development Department may waive the maximum door width if necessary to make the common drive arrangement function.

7.1.6. BUILDING HEIGHT. Structures shall be erected to a height no greater than 28 feet, as defined in Section 8.17. No volume or area above this 28 foot height may be used for facade variation open space.

7.1.7. SPECIAL REQUIREMENTS FOR CONDITIONAL USES. The following impacts shall be considered in reviewing conditional uses:

- (a) Scale of the building in relation to historic structures in the district.
- (b) The need for increased yard areas and the resulting impact on the established set backs in the block.
- (c) The impact of noise or nearby residences.
- (d) The impact of traffic and on-street parking in the block.

7.1.8. ARCHITECTURAL REVIEW. Prior to the issuance of building permits for any conditional or permitted use within this zone, the Community Development Department shall review the proposed plans for compliance with the architectural design guidelines prepared by the Historic District Commission and adopted by resolution of the City Council as a supplement to this Ordinance. Appeals of departmental actions on architectural compliance are heard by the Historic District Commission, and then may be appealed to the Council as set forth in Chapter 1 of this Code. Property within this zone may be subject to subdivision regulations and covenants that regulate design, materials, yard and height more strictly than this Code. This Code does not supercede more restrictive provisions in private covenants.

September 6, 2022 7:31 AM

Dear Rebecca Ward,

I am writing concerning the planning application for 569 Park Ave. Five years ago, fellow neighbors and I were paying a lawyer to help us to oppose plans to demolish 569 and build two houses in its place. But times and plans change, and so do opinions. I'm glad to say that, from the plans presented to us, I have no objection to the new proposals for improvements to 569, as a single dwelling, within historic guidelines.

I am pleased that the Kershaws have tried to maintain the historic character of the house, and to give it a footprint that tries to preserve light and air, and to blend with the character of the surrounding houses.

So far the Kershaws have been responsive to our concerns about boundary wall issues. I hope that we will be able to preserve or replace as much as possible the trees and landscaping around the house. But I accept that this is an issue to be addressed after construction, and have been happy that the Kershaws seem eager to create landscaping harmonious with the rest of the block.

I have no expertise in the specifics of historic or other planning guidelines, and of course leave final judgement on the proposals for 569 to those that do. But as a neighbor, I'm fine with the proposals as presented.

All bests,

John Browning

September 6, 2022 11:07 AM

Hi Ms. Ward, we are writing in support of the home renovation at 569 Park Avenue. Our home is located across the street at 566 Park Avenue. The Kershaw's have assured us that the home will remain a single family home and it will not obstruct any views. We understand the need to preserve historical homes and feel that these upgrades will enhance our neighborhood and the existing structure. Please do not hesitate to reach out.

Best,

Charlotte and Taavi Reiss

September 6, 2022 1:15 PM

Rebecca,

Will and I are the owners of 575 Park Ave actually welcome the renovation of the existing home instead, which I stated in a City Council meeting in 2015, rather than the delisting, demolition and two homes the

569 owners wanted to do. We and owners of 561 Park Ave have been fighting this legally since that time to preserve the historic integrity of Park Ave and has cost us substantially. We are generally supportive of the renovation the Kershaw's are proposing. We have noted some minor issues to ensure we have enough space to get trash cans to the curb and to collaborate on the landscaping between the houses for privacy. There is a very large tree to remove in order to renovate and hope it is does not impact us.

Sincerely,

Linda Cox
Owner of 575 Park Ave

KERSHAW RESIDENCE

HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

CONSULTANTS

STRUCTURAL
SHEN ENGINEERING, INC.
HENRY SHEN
2225 EAST MURRAY HOLLADAY RD.
SUITE 208, HOLLADAY, UTAH 84117
TEL. (801) 466-2625
FAX. (801) 466-2656
EMAIL: sheneng@msn.com

LEGEND

	BRICK & STONE	OFFICE 103	ROOM NAME ROOM NUMBER
	EARTH		FLOOR, POINT ELEV.
	CONCRETE		CENTER LINE
	CONCRETE MASONRY UNIT		ROUND, DIA.
	STEEL (LARGE SCALE)		CHANNEL
	RIGID INSULATION		ANGLE
	ROUGH WOOD		DETAIL
	BLOCKING		SECTION CUT, DETAIL
	ALUMINUM (LARGE SCALE)		BUILDING SECTION
	GRAVEL		KEYED NOTES
	FINISHED WOOD		WINDOW TYPE
	BATT OR BLOWN INSULATION		DOOR NUMBER
	PLASTER, SAND, GROUT, MORTAR		REVISION
	STEEL (SMALL SCALE)		INTERIOR WALL ELEV.
	BITUMINOUS PAVING		WALL TYPE
	PLYWOOD		
	GYPSUM BOARD		

CODE ANALYSIS

APPLICABLE CODES

2015 IRC 2018 IBC
2018 IPC 2018 IMC
2017 NEC 2018 IFGC
2018 IECC 2018 IFC

OCCUPANCY: R2

CONSTRUCTION TYPE: VB
BUILDING TO BE FIRE SPRINKLED: CONTRACTOR
TO PROVIDE APPROVALS PRIOR TO
INSTALLATION.

AREA CALCULATIONS (S/F)

LIVING AREA	EXISTING	NEW	TOTAL
LOWER LEVEL		1515	1515
MAIN LEVEL	1075	188	1263
TOTAL	1075	1703	2778
GARAGE		252	
CRAWL SPACE		145	
ENTRY PORCH		145	
PATIO		373	
LOD/DISTURBED AREA		858	
LOT AREA		3749	
PROPOSED FOOTPRINT		1515	
ALLOWABLE FOOTPRINT		1519	

INDEX TO DRAWINGS

#	SHEET #	SHEET DESCRIPTION
1	Aa	COVER SHEET
		SURVEY
2	Iof 1	EXISTING CONDITIONS SURVEY
		ARCHITECTURAL
3	AB.1	AS-BUILTS MAIN LEVEL PLAN & ROOF PLAN
4	A0.1	ARCHITECTURAL SITE PLAN
5	A0.2	LANDSCAPE PLAN
6	A1.1	LOWER LEVEL PLAN
7	A1.2	MAIN LEVEL PLAN
8	A1.3	ROOF PLAN
9	A2.1	SOUTH & WEST ELEVATIONS
10	A2.2	NORTH & EAST ELEVATIONS
11	A3.1	BUILDING SECTIONS
12	A5.1	ARCHITECTURAL NOTES AND DETAILS
13	A5.2	ROOF FLASHING DETAILS
14	A6.1	DOOR, WINDOW AND ROOM SCHEDULES

ABBREVIATIONS

A/C	AIR CONDITIONING	F.D.	FLOOR DRAIN	PR.	PAIR
ACOUST.	ACOUSTICAL	FND	FOUNDATION	R.D.	ROOF DRAIN
ADD.	ADDENDUM	FIN.	FINISH	REG.	REGULAR
ADJ.	ADJUSTABLE	FLR.	FLOOR	R.S.	ROUGH-SAWN
ALLOW.	ALLOWANCE	F.R.	FIRE RATED	RAD.	RADIUS
ALUM.	ALUMINUM	FTG.	FOOTING	REINF.	REINFORCING
APPROX.	APPROXIMATE	G	GAS	REVD.	REQUIRED
B.D.	BOARD	G.I.	GALVANIZED IRON	REV.	REVISED
B.U.	BUILT-UP	GALV.	GALVANIZED	RM.	ROOM
B.W.	BOTH WAYS	GRD.	GRADE	R.O.	ROUGH OPENING
BLDG.	BUILDING	G.W.B.	GYPSUM WALL BOARD	S & R	SHELF AND ROD
BLK.	BLOCK	G.L.B.	GLU-LAM BEAM	S.C.	SOLID CORE
BRK.	BRICK	H.B.	HOSE BIBB	SCHED.	SCHEDULE
C.I.	CAST IRON	HD.	HEAD	SHT.	SHEET
C.J.	CONTROL JOINT	H.M.	HOLLOW METAL	SIM.	SIMILAR
C.M.U.	CONCRETE MASONRY UNIT	HOR.	HORIZONTAL	SPEC.	SPECIFICATION
CLG.	CEILING	ID.	INSIDE DIAMETER	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
COMP.	CONTACTED/COMPOSITE	IRRIG.	IRRIGATION	STRUC.	STRUCTURAL
CONC.	CONCRETE	INSUL.	INSULATION	SYS.	SYSTEM
CONST.	CONSTRUCTION	JB.	JAMB	T & B	TOP AND BOTTOM
CONTR.	CONTRACTOR	JNT.	JOINT	T & G	TONGUE AND GROOVE
CONT.	CONTINUOUS	M.R.	MOISTURE RESISTANT	T.O.	TOP OF
D.F.	DRINKING FOUNTAIN/DOUGLAS FIR	MANFR	MANUFACTURER	T.O.F.	TOP OF FOOTING
DIA.	DIAMETER	MAX.	MAXIMUM	T.O.W.	TOP OF WALL
DIM.	DIMENSION	MECH.	MECHANICAL	TYP.	TYPICAL
DN.	DOWN	MIN.	MINIMUM	T.S.	STEEL TUBE COLUMN
DWG.	DRAWING	(N)	NEW	U.N.O.	UNLESS NOTED OTHERWISE
DTL.	DETAIL	N.I.C.	NOT IN CONTRACT	VERT.	VERTICAL
EA.	EACH	N.T.S.	NOT TO SCALE	V.T.R.	VENT THRU ROOF
E.F.	EXHAUST FAN	NO.	NUMBER	W.	WATER
E.I.F.S.	EXT. INSUL. FINISH SYSTEM	O.C.	ON CENTER	WD.	WOOD
E.J.	EXPANSION JOINT	O.D.	OUTSIDE DIAMETER	W/	WITH
ELEC.	ELECTRIC/ELECTRICAL	OPNG.	OPENING	WP.	WATERPROOF
ELEV.	ELEVATION	PNT.	PAINT	W.R.	WATER RESISTANT
EQ.	EQUAL	PLYWD.	PLYWOOD	W.H.	WATER HEATER
E.T.	EXPANSION TANK	PNTD.	PAINTED	W.S.	WATER SOFTNER
EXIST. (E)	EXISTING			W.W.F.	WELDED WIRE FABRIC
EXT.	EXTERIOR			W.W.M.	WOVEN WIRE MESH

GENERAL NOTES

- THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.
- 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.
- 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.
- ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.
- 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.
- 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.
- ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.
- BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.
- ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.
- ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11.
- TOWER CRANES REQUIRE A SEPARATE PERMIT. CONTACT BUILDING DEPARTMENT FOR REQUIREMENTS.
- EXCAVATION NOT TO EXCEED 2:1 SLOPE WITH OUT A SOILS REPORT.
- BUILDING SHALL COMPLY WITH THE PROVISIONS IN THE (WUI) WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
569 PARK AVENUE, PARK CITY, UTAH 84060

COVER SHEET

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 12, 2022

PROJECT NUMBER:

2206-01

SHEET NUMBER:

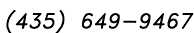
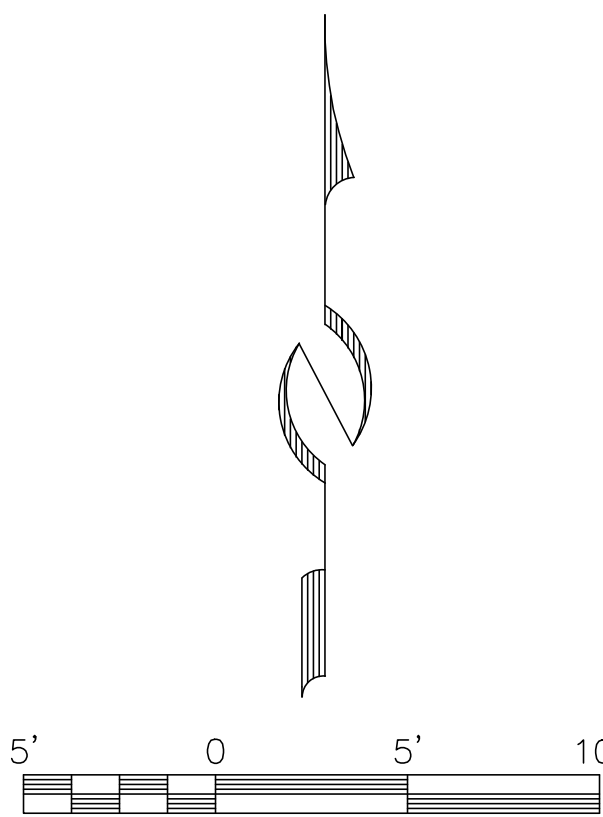
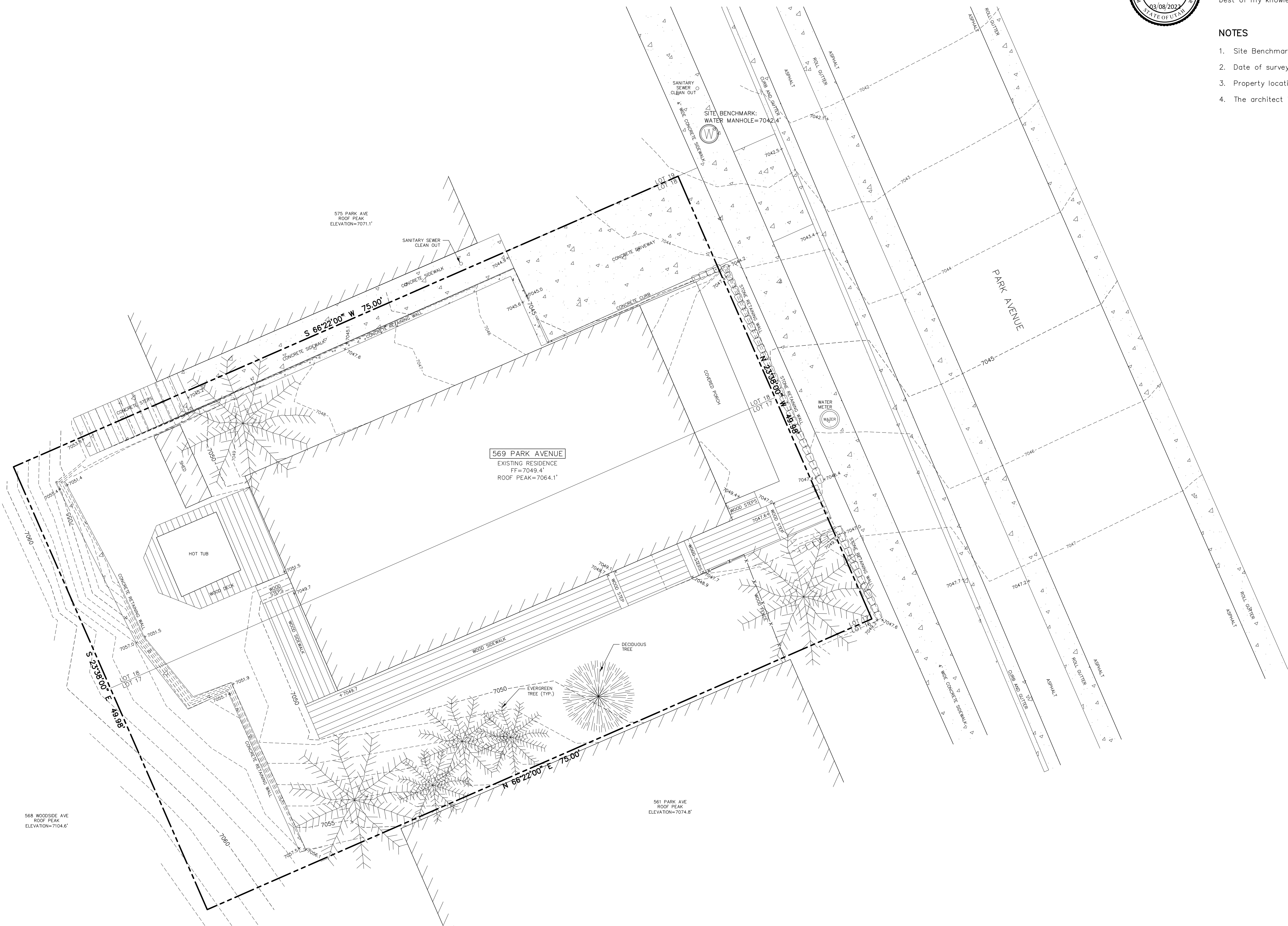
Aa



I, Michael Demkowicz, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 4857264 as prescribed under the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

NOTES

1. Site Benchmark: Water Manhole=7042.4'
2. Date of survey: January 19, 2022
3. Property location: Section 16, T2S, R4E, Salt Lake Base & Meridian
4. The architect is responsible for verifying building setbacks, zoning requirements and building heights.



CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
23 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
BRANDON HOXER
TOM LUND
BRAYLON ROSE
MARSHALL KING

DATE: 3/8/22

EXISTING CONDITIONS & TOPOGRAPHIC MAP
569 PARK AVE
LOTS 17 & 18 OF BLOCK 5, PCS

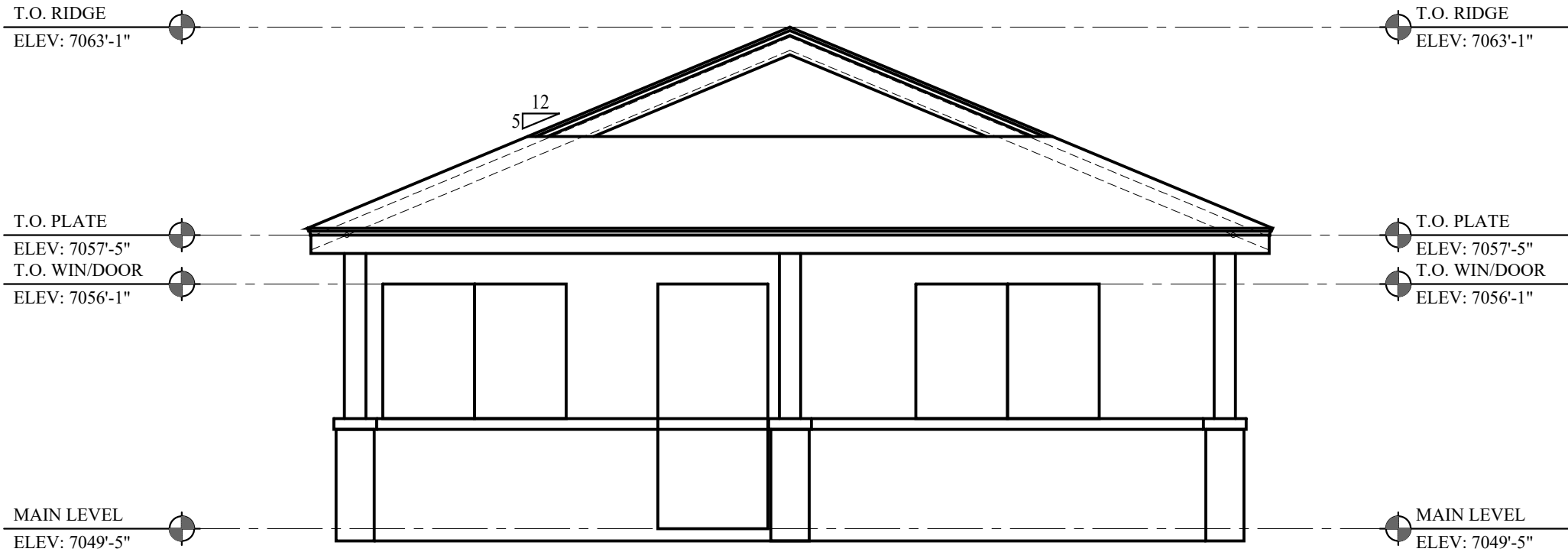
FOR: JANET KERSHAW

JOB NO.: 7-1-22

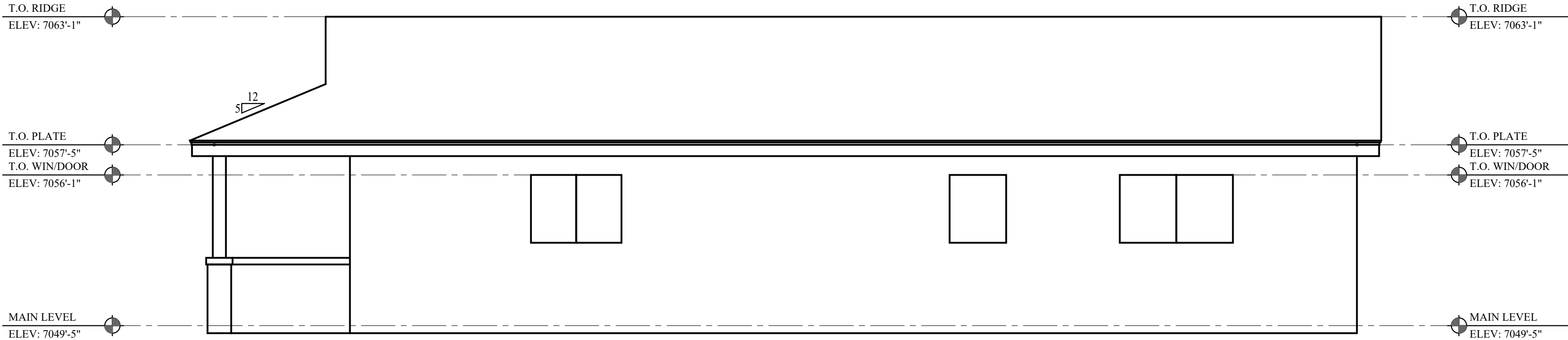
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SHEET
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OF
1

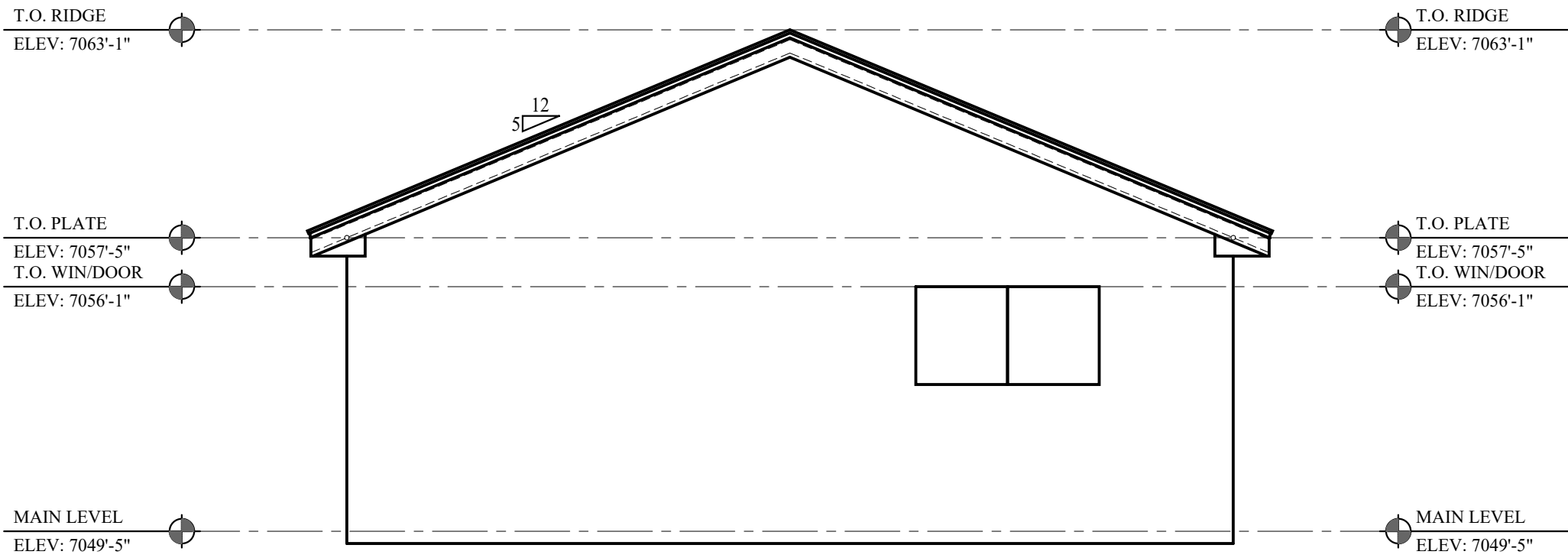
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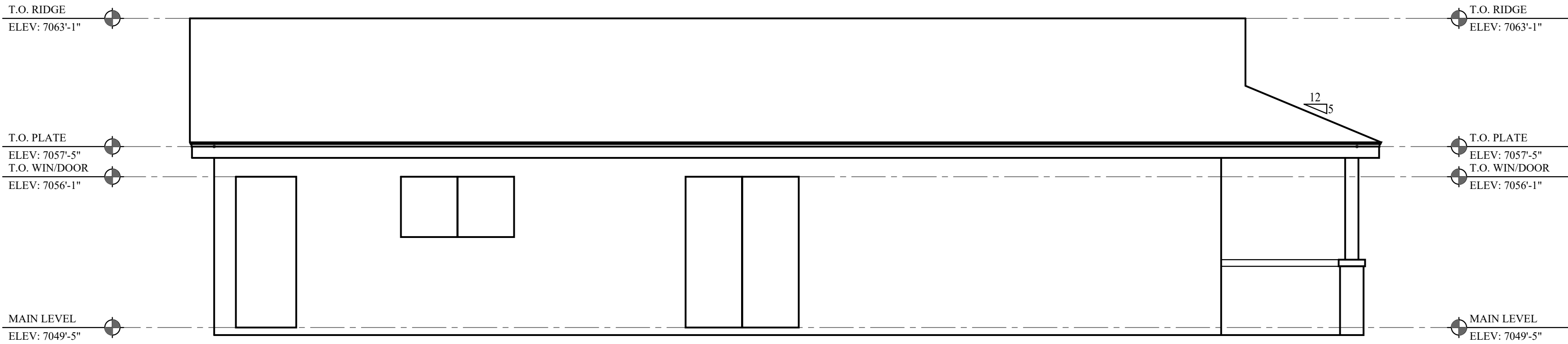
1 EAST ELEVATION
SCALE: 1/4" = 1'-0"



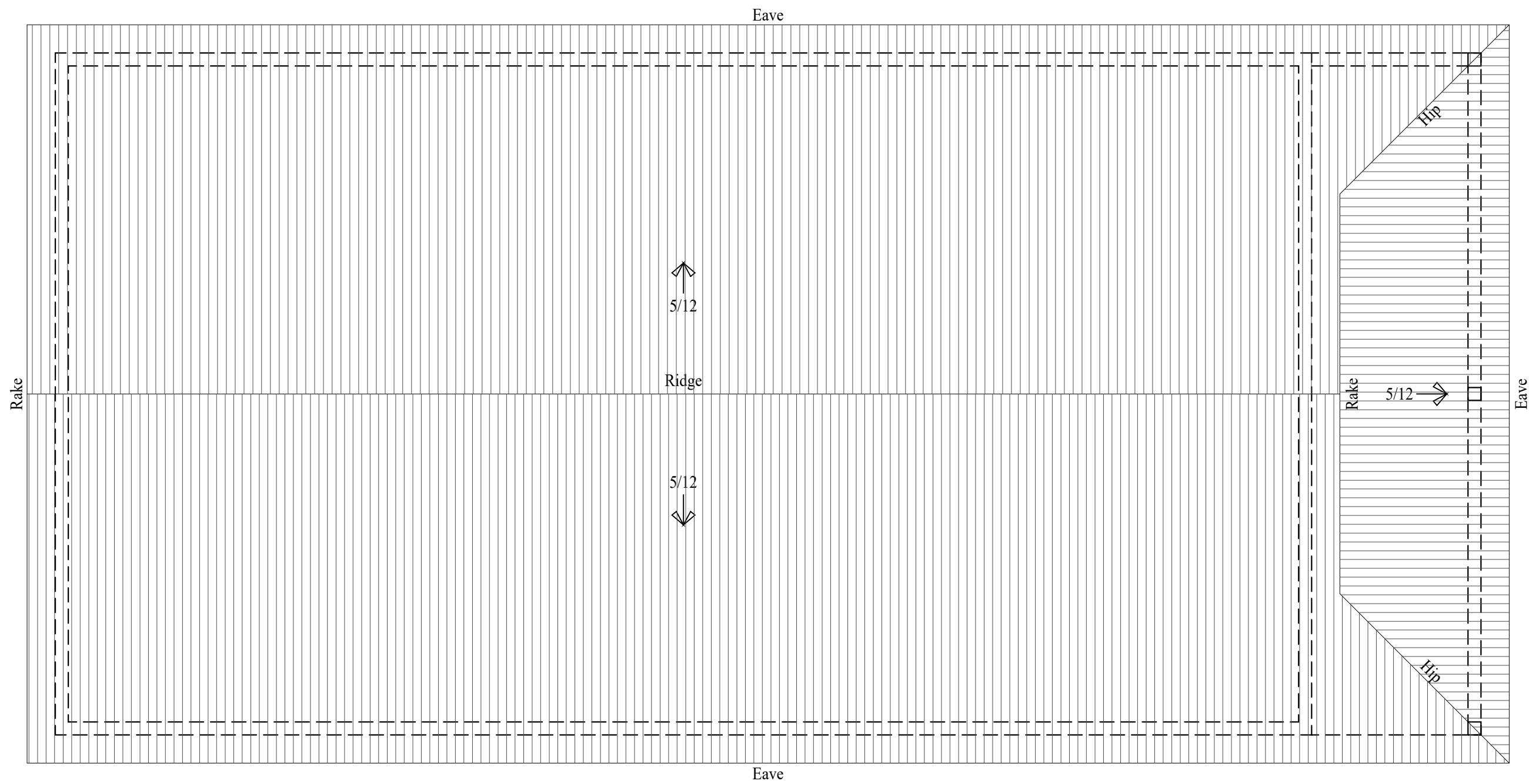
2 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



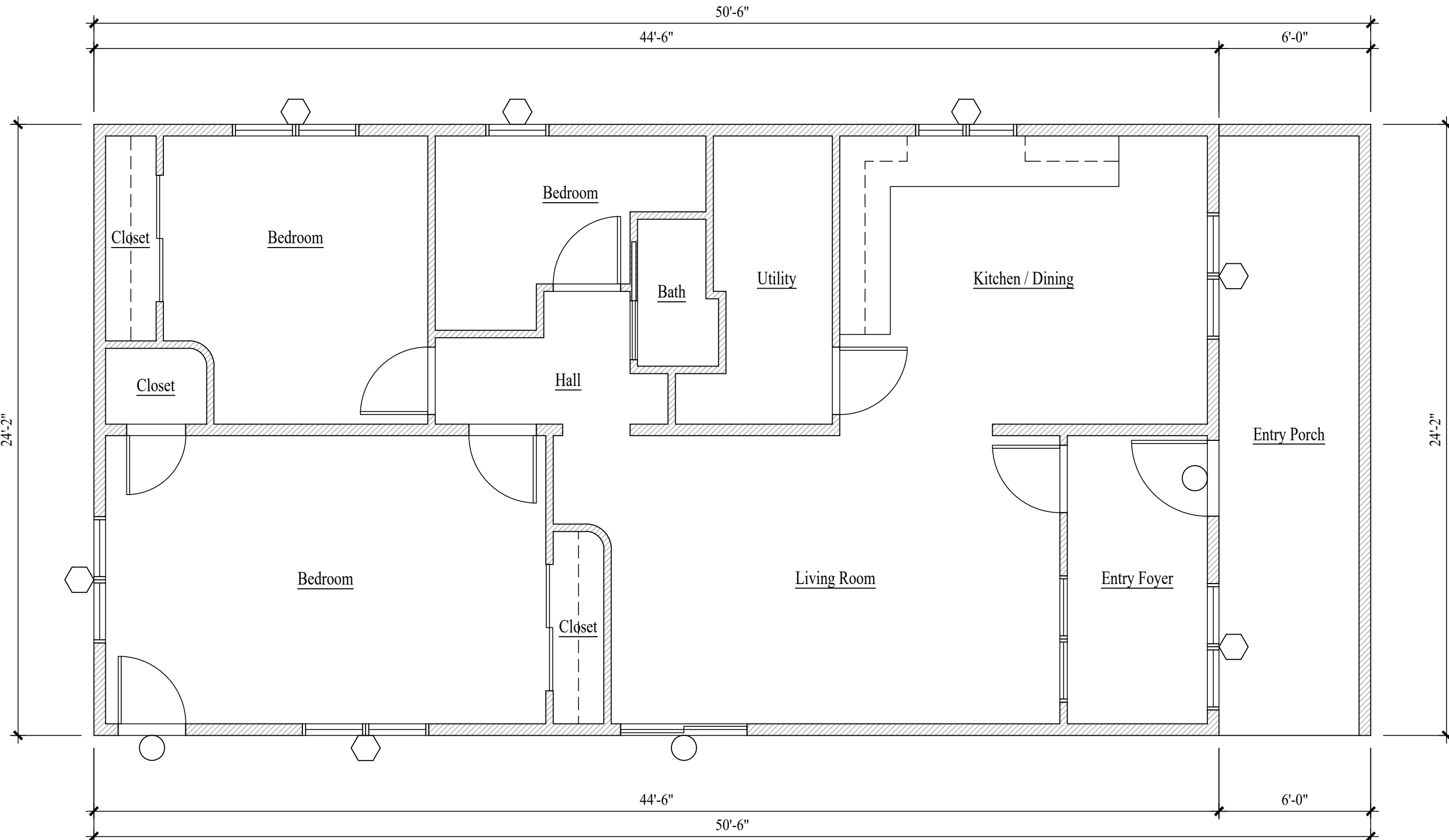
3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN
SCALE: 1/4" = 1'-0"



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"
MAIN LEVEL LIVING AREA = 1075 S/F

WALL LEGEND

- EXISTING WALL
- EXISTING MASONRY / STONE / CONC.

ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION

KEY NOTES

1 NOTE

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-648-7263, E-mail: degrayarch@qwestoffice.net

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
569 PARK AVENUE, PARK CITY, UTAH 84060

AS-BUILTS
FLOOR PLAN, ROOF PLAN
ELEVATIONS

REVISIONS:

DATE:

JULY 12, 2022

PROJECT NUMBER:

2206-01

SHEET NUMBER:

AB.1



WHITE PLAN NOTES

ALL SURFACE WATER SHALL DRAIN AWAY FROM THE HOUSE AT ALL POINTS. DIRECT THE DRAINAGE WATER TO THE STREET OR AN APPROVED DRAINAGE COURSE BUT NOT ONTO THE NEIGHBORING PROPERTIES. THE GRADE SHALL FALL A MINIMUM OF 6" WITHIN THE FIRST 10 FEET. -IRC R401.3

STABILIZATION CONSTRUCTION ENTRANCE

OR A MINIMUM OF 50' FROM ROADWAY, A FILTER FABRIC SHALL BE INSTALLED OVER A COMPACTED SUBGRADE. A 6" LAYER OF 1"-2" AGGREGATE SHALL BE PLACED OVER THIS MEMBRANE. DAILY INSPECTION FOR SEDIMENT BUILD UP AND/OR LOSS OF GRAVEL WILL BE ENFORCED, AND REMEDIED AT ONCE.

GRADING NOTES

- DRAINAGE TO COMPLY WITH IRC CHAPTER 4
MAXIMUM ALTERED SLOPES AT 2:1.
MINIMUM SLOPE FOR DRAINAGE = 2%.
DRAIN AWAY FROM BUILDING.
CONTAIN DRAINAGE ON PROPERTY.
BOULDER RETAINING WALLS NOT TO
EXCEED 4'-0" EXPOSED HEIGHT.
EXCAVATION NOT TO EXCEED 2:1 SLOPE
WITHOUT A SOILS REPORT.

UTILITY NOTES

- ALL UTILITY LINES TO BE UNDERGROUND
ABOVE GRADE UTILITY BOX TO BE IN
SCREENED LOCATION.

NOW REMOVAL

NOW PLOWED FROM DRIVE SHALL NOT BE
PUSHED ONTO THE STREET.

	WATER MANHOLE LID
	SEWER MANHOLE LID
	ELECTRIC METER BOX
	GAS METER
	WATER VALVE
	WATER METER
	STORM DRAIN MANHOLE
	POWER POLE
	STREET LIGHT
	DATUM ELEVATION
	FIRE HYDRANT
	TELECOM BOX
	ELECTRICAL BOX
	SEWER CLEAN OUT
	LOD FENCE
	SURFACE DRAINAGE FLOW
	EXISTING CONTOUR LINE
	NEW CONTOUR LINE
	PROPERTY LINE
	SET BACK LINE
	FENCE LINE
	WATER LINE
	SEWER LINE
	GAS LINE
	OVERHEAD ELECTRICAL LINE



ARCHITECTURAL SITE PLAN

SCALE: 1/4" = 1'-0"

LOD DISTURBED AREA: 858 S/F

NOTE:

1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DEPOSITION. FIELD VERIFY

0' 5' 10'

GRAPHIC SCALE

Jonathan DeGray

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel 435-649-7263 E-mail: degravarich@qwestoffice.net

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

ARCHITECTURAL SITE PLAN

REVISIONS:

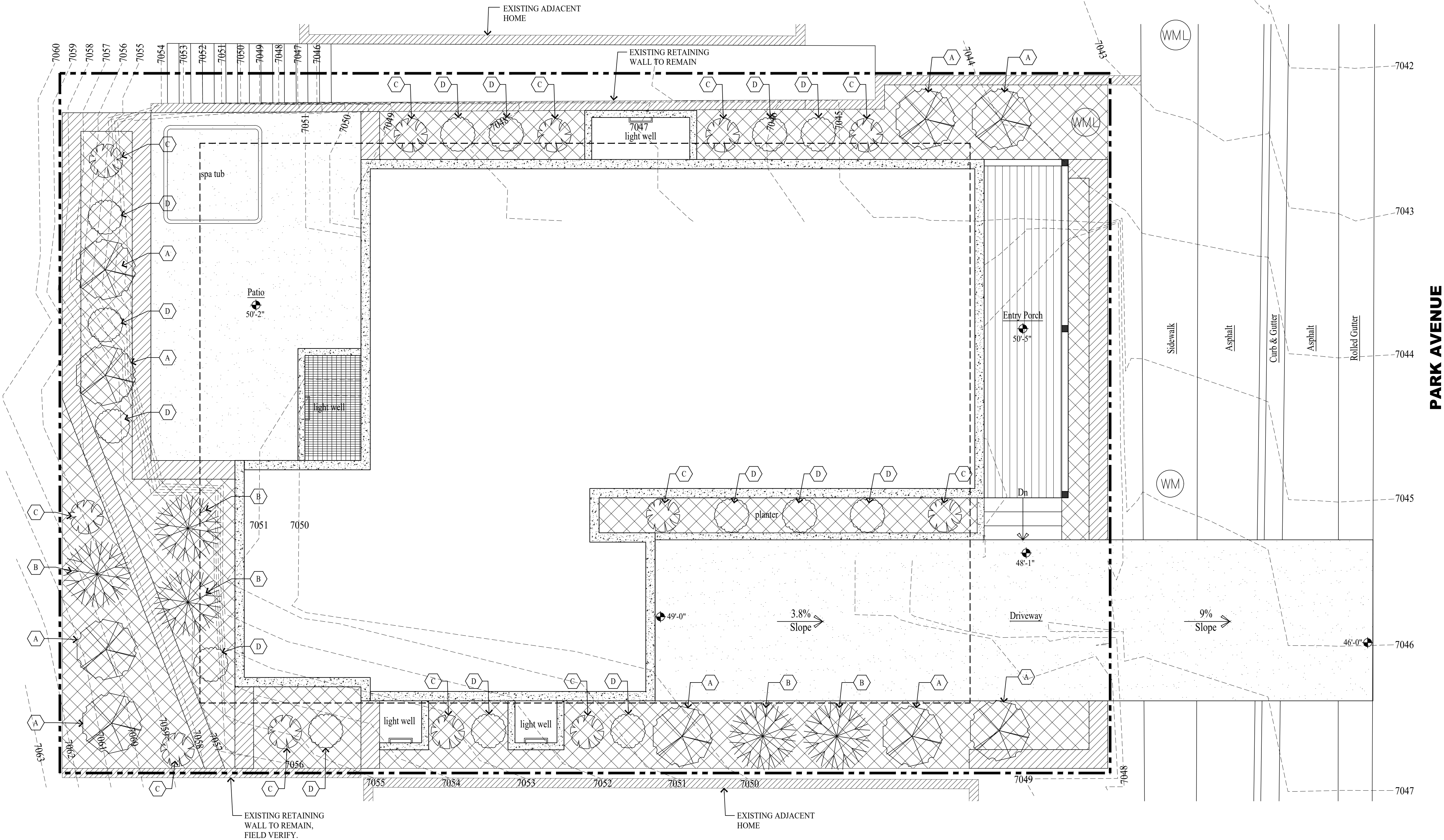
DATE: JULY 12, 2022

PROJECT NUMBER:
2206-01

SHEET NUMBER:

A0.1

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PLANT SCHEDULE							
SYMBOL	KEY	QUANTITY	COMMON NAME	SCIENTIFIC NAME	SIZE	SPACING	COMMENTS
 	A	9	Rocky Mtn. Maple	Acer Glabrum	3" Dia.	3'-8'	
	B	5	Aspen	Populus tremuloides	3" Dia.	6'-10'	
SHRUBS							
 	C	12	Red twig dogwood	Cornus sericea "baileyi"	5 Gal.		Spacing as noted
	D	14	Red Chokeberry	Aronia arbutifolia	5 Gal.		Spacing as noted
GROUND COVER and HYDROSEEDING							
  	E	20	Mountain Lover	Pachistima Myrsinites	4" Pots	12"-18"	Distribute Equally
	F	20	Creeping Mahonia	Mahonia Repens	1 Gal.	12"-18"	Distribute Equally
	G	287 S/F	Wood Chips		Small		3" Thick Layer

- ### GENERAL NOTES
- PLANTING NOTES:**
- CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY.
 - ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMANS STANDARD SPECIFICATIONS.
 - ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
 - CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF A DISCREPANCY, THE ILLUSTRATED LOCATIONS SHALL DICTATE COUNT.
 - CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
 - IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
 - NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
 - SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
 - ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCH INSTALLED.
 - SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/ NATIVE GRASS LOCATIONS.
 - ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
 - ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF OF PLANTING AND PROPERLY DISCARDED.
 - NO BARE ROOT STOCK SHALL BE USED.

- ### LEGEND
-  WATER MANHOLE LID
 -  SEWER MANHOLE LID
 -  ELECTRIC METER BOX
 -  GAS METER
 -  WATER VALVE
 -  WATER METER
 -  STORM DRAIN MANHOLE
 -  POWER POLE
 -  STREET LIGHT
 -  DATUM ELEVATION
 -  FIRE HYDRANT
 -  TELECOM BOX
 -  ELECTRICAL BOX
 -  SEWER CLEAN OUT
 -  LOD FENCE
 -  SURFACE DRAINAGE FLOW
 -  EXISTING CONTOUR LINE
 -  NEW CONTOUR LINE
 -  PROPERTY LINE
 -  SET BACK LINE
 -  FENCE LINE
 -  WATER LINE
 -  SEWER LINE
 -  GAS LINE
 -  OVERHEAD ELECTRICAL LINE

LOD DISTURBED AREA: 858 S/F

NOTE:
1. SWPPP SIGN AND SWPPP DOCUMENT MUST BE ON SITE DURING CONSTRUCTION.
2. DOWNSTREAM SEDIMENT TRAPS NEED TO EXTEND UP BOTH SIDES FAR ENOUGH TO PREVENT OFFSITE DESPOSITION. FIELD VERIFY.

0' 5' 10'
GRAPHIC SCALE

Jonathan DeGray
A r c h i t e c t

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KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

LANDSCAPE PLAN

REVISIONS:

DATE:

JULY 12, 2022

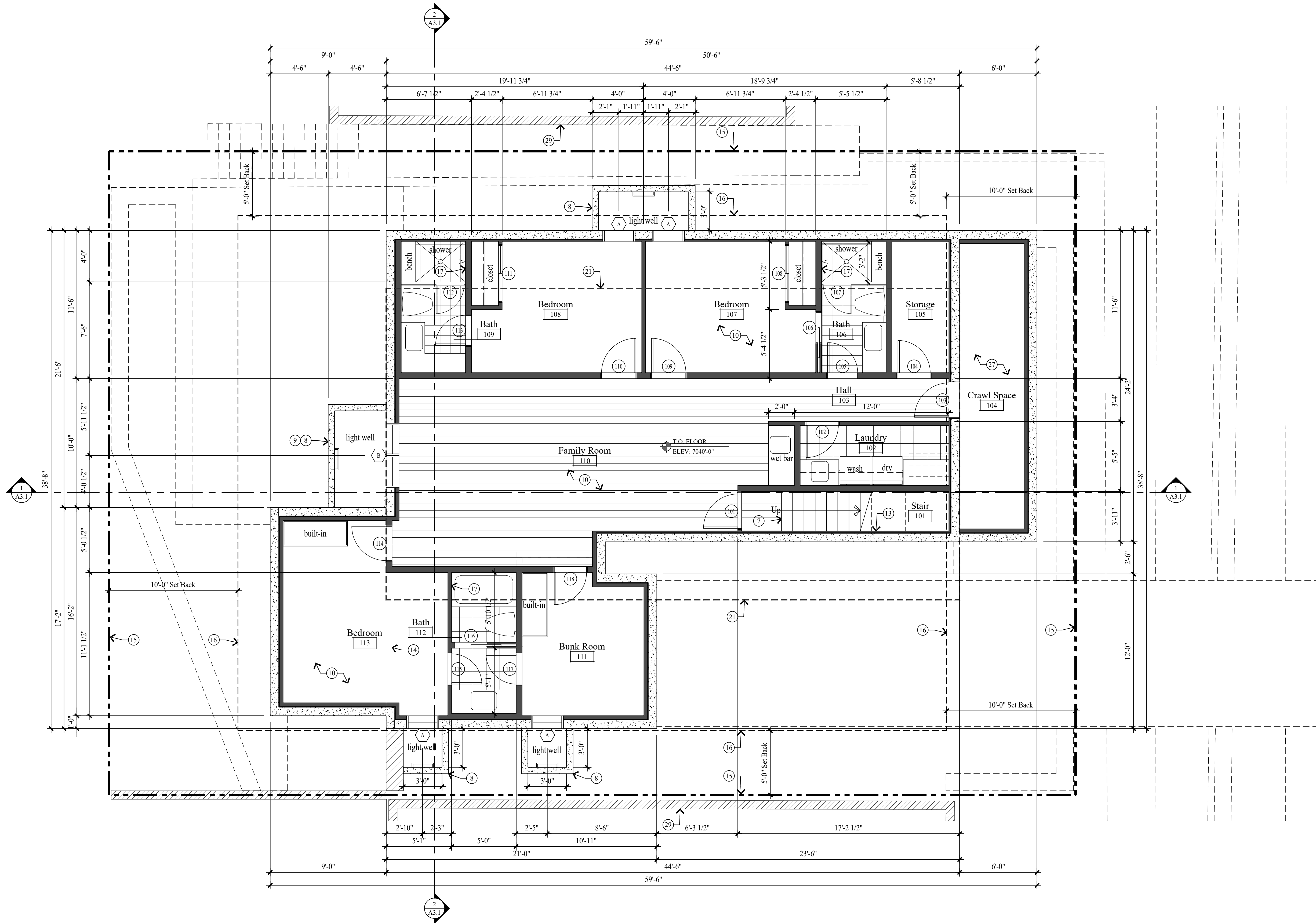
PROJECT NUMBER:

2206-01

SHEET NUMBER:

A0.2

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LOWER LEVEL PLAN
SCALE: 1/4" = 1'-0"

GENERAL NOTES

- EXISTING 2x FRAMED WALL
- NEW CONCRETE WALL
- NEW 2x FRAMED WALL
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- (N) INDICATES NEW
- 1. ALL DIMENSIONS ARE APPROXIMATE AND ARE TO BE FIELD VERIFIED PRIOR TO ANY CONSTRUCTION.
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- 5. HOME HARDENING SHALL COMPLY WITH THE WILDLAND - URBAN INTERFACE CODE AS ADOPTED BY THE STATE OF UTAH AND AMENDED BY PARK CITY PER LMC 11-21, H 603.4

KEY NOTES

- 1. ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 2. COMPOSITE RIDGE VENT; COBRA OR EQUAL.
- 3. GUTTERS AND DOWNSPOUTS TO TIE INTO EXISTING FRENCH DRAIN.
- 4. ROOF CRICKET/OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- 5. STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
- 6. 36" HIGH RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST. VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END / MID POSTS.
- 7. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 8. CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 9. ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 10. 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
- 11. 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 12. 4" REINFORCED CONCRETE PATIO / DRIVEWAY ON 4" GRAVEL BASE.
- 13. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 14. DASHED LINES INDICATE WALL / BEAM ABOVE.
- 15. PROPERTY LINE.
- 16. SET BACK LINE.
- 17. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- 18. HEATILATOR "CRAVE 6048-C" DIRECT VENT FIREPLACE. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS. ANSI Z21.88-2019.
- 19. 4x4 COLUMN TO BE WRAPPED IN 1x CEDAR - PAINT/STAIN. MATCH ORIGINAL.
- 20. 36"x12"x12" PIER TO BE WRAPPED IN 1x CEDAR - PAINT/STAIN. MATCH ORIGINAL.
- 21. DASHED LINE INDICATES ORIGINAL LOCATION OF HOUSE.
- 22. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 23. 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 24. 1x4 ON 1x10 BUILT-UP FASCIA - PAINT/STAIN.
- 25. WATERPROOF ENTRY PORCH: 2x6 TREX DECKING ON 2x TAPERED SLEEPERS SLOPED @ 2.0% ON REINFORCED EPDM ON 3/4" EXTERIOR PLYWOOD ON 2x12 TAPERED/RIPPED JOIST @ 12" O.C. ALL DECK FRAMING TO BE PPT AS WELL AS FIRE-RATED PER 2006 UWUIC.
- 26. 36" HIGH GUARD WALL - PAINT/STAIN. MATCH EXISTING.
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- 28. 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 29. EXISTING ADJACENT HOME.
- 30. GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING. SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.
- 31. SNOW RETENTION BARS: S-5 X-GARD 2.0 OR EQUAL. - SEE SHEET A5.2.

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A r c h i t e c t

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KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

LOWER LEVEL PLAN

REVISIONS:

DATE:

JULY 12, 2022

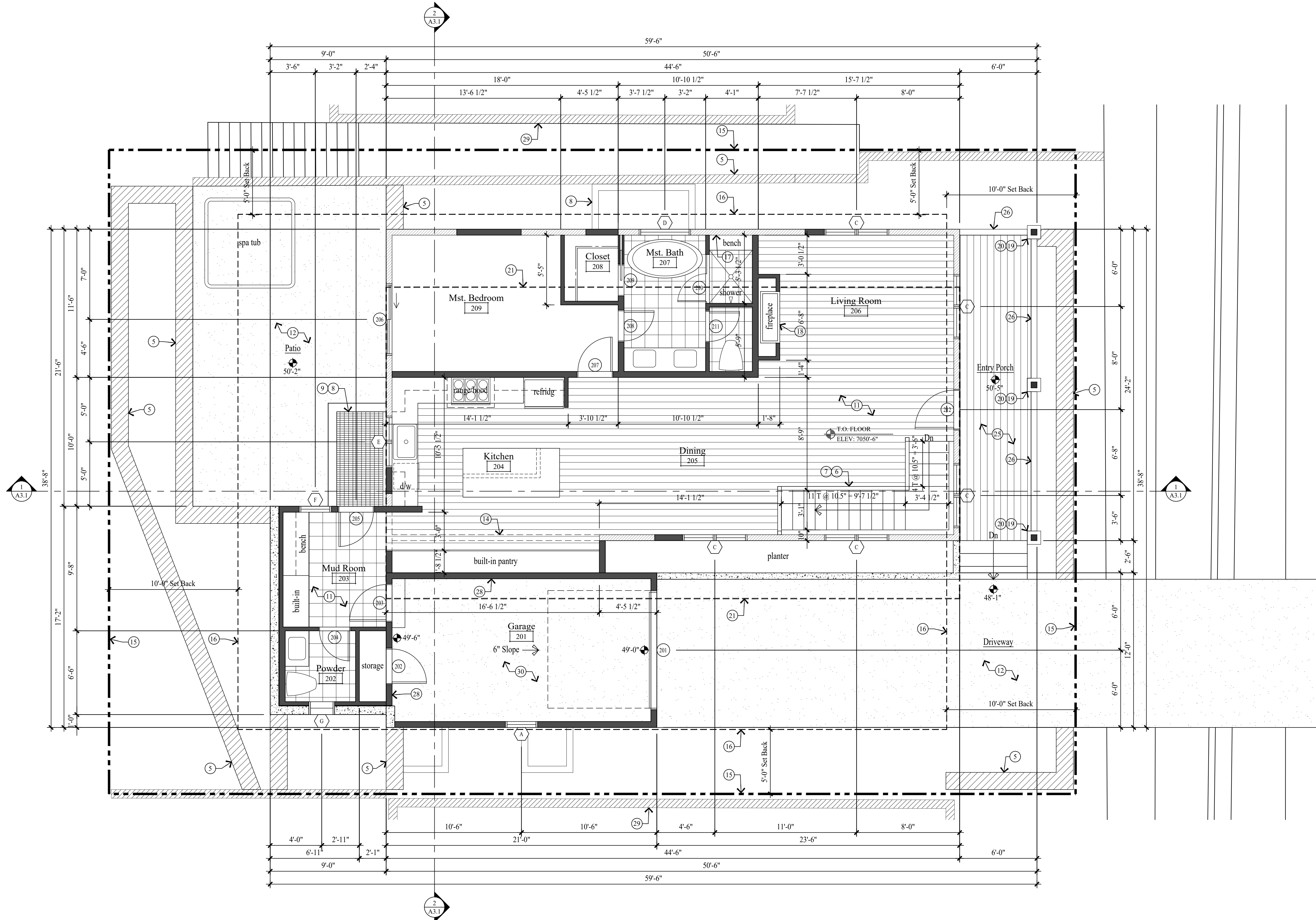
PROJECT NUMBER:

2206-01

SHEET NUMBER:

A1.1

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MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0"

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- NEW CONCRETE WALL
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- 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED.
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KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

MAIN LEVEL PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 12, 2022

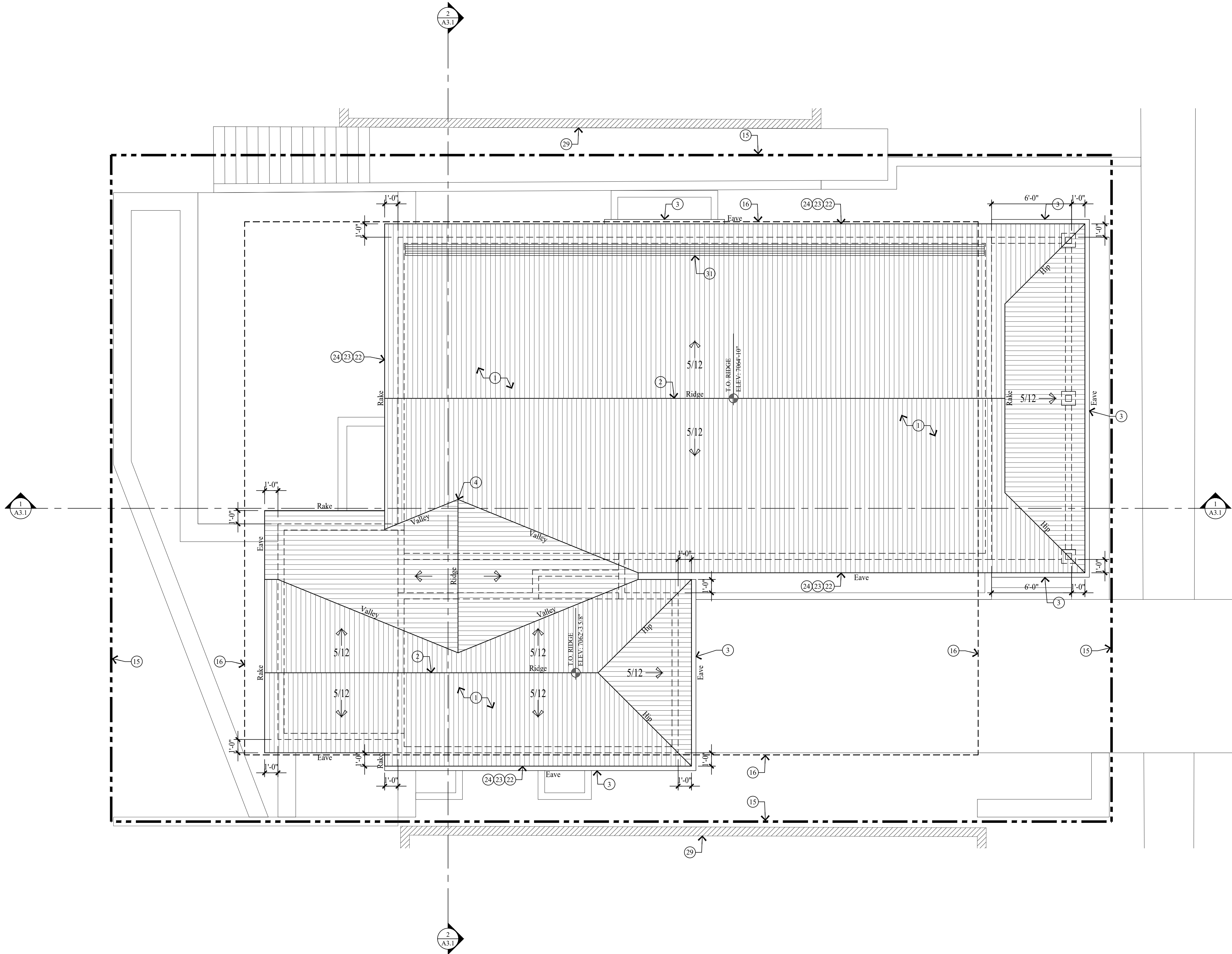
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ROOF PLAN
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KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

ROOF PLAN

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 12, 2022

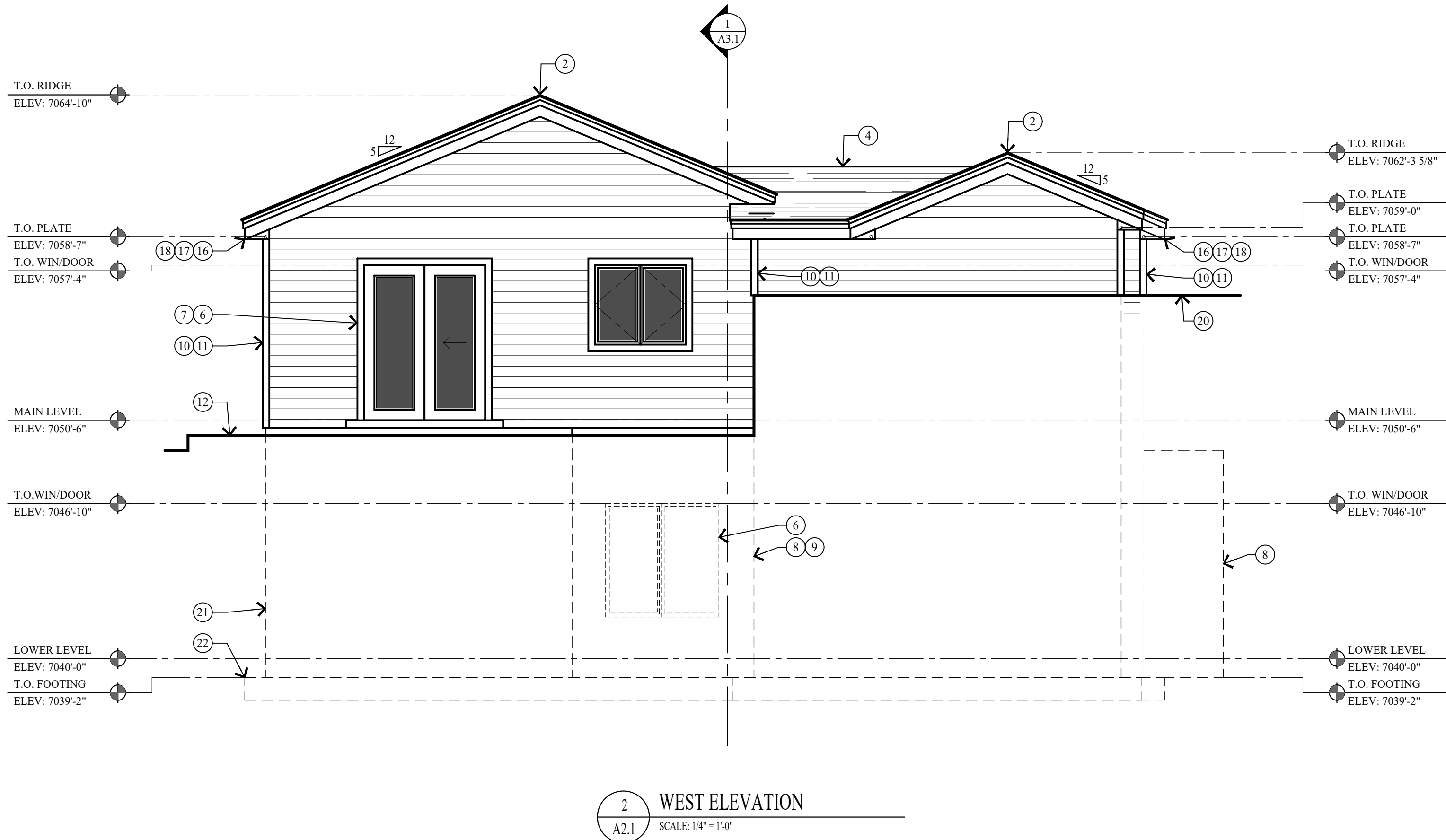
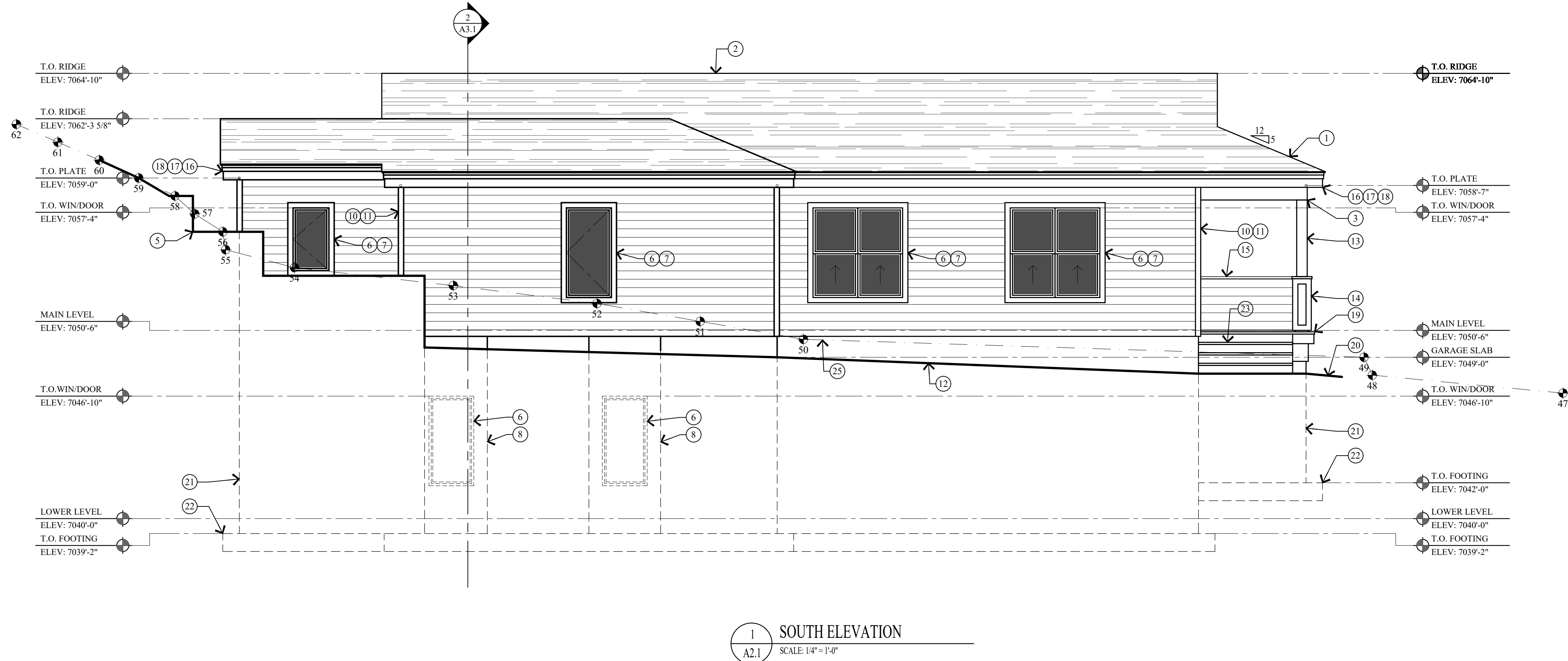
PROJECT NUMBER:

2206-01

SHEET NUMBER:

A1.3

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KEY NOTES

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- 3 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
- 4 ROOF CRICKET OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
- 5 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0" HIGH.
- 6 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
- 7 WINDOW & DOOR TRIM: 2x4 HEAD, 2x4 JAMB, 2x4 SILL. PAINTED/STAINED W/ METAL FLASHING.
- 8 CONCRETE WINDOW WELL W/ EGRESS LADDER.
- 9 ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
- 10 2x4 CEDAR OUTSIDE CORNER BOARD, 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 11 1x6 CEDAR HORIZONTAL LAP SIDING ON TYVEK HOMEWRAP ON 1/2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
- 12 4" REINFORCED CONCRETE PATIO / DRIVEWAY ON 4" GRAVEL BASE.
- 13 4x4 COLUMN TO BE WRAPPED IN 1x CEDAR - PAINT/STAIN. MATCH ORIGINAL.
- 14 36"x12"x12" PIER TO BE WRAPPED IN 1x CEDAR - PAINT/STAIN. MATCH ORIGINAL.
- 15 36" HIGH GUARD WALL - PAINT/STAIN. MATCH EXISTING.
- 16 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE.
- 17 1x CEDAR SOFFIT, VENTED - PAINT/STAIN.
- 18 1x4 ON 1x10 BUILT-UP FASCIA - PAINT/STAIN.
- 19 WATERPROOF ENTRY PORCH: 2x6 TREX DECKING ON 2x TAPERED SLEEPERS SLOPED @ 2.0% ON REINFORCED EPDM ON 3/4" EXTERIOR PLYWOOD ON 2x12 TAPERED/RIPPED JOIST @ 12" O.C. ALL DECK FRAMING TO BE PPT AS WELL AS FIRE-RATED PER 2006 UWC.
- 20 FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
- 21 FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 22 FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING.
- 23 FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS ON SEE SHEET A5.1.
- 24 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
- 25 EXISTING GRADE LINE.

PRODUCT DESCRIPTION:

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:

SOUTH & WEST ELEVATIONS

REVISIONS:

DATE:

JULY 12, 2022

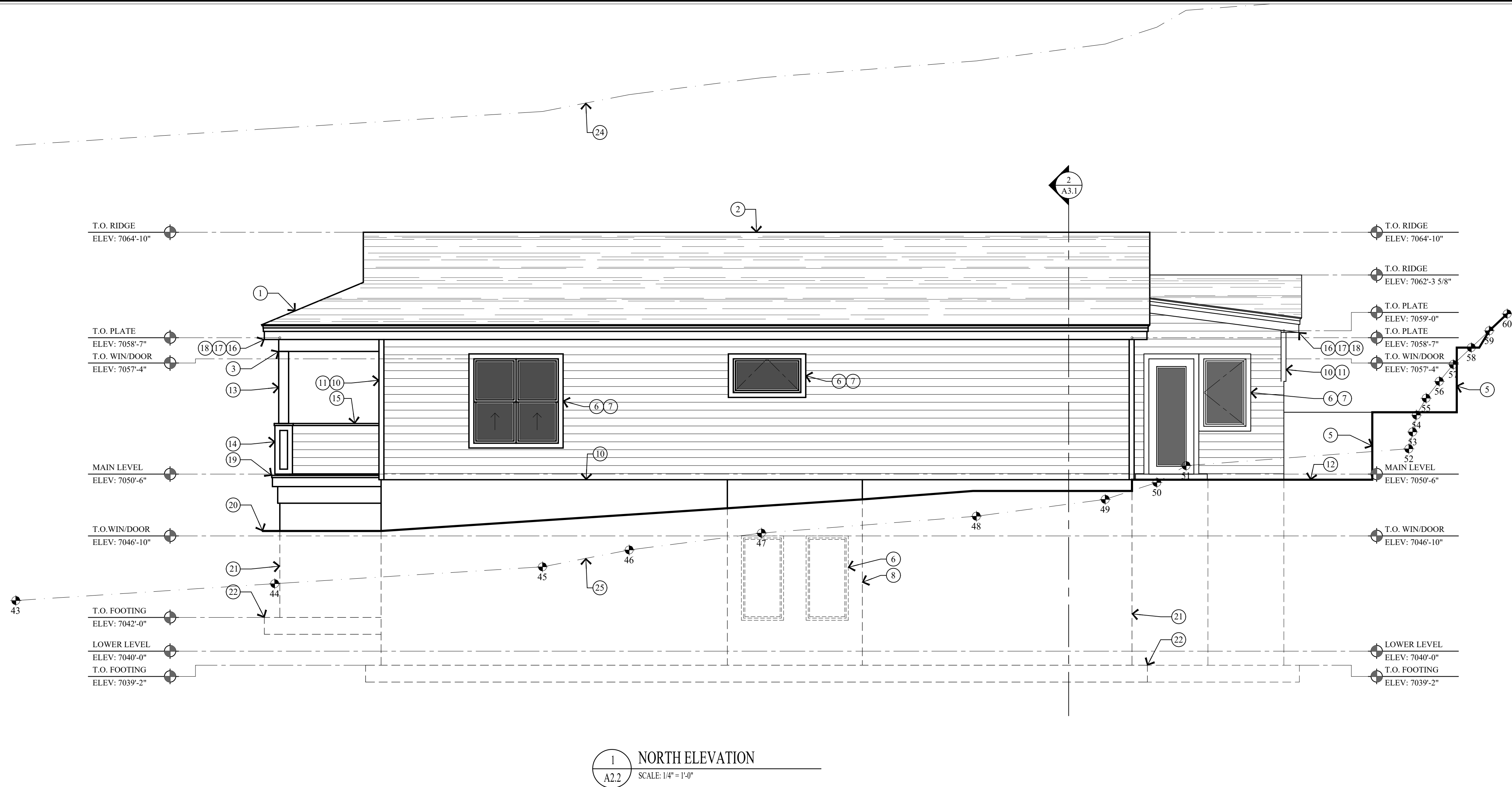
PROJECT NUMBER:

2206-01

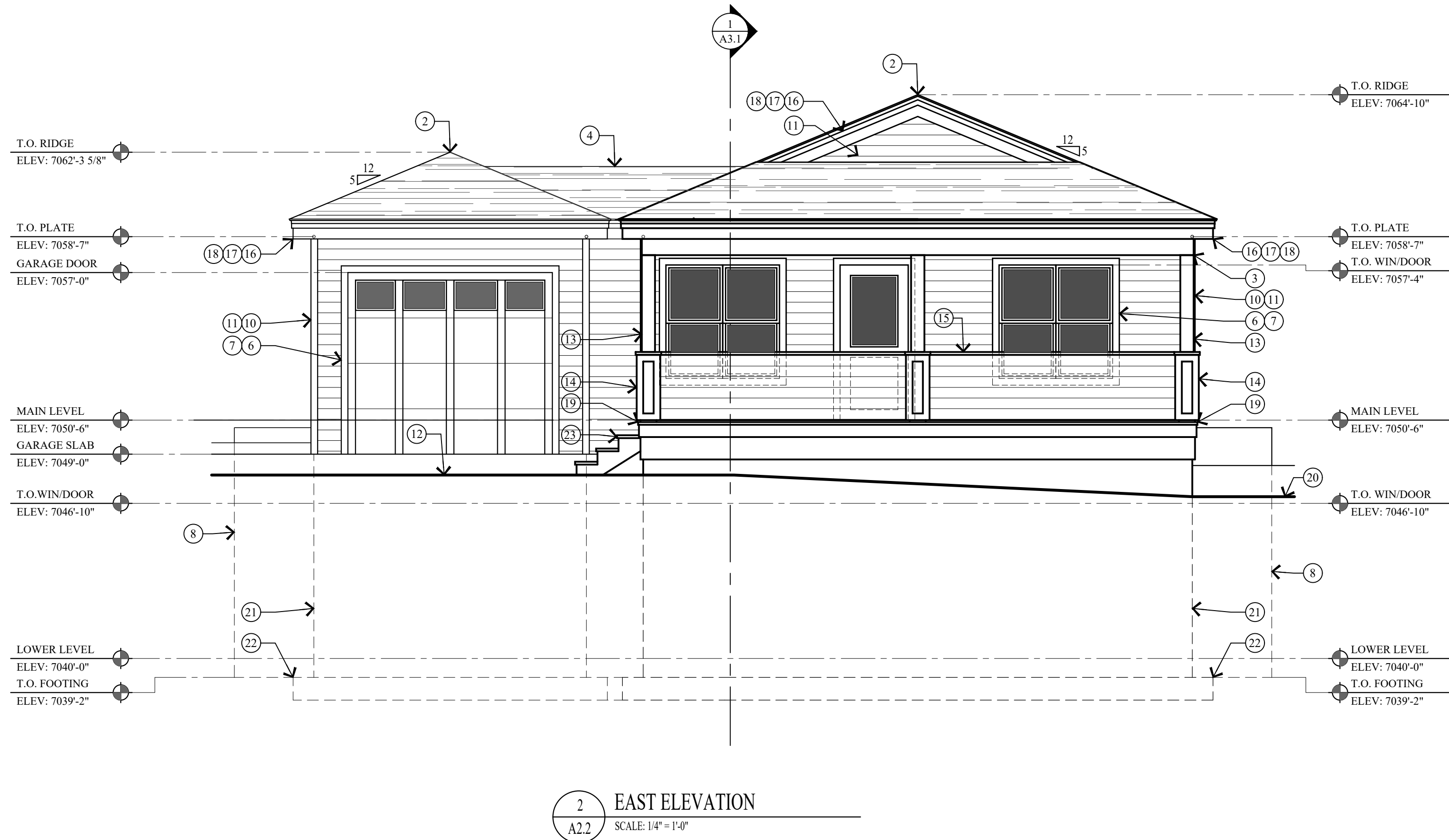
SHEET NUMBER:

A2.1

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- ### KEY NOTES
- 1 ARCHITECTURAL GRADE 40 YEAR ASPHALT SHINGLE ON ICE AND WATER MEMBRANE ON 5/8\" EXTERIOR SHEATHING ON ROOF JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
 - 2 COMPOSITE RIDGE VENT; COBRA OR EQUAL.
 - 3 STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS.
 - 4 ROOF CRICKET OVER-BUILD, CONTRACTOR TO FIELD VERIFY HEIGHT AND LOCATION.
 - 5 STACKED STONE RETAINING WALL, NOT TO EXCEED 4'-0\" HIGH.
 - 6 WINDOWS AND DOORS W/ INSULATED GLASS - SEE SCHEDULE.
 - 7 WINDOW & DOOR TRIM: 2x4 HEAD, 2x4 JAMB, 2x4 SILL. PAINTED/STAINED W/ METAL FLASHING.
 - 8 CONCRETE WINDOW WELL W/ EGRESS LADDER.
 - 9 ALUMINUM GRATE OVER CONCRETE WINDOW WELL TO BE HINGED FOR EGRESS ACCESS.
 - 10 2x4 CEDAR OUTSIDE CORNER BOARD - STAINED
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Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@gwestoffice.net

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
569 PARK AVENUE, PARK CITY, UTAH 84060

NORTH & EAST ELEVATIONS

REVISIONS:

DATE:

JULY 12, 2022

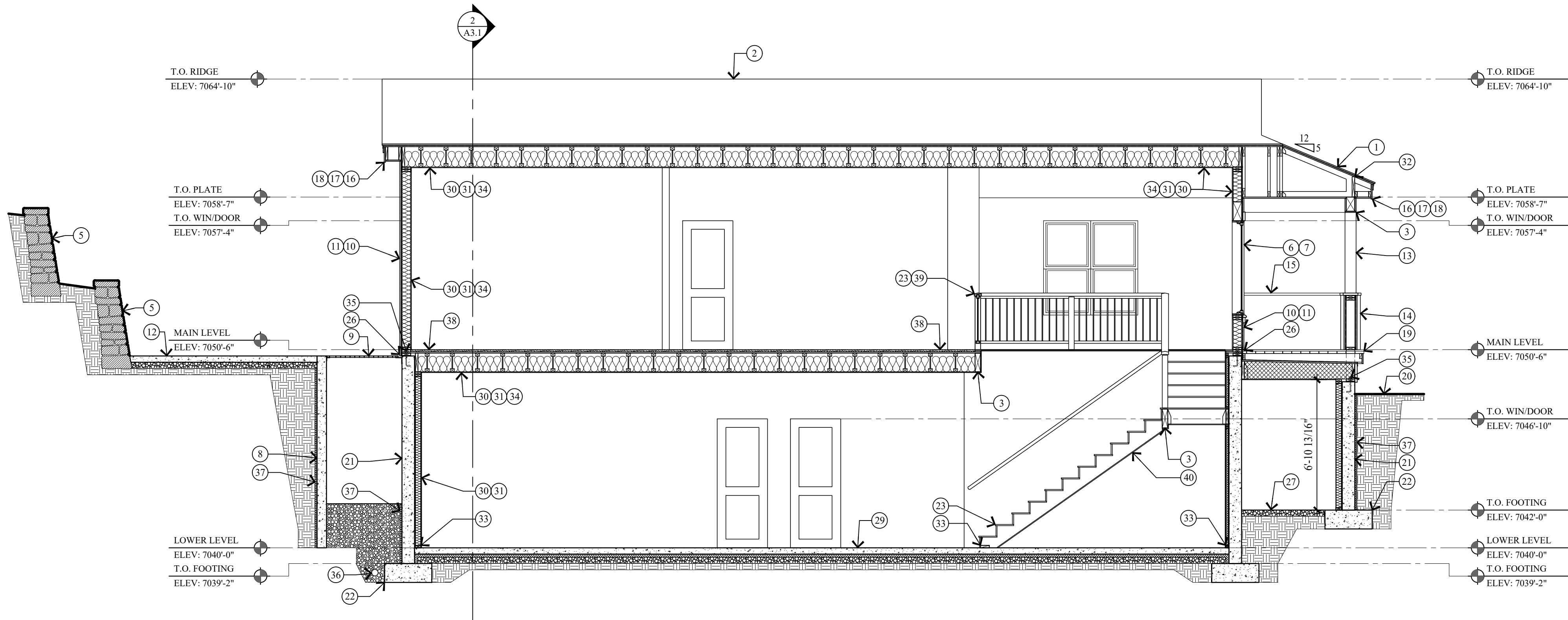
PROJECT NUMBER:

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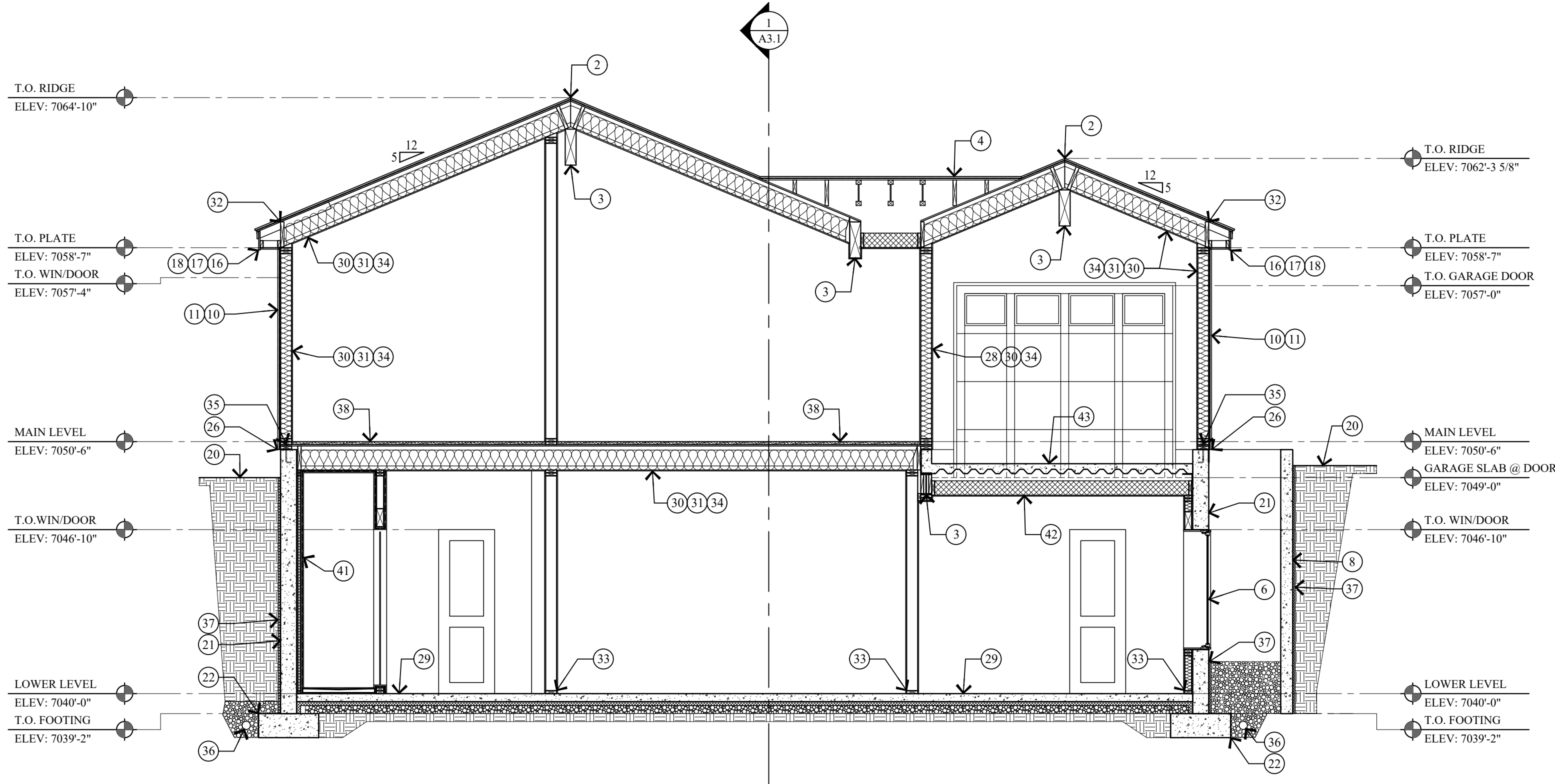
SHEET NUMBER:

A2.2

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1 BUILDING SECTION
A3.1 SCALE: 1/4" = 1'-0"



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A3.1 SCALE: 1/4" = 1'-0"

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- 24 LINE 27'-0" HEIGHT ABOVE EXISTING GRADE.
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- 26 FLASHING AND COUNTER FLASHING - TYPICAL.
- 27 CRAWL SPACE: 6 MIL POLYETHYLENE VAPOR RETARDER ON 4" GRAVEL BASE - CLEANED AND GRADED. SEE MECHANICAL NOTE 21 & 25 ON SHEET MEP-0.
- 28 5/8" TYPE "X" ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
- 29 4" REINFORCED CONCRETE SLAB W/ HYDRAUNIC HEATING ON 2" RIGID INSULATION (CONTINUOUS) ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED GRADED.
- 30 INSULATION - SEE GENERAL NOTES #2 ON THE FLOOR PLANS SHEETS.
- 31 1/2" GYP. BD. ON 4 MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
- 32 SOLID BLOCKING AND HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
- 33 ALL LUMBER IN CONTACT WITH CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
- 34 FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. - IRC R302.11
- 35 TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
- 36 6" PERF. DRAIN PIPE WRAPPED IN FILTER FABRIC IN 18" OF FREE DRAINING GRAVEL TIED INTO GRAVEL SUMP, SEE SITE PLAN FOR SUMP LOCATION.
- 37 DRAINAGE MATT ON WATERPROOF MEMBRANE
- 38 1 1/2" GYPCRETE W/ HYDRAUNIC HEATING ON 3/4" PLYWOOD ON FLOOR JOIST - SEE STRUCTURAL FOR SIZE AND SPACING.
- 39 36" HIGH RAILING: 2"x4 1/2" SHAPED HARDWOOD CONTINUOUS TOP CAP, TOP AND BOTTOM RAIL TO BE 1 1/2" x 2 1/2" TUBE STEEL, BOTTOM RAIL TO BE TURNED FLAT, W/ 1/2" STEEL BALLAST, VERTICAL, SPACED LESS THAN 4", 4"x4" WOOD END/ MID POSTS.
- 40 ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND ANY SOFFITS PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYPSUM BOARD.
- 41 TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYP. BACKER.
- 42 FURRED DOWN CEILING @ COMPOSITE DECK W/ 2x8 JOIST @ 16" O.C. W/ 7" CLOSED CELL FOAM INSULATION R-49 - TYP.
- 43 GARAGE SLAB: 5" CONCRETE ON 16 GAUGE B-36 FORMLOCK METAL DECKING, SLOPED. SEE STRUCTURAL FOR REINFORCING AND DETAILS.

Jonathan DeGray
A r c h i t e c t

P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@westoffice.net

KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

PROJECT DESCRIPTION:

BUILDING SECTIONS

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 12, 2022

PROJECT NUMBER:

2206-01

SHEET NUMBER:

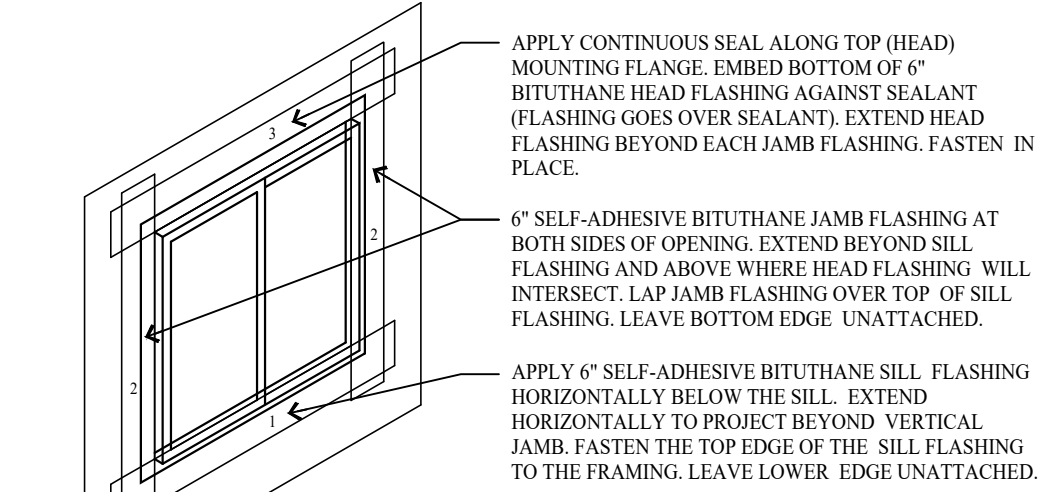
A3.1

STAIRWAY HANDRAILING/GUARDRAILING NOTES:

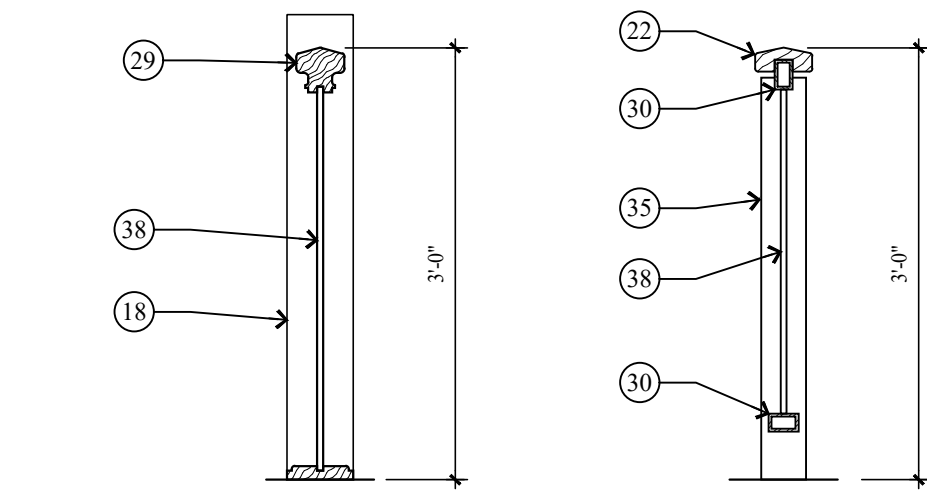
1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 ½ INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1
2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2
3. THE MAXIMUM RISER HEIGHT SHALL BE 7 ¼ INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ¼ INCH. -IRC R311.7.4.1
4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN ½ INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN ½ INCH OF THE RECTANGULAR TREAD DEPTH. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN ½ INCH. -IRC R311.7.4.2
5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5
6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1
7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 ½ INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2
8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 ½ INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 ½ INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 ½ INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF ½ INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST ¾ INCH WITHIN ½ INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST ½ INCH TO A LEVEL THAT IS NOT LESS THAN 1 ½ INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 ½ INCHES TO MAXIMUM OF 2 ¼ INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH. -IRC R311.7.7.3
9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1
10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2
11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3
12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ¼ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS:
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

TYVEK VAPOR/AIR BARRIER INSTALLATION:

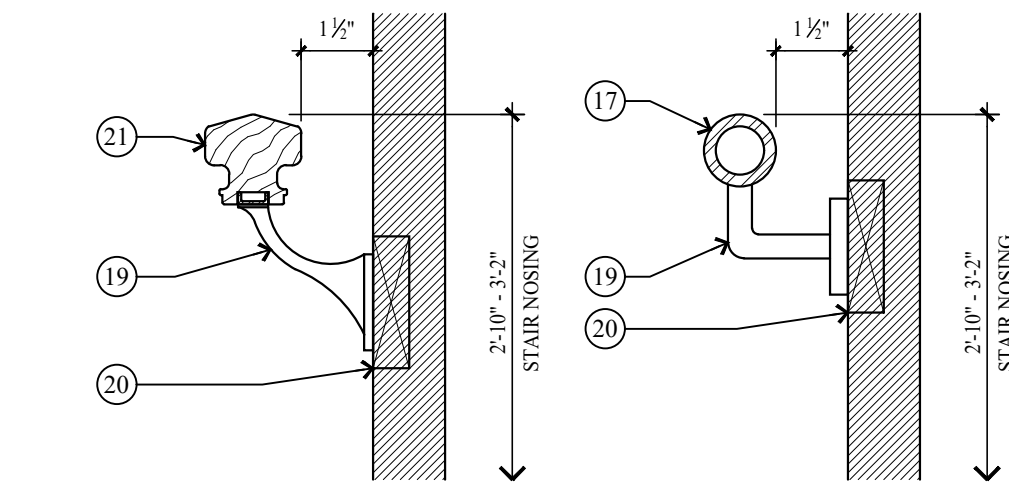
1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.
2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.
3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.
4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.
5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.
6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
8. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.
8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.



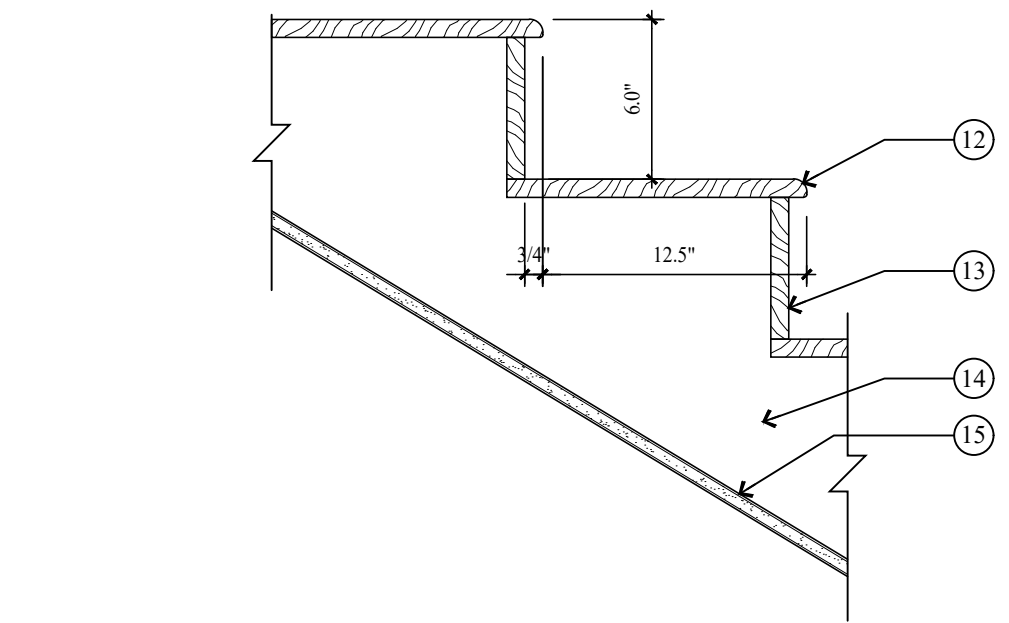
11 VAPOR BARRIER SILL, JAMB AND HEAD FLASHING
A5.1 NO SCALE



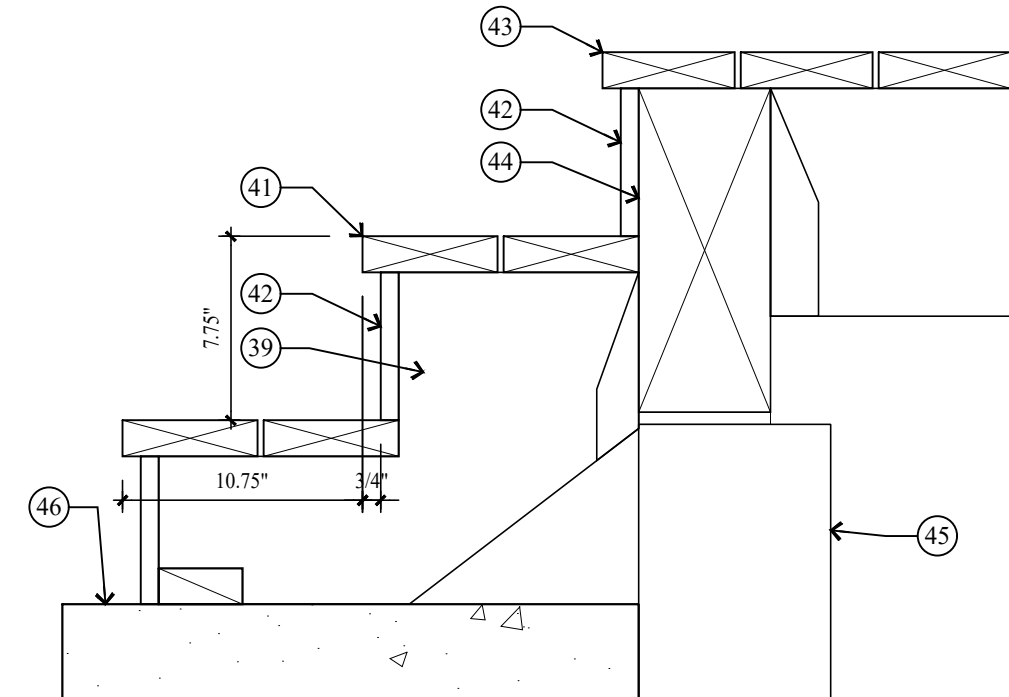
6 TYPICAL HANDRAIL/GUARDRAIL DETAILS
A5.1 SCALE: 3/4" = 1'-0"



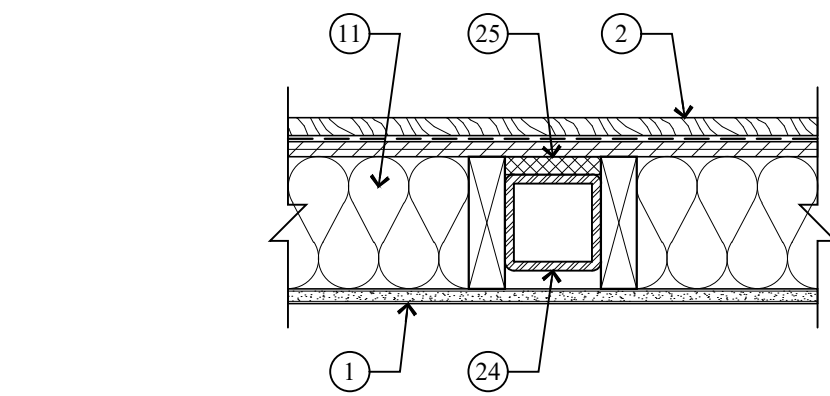
7 TYPICAL HANDRAIL DETAIL
A5.1 NO SCALE



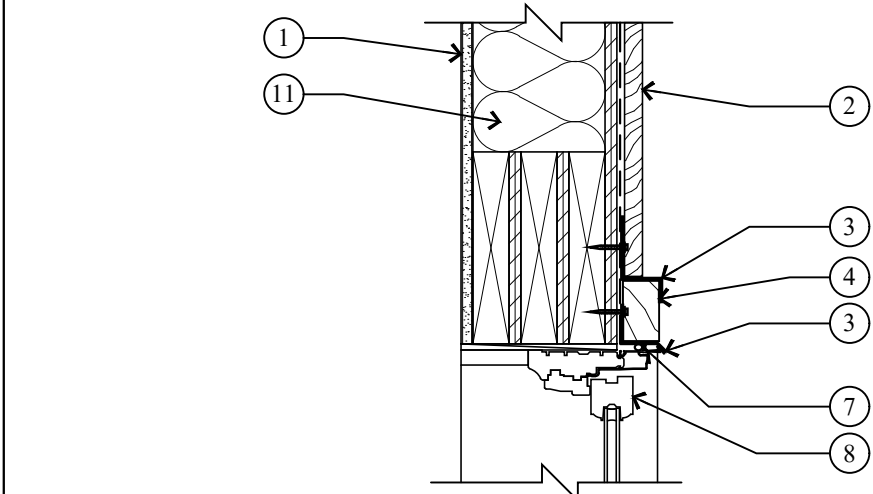
8 TYP. STAIR TREAD/RISER DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



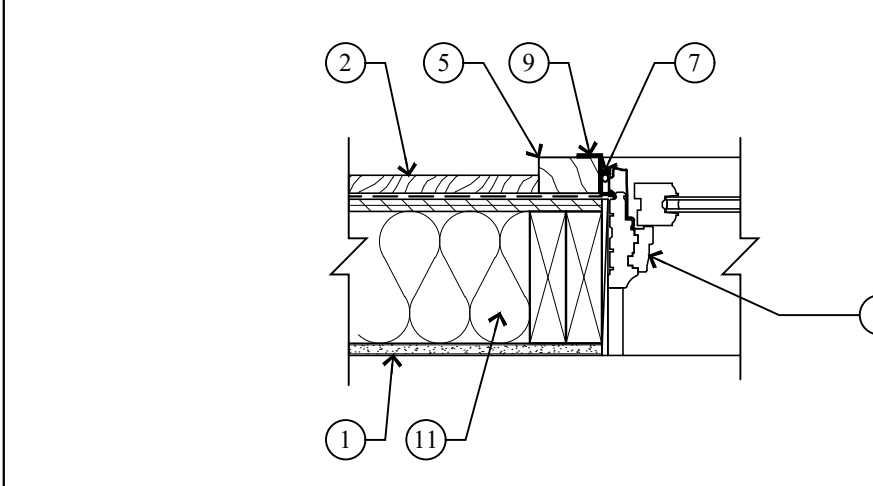
9 TYP. STAIR TREAD/RISER DETAIL
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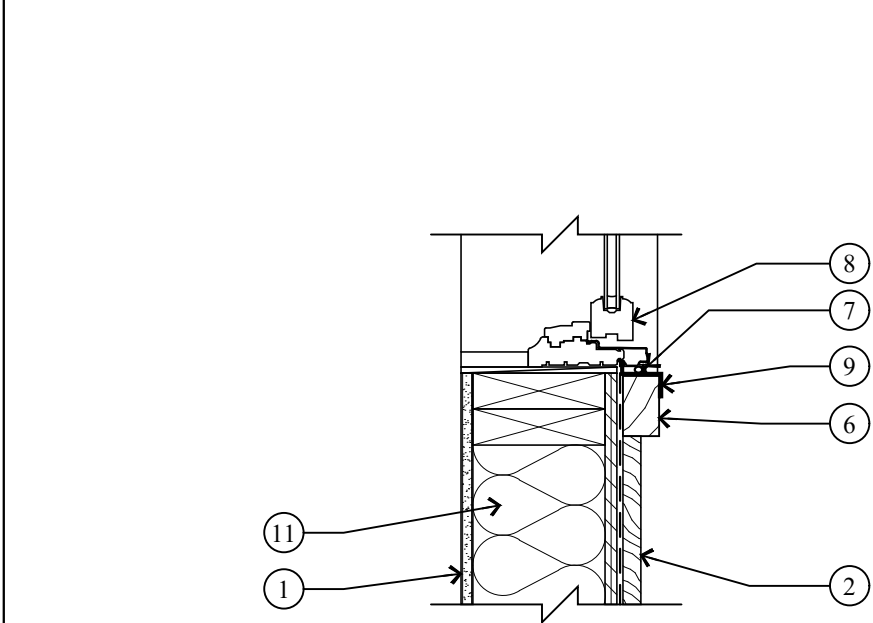
10 THERMAL BREAK DETAIL @ TUBE STEEL COLUMN
A5.1 SCALE: 1 1/2" = 1'-0"



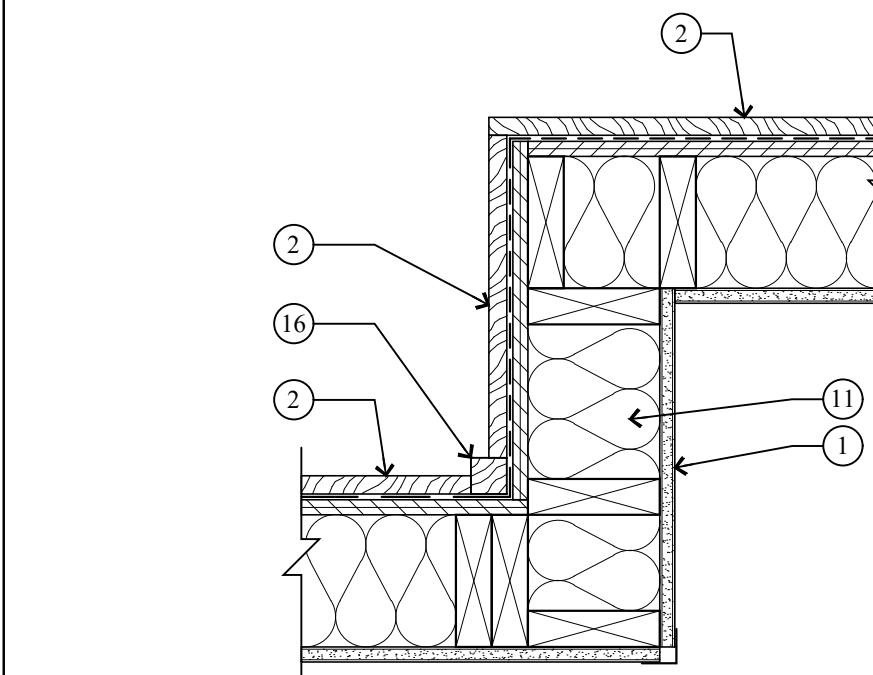
1 HEAD DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



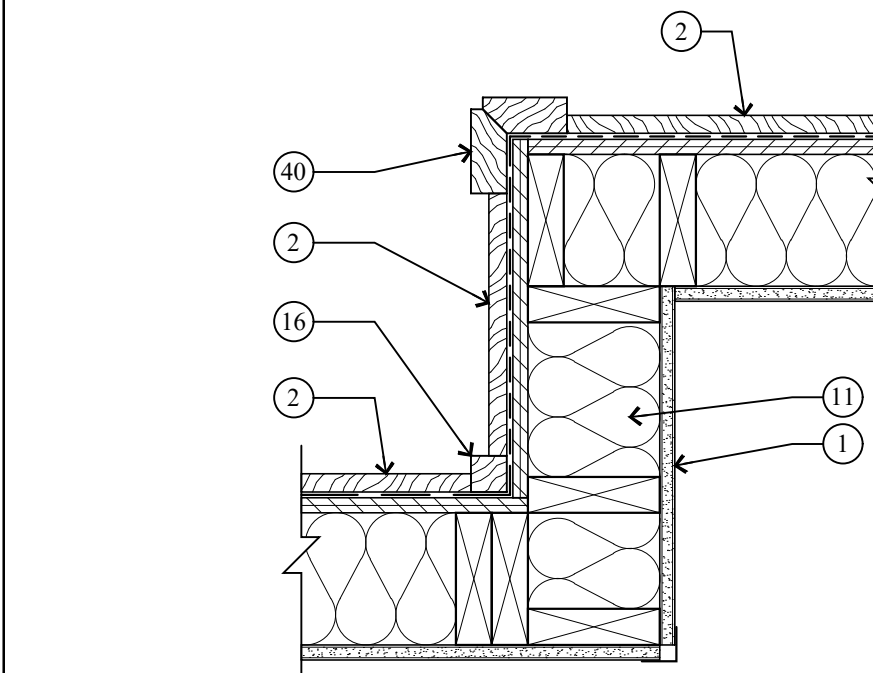
2 JAMB DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



3 SILL DETAIL
A5.1 SCALE: 1 1/2" = 1'-0"



4 INSIDE / OUSIDE CORNER TRIM @ VERTICAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"



5 INSIDE / OUSIDE CORNER TRIM @ HORIZONTAL SIDING
A5.1 SCALE: 1 1/2" = 1'-0"

KEY NOTES

- 1 1/2" GYPSUM BOARD ON 2x6 STUDS @ 16" O.C.
- 2 EXTERIOR SIDING ON AIR/VAPOR BARRIER ON 1/2" EXT. SHEATHING. SEE ELEVATIONS FOR SIDING TYPE.
- 3 HEAD FLASHING/TRIM.
- 4 2x3 WINDOW/DOOR HEAD - STAINED
- 5 2x3 WINDOW/DOOR JAMB - STAINED
- 6 2x3 WINDOW SILL - STAINED
- 7 BACKER ROD AND CAULK.
- 8 WOOD ALUMINUM CLAD WINDOW W/ INSULATED GLASS - SEE SCHEDULE.
- 9 METAL FLASHING.
- 10 BEVELED 2x3 ON 2x12 CEDAR TRIM BOARD W/ METAL FLASHING.
- 11 EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP.
- 12 3/4" HARDWOOD TREAD. SEE STAIR NOTES.
- 13 3/4" HARDWOOD CLOSED RISER. SEE STAIR NOTES.
- 14 2x12 STRINGERS.
- 15 1/2" GYPSUM BOARD.
- 16 2x2 CEDAR INSIDE CORNER BOARD - STAINED
- 17 1 1/2" DIA. STEEL PIPE - PAINTED.
- 18 6x6 HARDWOOD END POST.
- 19 HANDRAIL BRACKET.
- 20 SOLID BACKING - TYP..
- 21 HARDWOOD STANDARD MILL SHAPE HANDRAIL - STAINED.
- 22 36" HIGH HAND RAIL TO BE 2"x4 1/2" SHAPE HARDWOOD, CONTINUOUS.
- 23 5/32" DIA. STAINLESS STEEL CABLE, 316 STAINLESS STEEL, W/ HIGH CORRSION RESISTANCE PROPERTIES, HORIZONTAL, SPACED LESS THAN 4".
- 24 TUBE STEEL COLUMN - SEE STRUCTURAL.
- 25 3/4" RIGID INSULATION.
- 26 12" STEEL CHANNEL STRINGER.
- 27 3 1/8 x12 GLB TREAD.
- 28 2"x2"x2" STEEL ANGLE W/ 2- ¼ DIA. x3" LAG BOLTS.
- 29 36" HIGH HAND RAIL TO BE 2" x 5" SHAPE HARDWOOD, CONTINUOUS.
- 30 TOP AND BOTTOM RAIL TO BE 1 ½" x 2 ½" TUBE STEEL. BOTTOM RAIL TO BE TURNED FLAT.
- 31 REINFORCED CONCRETE STAIRS.
- 32 B-DECK WELDED TO BOTTOM OF 2" x12" TUBE STEEL STRINGERS.
- 33 2"x12" TUBE STEEL STRINGERS.
- 34 (3) TOP AND BOTTOM RAIL TO BE 1 ½" x 3" TUBE STEEL.
- 35 4"x4" HARDWOOD END POST AND MID POST.
- 36 TOP RAIL ON 2x3 W/ 2x2 BALLAST SPACED LESS THAN 4" W/ 2x6 BOTTOM RAIL.
- 37 3/8" DIA. STEEL HORIZONTAL CABLE, SPACED LESS THAN 4".
- 38 1/2" DIA. STEEL BALLAST, VERTICAL, SPACED LESS THAN 4".
- 39 2x12 PRESSURE TREATED STRINGERS.
- 40 2x4 CEDAR OUTSIDE CORNER BOARD - STAINED.
- 41 TREAD TO BE 2x6 TREX OR EQUAL.
- 42 RISERS TO BE 1x6 TREX OR EQUAL.
- 43 DECKING TO BE 2x6 TREX OR EQUAL ON 2x10 P.T. JOIST @ 16" O.C. - SEE STRUCTURAL FOR DETAILS.
- 44 DECK BEAM - SEE STRUCTURAL FOR DETAILS.
- 45 8" CONCRETE PIER - SEE STRUCTURAL FOR DETAILS.
- 46 4" REINFORCED CONCRETE WALKWAY / DRIVEWAY / CAR PORT / GARAGE ON 4" GRAVEL BASE.

PRODUCT DESCRIPTION:

SHEET DESCRIPTION:

REVISIONS:

DATE:

JULY 12, 2022

PROJECT NUMBER:

2206-01

SHEET NUMBER:

A5.1

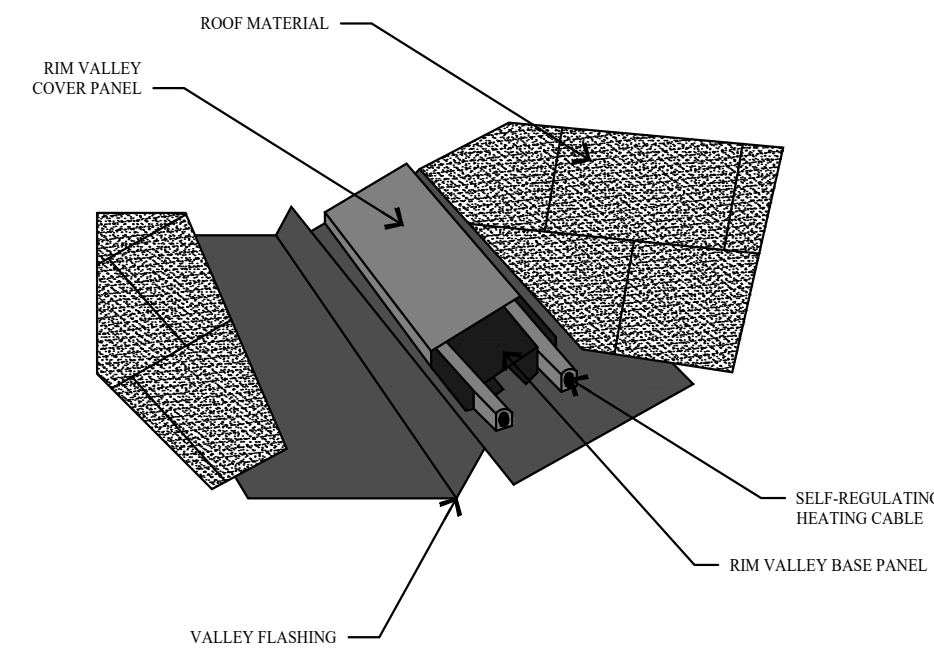
KERSHAW RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW

569 PARK AVENUE, PARK CITY, UTAH 84060

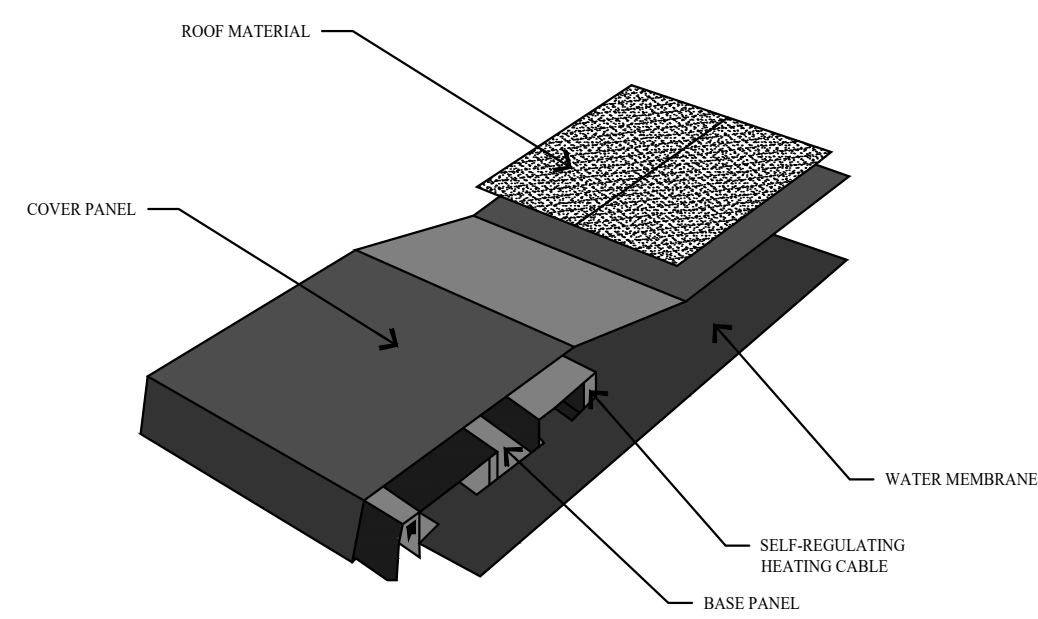
ARCHITECTURAL NOTES
DETAILS

Jonathan DeGray
A r c h i t e c t

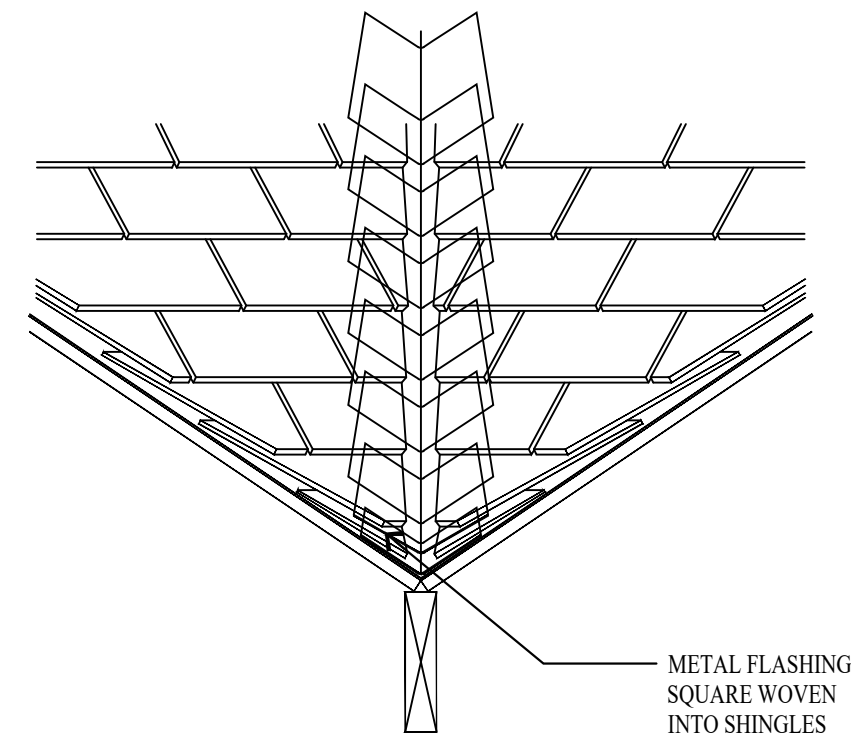
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@guestoffice.net



1 VALLEY SNOW MELT DETAIL
A5.2 NO SCALE

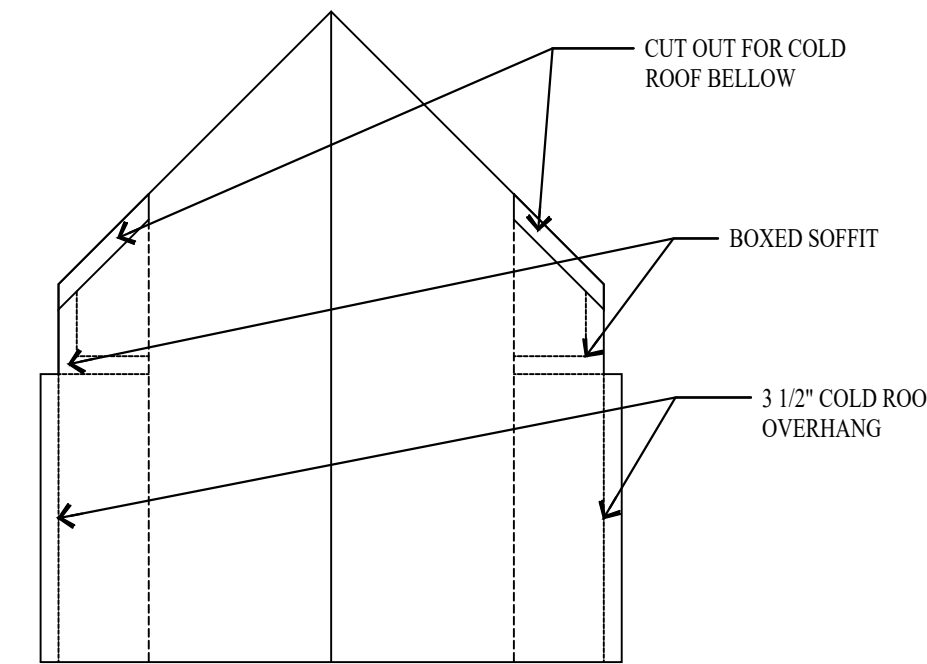


2 EAVE SNOW MELT DETAIL
A5.2 NO SCALE

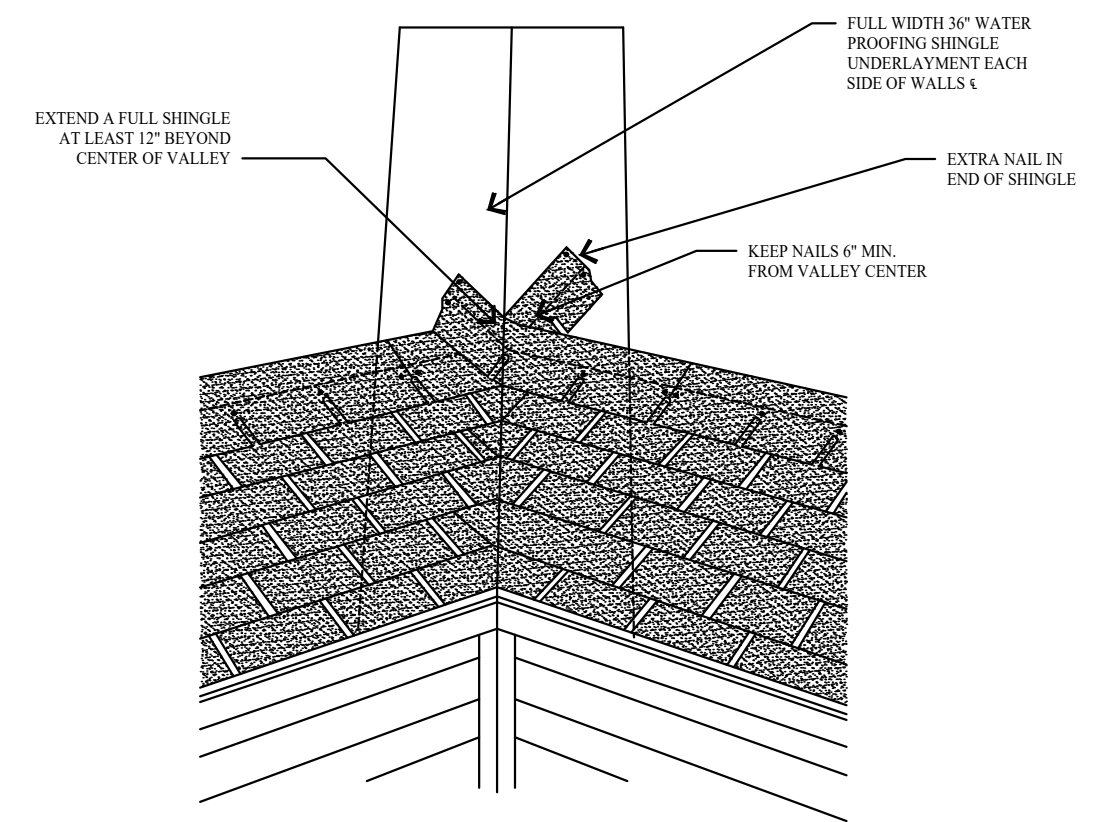


3
A5.2

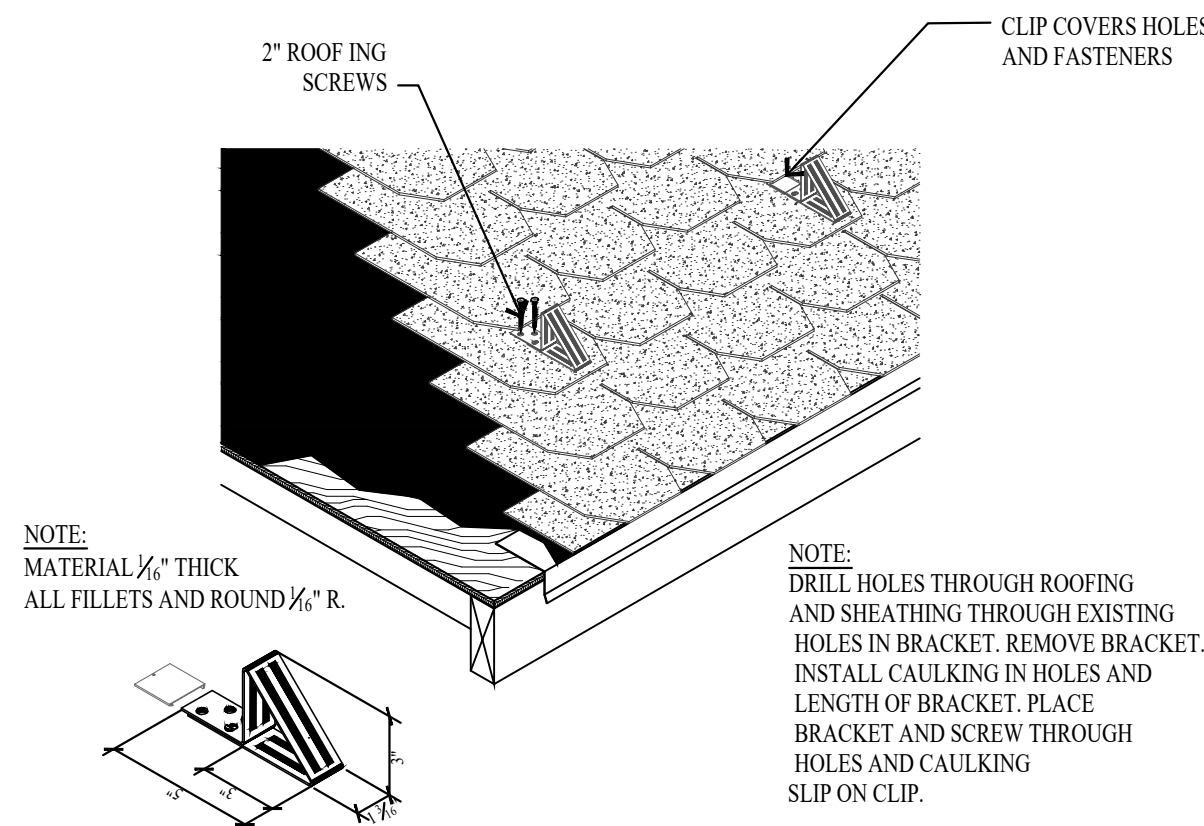
CLOSED VALLEY FLASHING
NO SCALE



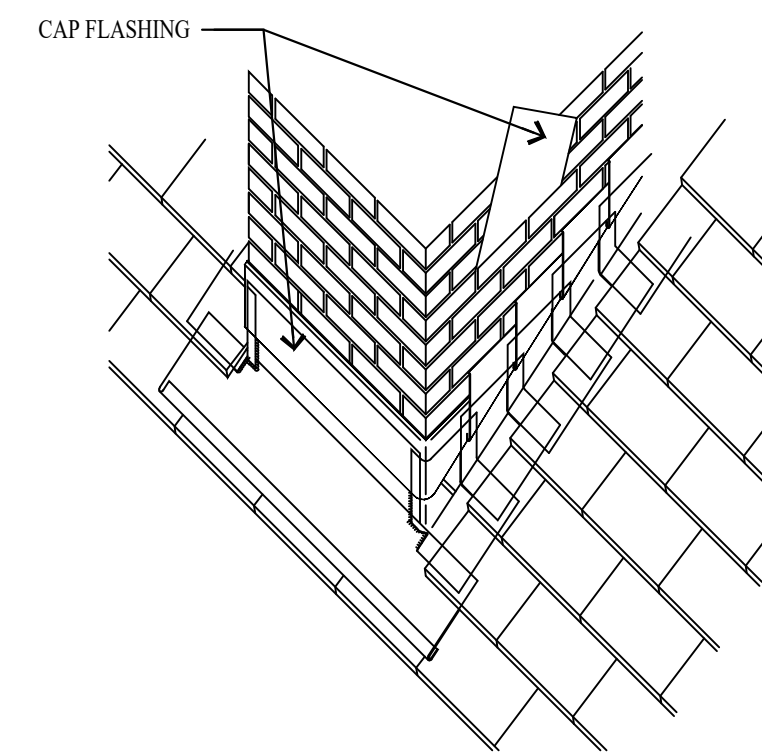
4 DORMER ROOF
A5.2 NO SCALE



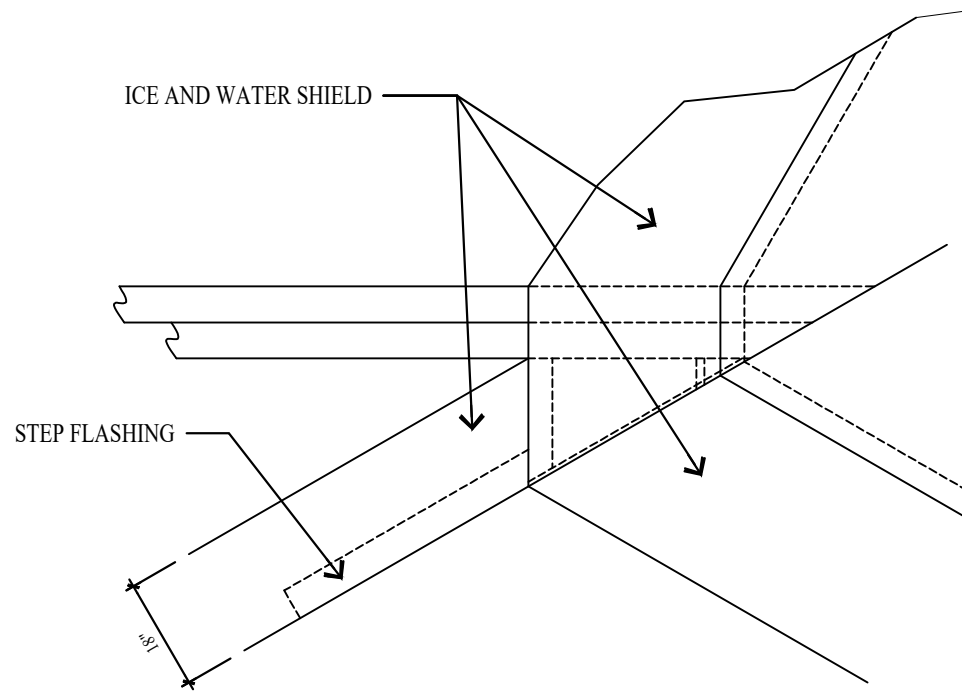
5 WOVEN VALLEY DETAIL
A5.2 NO SCALE



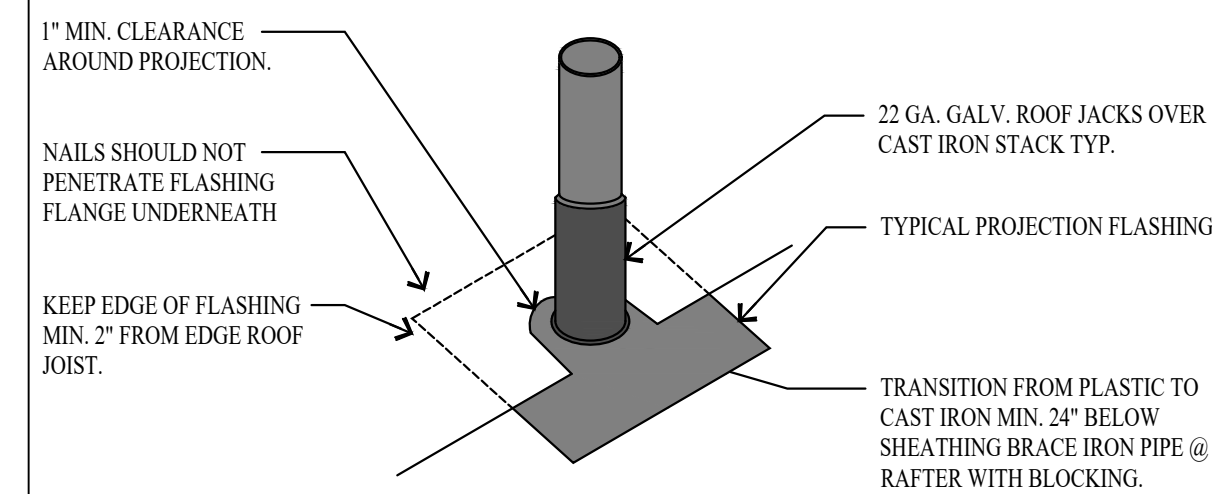
6 SNOW BRACKET DETAIL
A5.2 NO SCALE



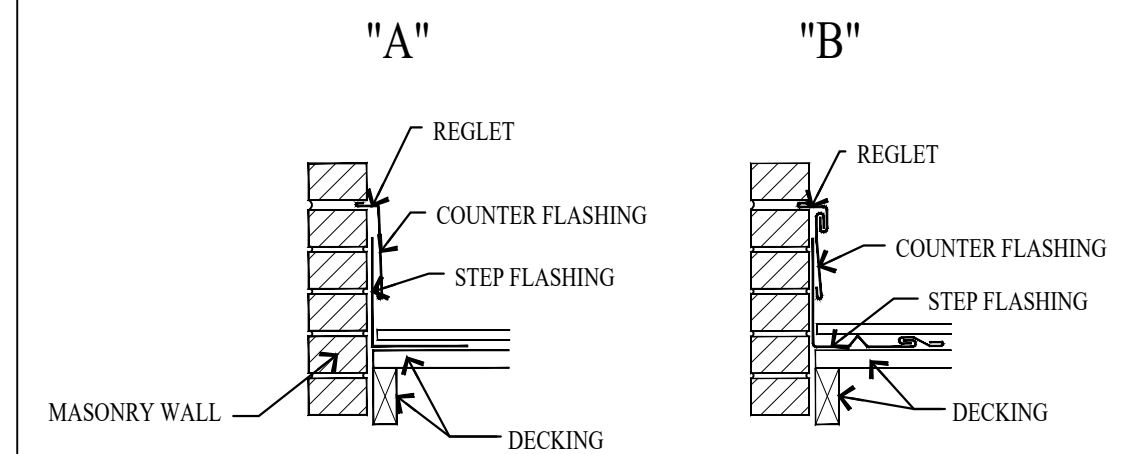
7 CHIMNEY FLASHING
A5.2 NO SCALE



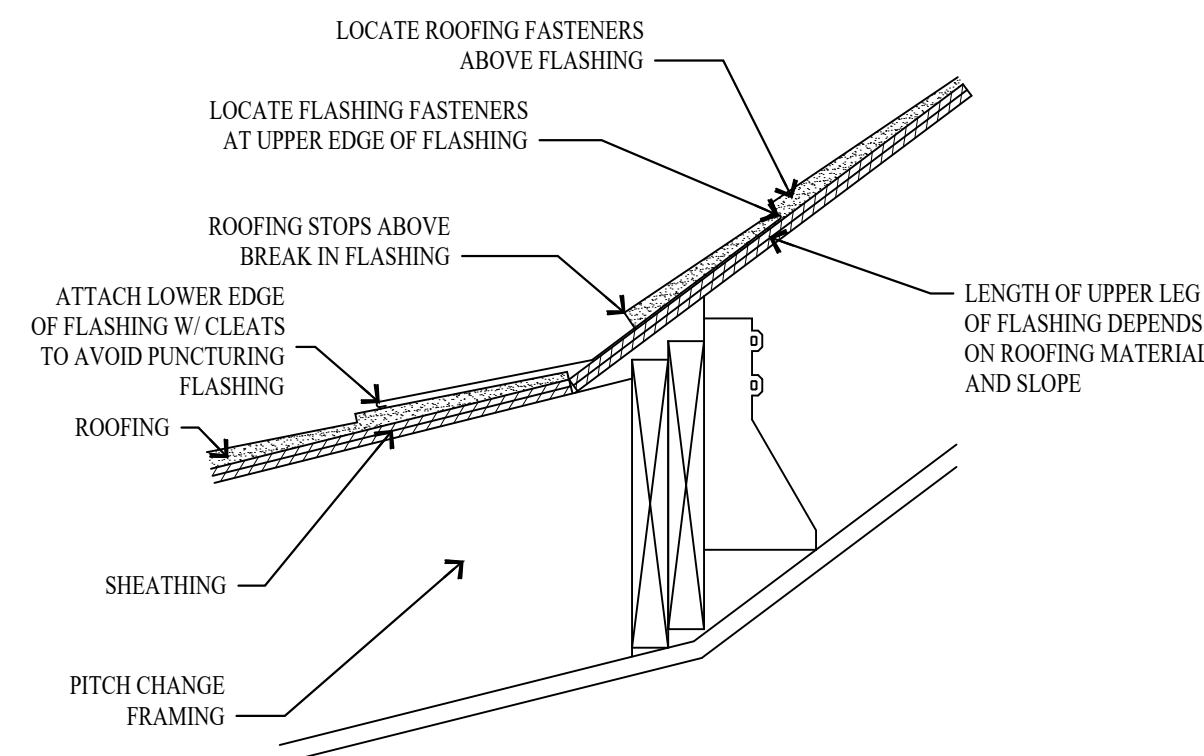
8 DORMER FLASHING DETAIL
A5.2 NO SCALE



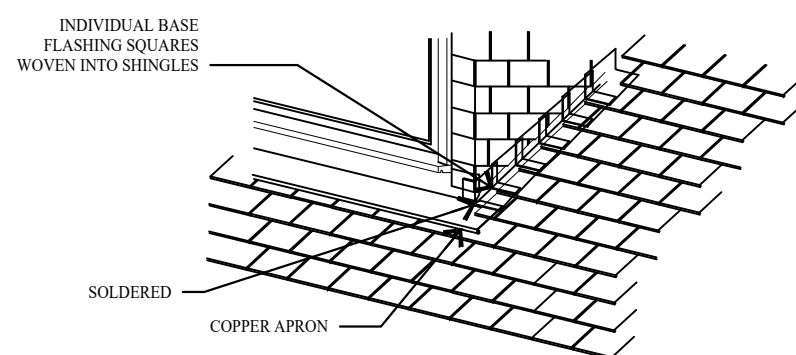
9 VENT FLASHING DETAIL
A5.2 NO SCALE



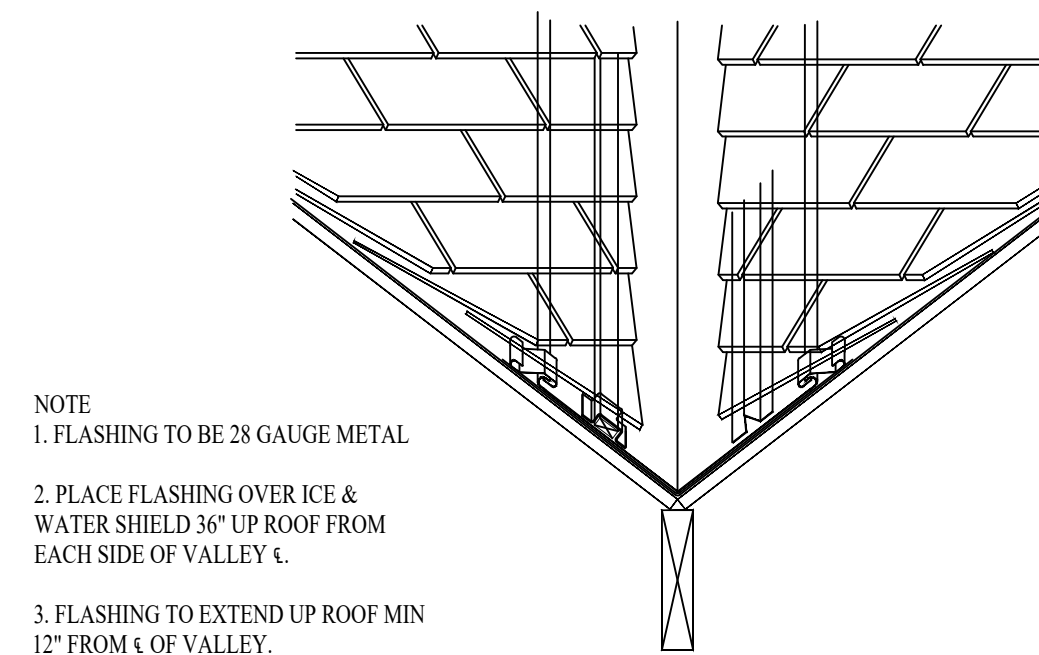
10 RAKE WALL FLASHING DETAIL
A5.2 NO SCALE



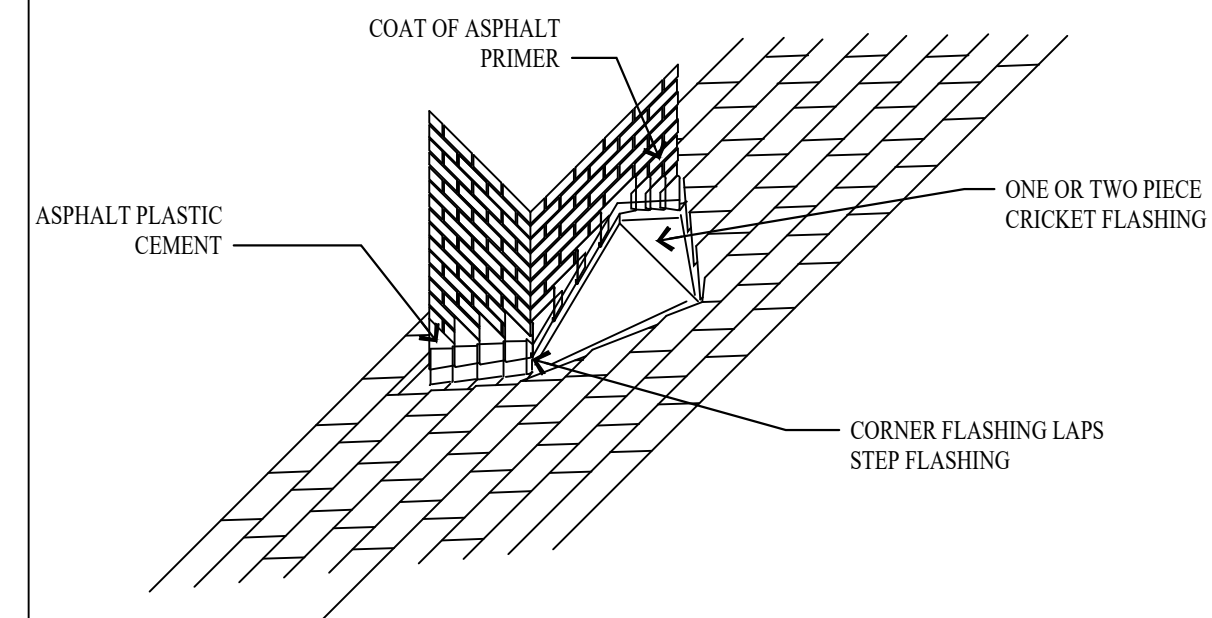
11 ROOF PITCH TRANSITION DETAIL



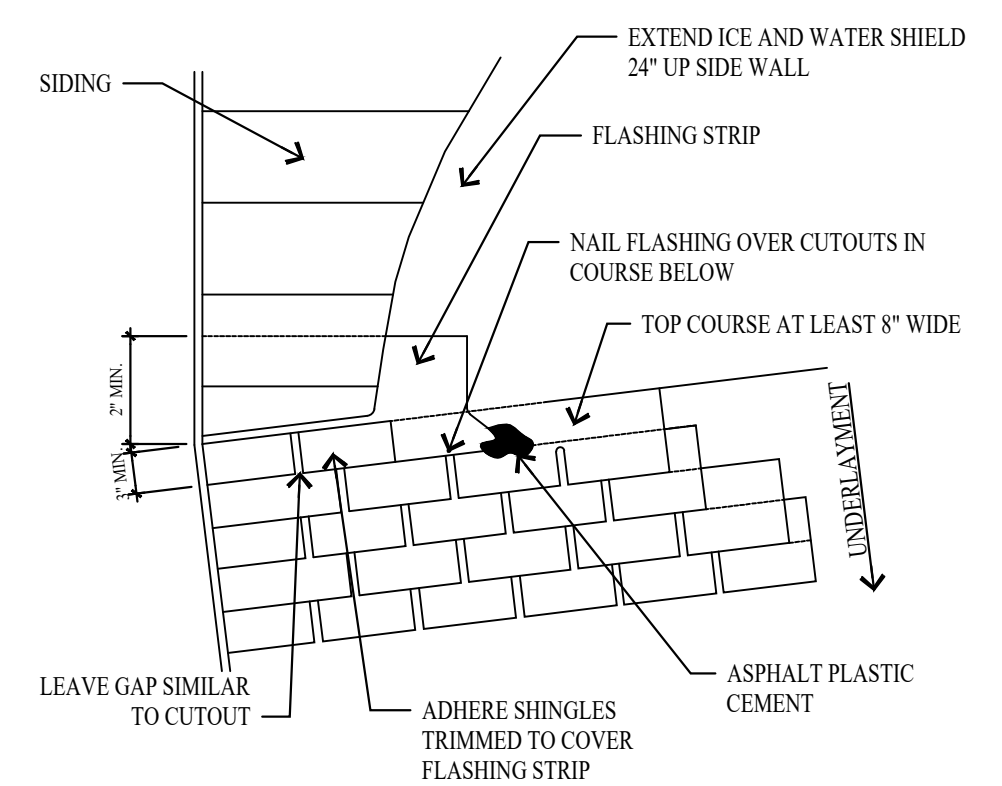
12 FLASHING DETAIL
A5.2 NO SCALE



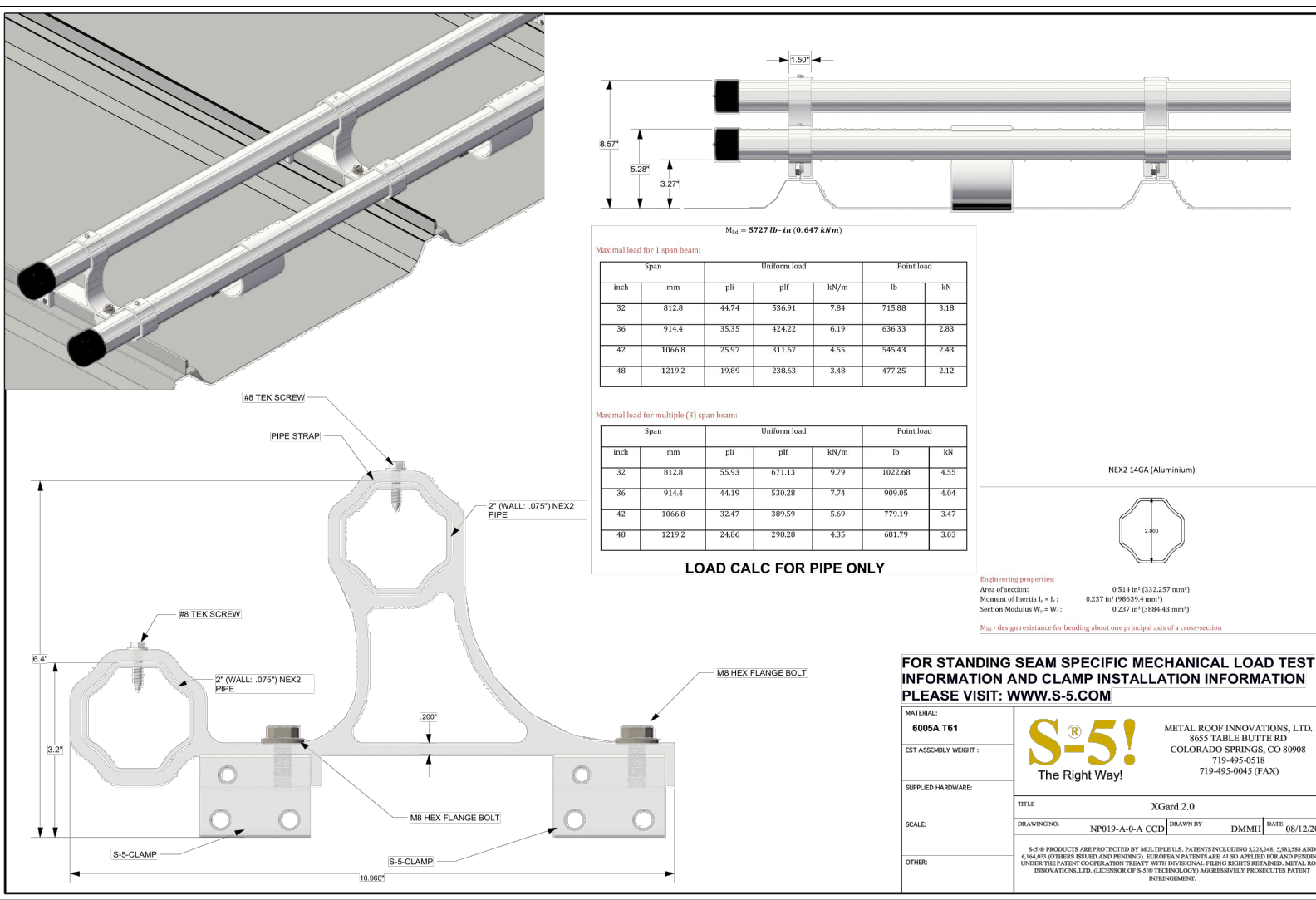
13 OPEN VALLEY DETAIL
A5.2 NO SCALE



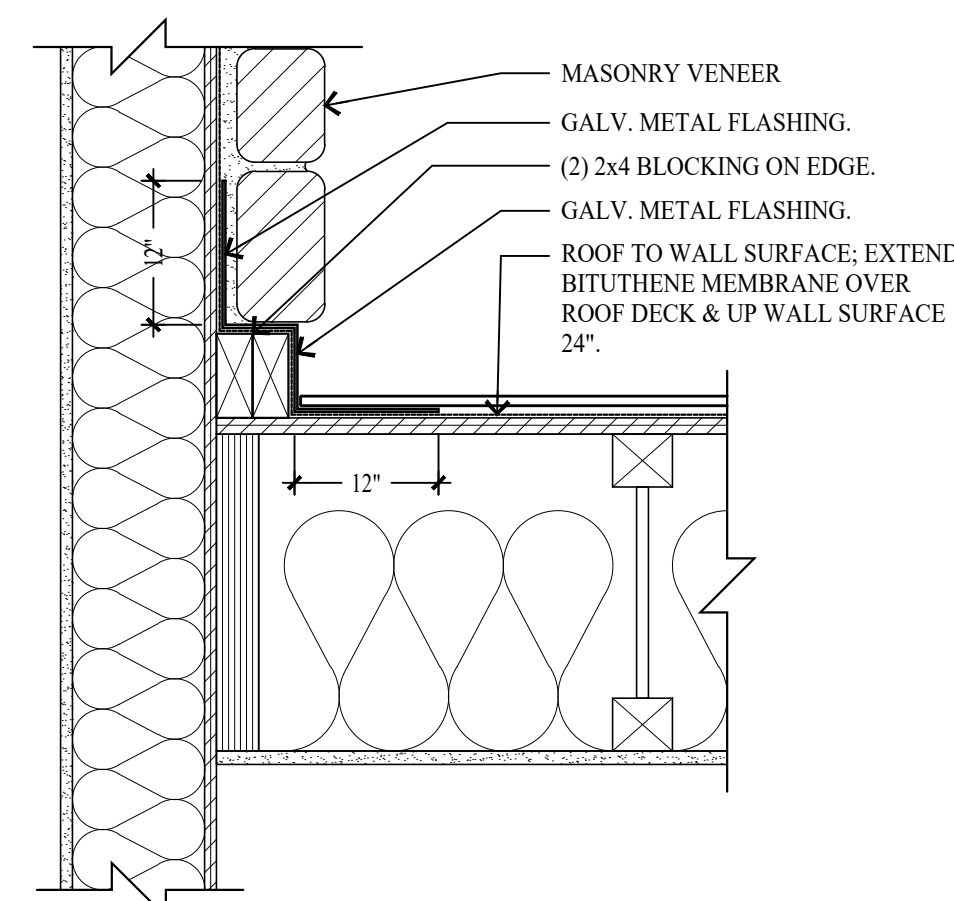
14 CHIMNEY CRICKET FLASHING
A5.2 NO SCALE



15 ROOF/WALL FLASHING DETAIL



16 SNOW RETENSION BARS DETAIL
A5.2 NO SCALE



17 MASONRY DETAIL @ CHIMNEY
A5.2 SCALE: 1 1/2" = 1'-0"

[illegible][illegible]

WINDOW NOTES

1. ALL WINDOWS OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2. GLAZING IN HAZARDOUS LOCATION IS REQUIRED TO BE GLAZED WITH SAFETY MATERIAL. IRC SECTION R308.3 AND R308.4.
3. ALL WINDOWS IN BATHROOMS MUST BE TEMPERED GLASS
4. TEMPERED GLASS SHALL BE PROVIDED IN: FRAMELESS GLASS DOORS, GLASS IN DOORS, GLASS WITHIN A 24" ARC OF DOORS, GLAZING LESS THAN 60" ABOVE A WALKING SURFACE THAT IS WITHIN 5 FEET STAIRS, OR GLAZING WITHIN 5 FEET OF SPAS OR POOLS, CERTAIN FIXED PANELS, AND SIMILAR GLAZED OPENINGS SUBJECT TO HUMAN IMPACT. IRC R308
5. EGRESS WINDOWS: FINISH SILL HT. MIN 44" FROM FLOOR MIN. CLEAR OPENING OF 5.7 S/F MIN NET CLEAR OPENING 20" WIDTH AND 24" HT.
6. ALL WINDOWS TO HAVE A MIN. U-VALUE OF .31

[illegible]

DOOR NOTES	
1.	ALL DOOR OPENINGS TO BE FIELD VERIFIED BY CONTRACTOR BEFORE INSTALLATION.
2.	ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3.	ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4
4.	FRENCH/PATIO/TERRACE/NANNA DOORS TO BE SUPPLIED BY WINDOW MANUFACTURE TO HAVE A U-VALUE OF .31 MINIMUM.
5.	AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL325. - IRC 309.4.

Jonathan DeGray A r c h i t e c t		P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060 Tel. 435-648-7263, E-mail: degrayarch@guestoffice.net	
KERSHAW RESIDENCE HISTORIC DISTRICT DESIGN REVIEW		569 PARK AVENUE, PARK CITY, UTAH 84060	
PROJECT DESCRIPTION:			
DOOR, WINDOW AND ROOM SCHEDULES			
SHEET DESCRIPTION:			
REVISIONS:			
DATE:		JULY 12, 2022	
PROJECT NUMBER:		2206-01	
SHEET NUMBER:		A6.1	

Planning Commission Staff Report



Subject: Stonebridge Amended Plat (Amending Unit 14F and Common Area)
Application: PL-22-05167
Author: Spencer Cawley
Date: September 28, 2022
Type of Item: Administrative – Plat Amendment

Recommendation

Staff recommends the Planning Commission (I) review the proposed Stonebridge Amended Plat, Amending Unit 14F and Common Area, (II) hold a public hearing, and (III) consider forwarding a positive recommendation for City Council's consideration on October 27, 2022, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance (Exhibit A).

Description

Applicant: Carole Merritt
Gary Knapp, Applicant Representative
Location: 1201 Stonebridge Circle
Zoning District: Residential Development
Adjacent Land Uses: Multi-Unit Dwellings; Planned Unit Development
Reason for Review: Plat Amendments require Planning Commission recommendation and City Council final action¹

LMC: Land Management Code
HOA: Homeowners Association
PUD: Planned Unit Development
RD: Residential Development

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

Background

Stonebridge is a Planned Unit Development (PUD), containing 26 units, and located in the Residential Development (RD) Zoning District. On May 20, 1981, the Planning Commission reviewed the Stonebridge Plat and forwarded a positive recommendation to the City Council. On August 20, 1981, the City Council approved the Plat. The original Plat was recorded with Summit County in 1982 (Exhibit B).

The Applicant proposes amending the Stonebridge Plat for the purpose of adding an exterior elevator on the west side of Unit 14F. The elevator will allow for interior and exterior accessibility for Unit 14F and improve accessibility for people with limited

¹ LMC [§ 15-12-15\(B\)\(9\)](#)

mobility (Exhibit C). The proposed elevator will add approximately 54 square feet to the Unit 14F Building Footprint. The Applicant received 79% approval from the Members of Stonebridge Condominiums Owners Association for the proposed elevator addition (Exhibit D).

The image below shows the Footprint of Unit 14F as depicted on the existing Plat and the proposed amended footprint.



Figure 1: Left--Original Plat; Right--Proposed Plat



Figure 2: North elevation where Applicant proposes to add an elevator.

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.² Plat Amendments shall be reviewed in accordance with the procedures outlined in Land Management Code (LMC) [Section 15-7.1-2](#) and a Final Plat shall be approved in accordance with these regulations.³

(I) The proposed Plat Amendment, as conditioned, complies with the Residential Development (RD) Zoning District Requirements outlined in LMC Chapter 15-2.13.

The Stonebridge PUD was designed to mimic row houses, each pod consisting of four to five units. 1201 Stonebridge (Unit 14F) is an end unit and contains 2,650 square feet. The proposed elevator will add 54.05 square footage to 1201 Stonebridge.

The purposes of the RD Zoning District in LMC [§ 15-2.13-1](#) include providing a variety of residential uses that are compatible with the City's development objectives, design standards, and growth capabilities; clustering of development to preserve Open Space; allowing commercial and recreational activities that are in harmony with the residential neighborhoods; minimize automobile impacts on design; promote pedestrian connections; and provide opportunities for variation in architectural design and housing types. Multi-Unit Dwellings are a Conditional Use in the RD Zoning District. The Stonebridge project was approved as a PUD in 1981.

The Lot and Site Requirements for the Residential Development Zoning District specify maximum Density, Height, and Setbacks pursuant to LMC [§ 15-2.13-3](#):

Zoning Requirement	Analysis
The maximum Density is three (3) units per acre.	Existing Nonconforming With 26 units and 5.0449 acres, the average density is 9.2 Units per acre. Because the applicant does not propose to alter the number of units/densities, Staff finds no increase in nonconformity.
The RD zone requires: Front: 10' setback Rear: 15' setback Side: 12' setback	Existing Nonconforming While the unit fronts Stonebridge Circle, it maintains an average front setback of approximately 10' from the Right-of Way. The LMC states "[a] Side Setback between connected Structures is not required where Structures are designed with a common wall [... and] are burdened with a party wall agreement." ⁴ There is a 20-foot sewer easement between Unit 14F

² LMC [§ 15-7.1-6\(C\)](#)

³ LMC [§ 15.7.1-3\(D\)](#)

⁴ LMC [§ 15-2.13-3\(F\)\(2\)](#)

	and Unit 13F. A patio encroaches into an existing sewer easement, at the rear of the property, but the Applicant does not propose to increase the building footprint at the rear of the property. The addition of the exterior elevator does not visually impact the abutting Units and will not negatively impact the side Setback.
RD Zone limits height to 28' from Existing Grade.	Condition of Approval 6 The existing Structure will not increase in height. However, staff recommends a condition of approval requiring the Applicant to ensure the elevator addition will not exceed the height of the existing structure. (See image below.)

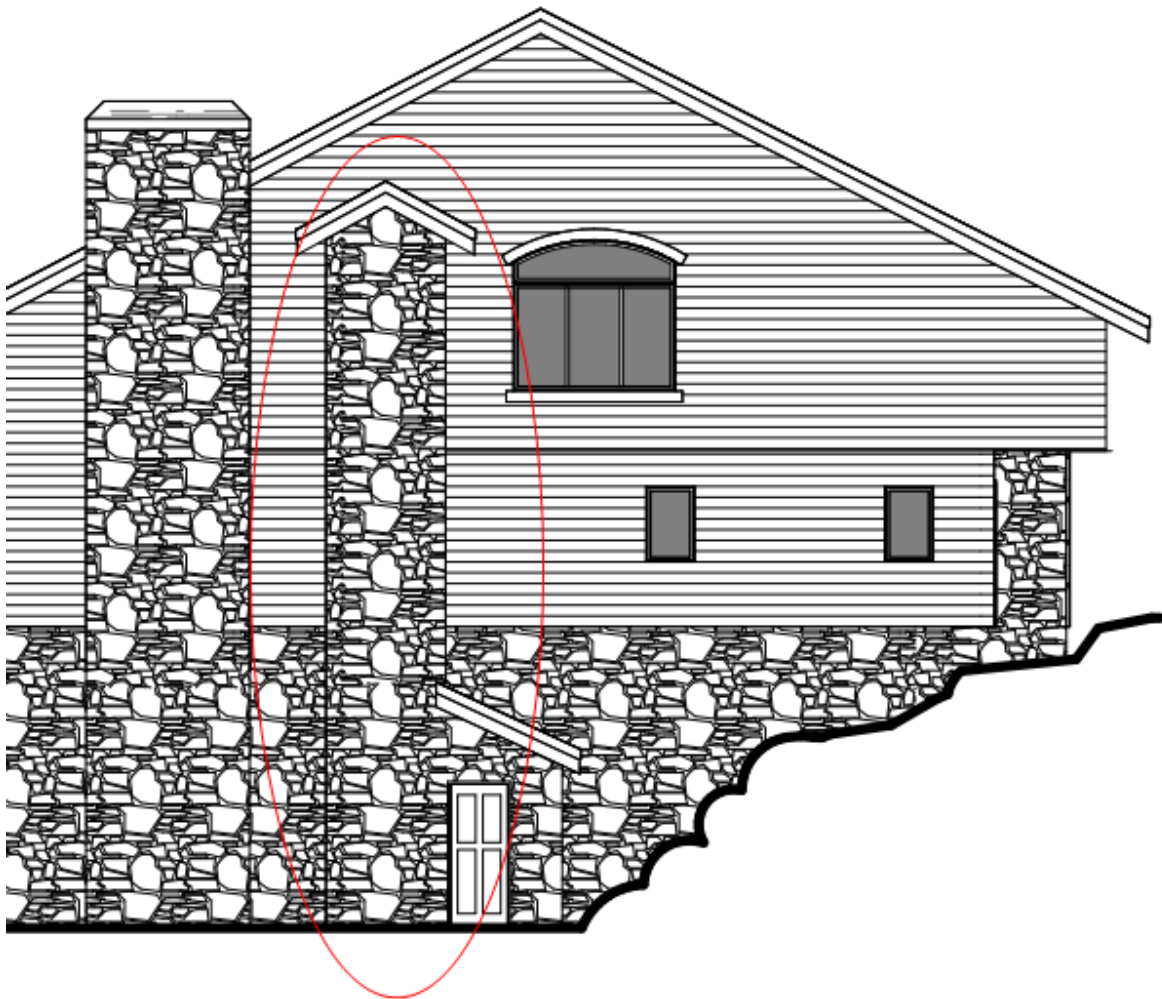


Figure 3: Perspective of Elevator with Existing Structure

(II) The proposal complies with the Stonebridge Plat requirements (Exhibit B).

- a) This Plat shall serve to dedicate a 25-foot-wide utility easement being 12.5 feet on each side of centerline of roads as shown. **Complies—easements are maintained with the proposed amendment.**
- b) Non-crosshatch areas are designated common areas dedicated to the Stonebridge Homeowners Association and its members. **Complies—the Stonebridge HOA approved the change from common to private for the addition of an elevator.**
- c) Recorded concurrently with this is a declaration of covenants which details the rights and obligations of parties having or acquiring an interest in this property. **Complies—although the city does not enforce CC&Rs, the Applicant has HOA support and approval.**
- d) Single crosshatch areas indicate private ownership. **Complies—private ownership for other units is maintained and will not change as part of this proposal.**

(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, *Final Subdivision Plat*, 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 nonconformities, 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 further the health, safety, and welfare of the Park City Community.”

Staff finds Good Cause for this Plat Amendment because:

- Does not increase density;
- Does not increase off-street parking requirements;
- Preserves the character of the neighborhood;
- Ensures the safety and quality of life for the property owner;
- Aids in Accessibility;
- Gives variation to the housing stock; and,
- No Right-of-Way is vacated or amended

(IV) Development Review Committee

On July 19, 2022, the Development Review Committee reviewed the proposal and did

not raise any concerns.⁵

Department Review

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

Notice

Staff published notice on the City's website, the Utah Public Notice website, and posted notice to the property on September 14, 2022. Staff mailed courtesy notice to property owners within 300 feet on September 14, 2022. The *Park Record* published notice on September 14, 2022. LMC [§ 15-1-21](#).

Public Input

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

Alternatives

- The Planning Commission may forward a positive recommendation to the City Council for Ordinance No. 2022-XX, Approving the Stonebridge Amended Plat; or
- The Planning Commission may forward a negative recommendation to the City Council for Ordinance No. 2022-XX, Denying the Stonebridge Amended Plat; or
- The Planning Commission may request additional information for Ordinance No. 2022-XX for the Stonebridge Amended Plat and continue the discussion to a date certain.

Exhibits

Exhibit A: Draft Ordinance 2022-XX and Proposed Amended Plat
Exhibit B: Existing Plat
Exhibit C: Project Intent
Exhibit D: Letter of Support from Stonebridge Condominiums Homeowners Association
Exhibit E: Architecture Drawings

⁵ The Development Review Committee meets the first and third Tuesday of each month to review and provide comments on Planning Applications, including review by the Building Department, Engineering Department, Sustainability Department, Transportation Planning Department, Code Enforcement, the City Attorney's Office, Local Utilities including Rocky Mountain Power and Dominion Energy, the Park City Fire District, Public Works, Public Utilities, and the Snyderville Basin Water Reclamation District (SBWRD).

Ordinance No. 2022-XX

AN ORDINANCE APPROVING THE STONEBRIDGE AMENDED PLAT, LOCATED AT 1201 STONEBRIDGE CIRCLE, PARK CITY, UTAH

WHEREAS, the owner of the property located at 1201 Stonebridge Circle petitioned the City Council for approval of the Stonebridge Amended Plat; and

WHEREAS, on September 14, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on September 14, 2022, courtesy notice was mailed to property owners within 300 feet of 1201 Stonebridge; and

WHEREAS, on September 14, 2022, the Planning Commission reviewed the application and held a public hearing; and

WHEREAS, on September 28, 2022, the Planning Commission forwarded a **positive/negative** recommendation for City Council's consideration on October 27, 2022; and

WHEREAS, on October 27, 2022, 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(A), § 15-7.1-6, § 15-12-15(B)(9), Chapter 15-2.13, and Chapter 15-7.

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

SECTION 1. APPROVAL. The Stonebridge Amended Plat, located at 1201 Stonebridge Circle, 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 property is located at 1201 Stonebridge Circle.
2. The Parcel is listed with Summit County as SBG-14-F.
3. The property is in the Residential Development (RD) Zoning District.
4. No easement is vacated or amended as a result of the Plat Amendment.
5. The LMC regulates the RD Zoning District Lot and Site Requirements per LMC Chapter 15-2.13.
6. On May 20, 1981, the Planning Commission forwarded a positive recommendation for the Stonebridge Plat to the City Council.
7. On August 20, 1981, the City Council approved the Plat.
8. The Applicant proposes amending the Stonebridge Plat for the purpose of adding an exterior elevator for Unit 14F.

9. The maximum density in the RD Zoning District is three units per acre. The Stonebridge Planned Unit Development has approximately 9.2 Units per acre.
10. The required Front Setback is 10 feet.
11. The required Rear Setback is 15 feet.
12. The required Side Setback is 12 feet.
13. Maximum Building height in the RD Zoning District is 28 feet measured from Existing Grade.
14. The existing Structure is 2,650 square feet. The Applicant proposes adding approximately 54 square feet of non-livable space to the Building Footprint to accommodate an elevator addition.
15. There are two existing off-street parking spaces for Unit 14F.
16. The proposal complies with the Stonebridge Plat requirements.

Conclusions of Law

1. The Plat Amendment is consistent with the Park City Land Management Code, including LMC Chapter 15-2.13, *Residential Development (RD) District*, and LMC § 15-7.1-3(B), *Plat Amendment*.
2. Neither the public nor any person will be materially injured by the proposed amendment.
3. Approval of the 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's Office, and City Engineer will review and approve the final form and content of the Subdivision for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Subdivision.
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 Subdivision 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 or renovation construction, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Stonebridge Circle shall be dedicated on the Plat.
5. City Engineer review and approval for Lot grading, utility installation, public improvement, and drainage plans is required for compliance with City standards prior to issuance of any building permits.
6. The Applicant shall ensure the exterior elevator will not exceed height of the existing structure.

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

PASSED AND ADOPTED this 27th Day of October 2022.

PARK CITY MUNICIPAL CORPORATION

Nann Worel, MAYOR

ATTEST:

City Recorder

APPROVED AS TO FORM:

City Attorney's Office

Attachment 1 – Proposed Plat

DRAFT

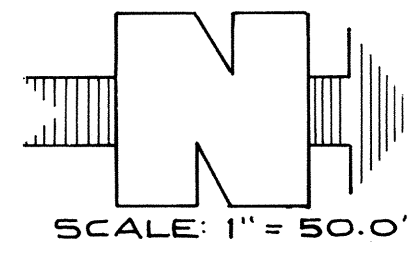
OWNER'S DEDICATION

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, COMMON AREA, AND PRIVATE STREETS TO HEREAFTER BE KNOWN AS STONEBRIDGE, DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE STONEBRIDGE HOMEOWNERS ASSOCIATION ALL COMMON AREAS AND PRIVATE ROADS, AND DO FURTHER DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC, AN INGRESS AND EGRESS EASEMENT OVER THE PRIVATE ROADS, AND DO WARRANT, DEFEND AND SAVE THE CITY AND THE SNYDERVILLE BASIN SEWER IMPROVEMENT DISTRICT HARMLESS AGAINST ANY EASEMENTS OR OTHER INCUMBRANCES ON THE PRIVATE ROADS AND EASEMENTS WHICH WILL INTERFERE WITH THE USE, OPERATION, AND MAINTENANCE OF THE PUBLIC SANITARY SEWERS AND WATERLINES AND DO FURTHER DEDICATE THE EASEMENTS AS SHOWN. IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND THIS 22 DAY OF FEBRUARY 1982.

Richard C. Watts
RICHARD C. WATTS, GENERAL PARTNER

Jan Watts
JAN WATTS, PARTNER

Alan Beck
ALAN BECK, GENERAL PARTNER



SURVEYOR'S CERTIFICATE

I, JAMES G. WEST DO HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR AND THAT I HOLD CERTIFICATE No. 3082 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED BELOW AND SUBDIVIDED SAID TRACT OF LAND INTO BUILDINGS AND STREETS HEREAFTER TO BE KNOWN AS STONEBRIDGE AND THAT SAME HAS BEEN CORRECTLY SURVEYED AND STAKED ON THE GROUND AS SHOWN ON THIS PLAT.

DATE December 21, 1981

James G. West
JAMES G. WEST, LAND SURVEYOR
REGISTERED No. 3082, UTAH

BOUNDARY DESCRIPTION

BEGINNING AT A POINT WHICH IS EAST 2129.70 FEET AND SOUTH 1071.76 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" WEST 2630.02 FEET TO THE SOUTHEAST CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN), SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DEER VALLEY ENTRANCE ROAD, AS DEDICATED; THENCE SOUTH 51° 20' WEST 759.80 FEET; THENCE NORTH 12° EAST 500.09 FEET TO A POINT ON A 476.81 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 22° 04' 30" EAST 476.81 FEET OF WHICH THE CENTRAL ANGLE IS 6° 35' 30"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 54.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 61° 20' WEST 82.65 FEET TO A POINT OF A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 28° 40' 00" WEST 20.0 FEET OF WHICH THE CENTRAL ANGLE IS 38° 27' 44"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 13.43 FEET TO A POINT OF TANGENCY; THENCE SOUTH 80° 12' 16" WEST 32.21 FEET TO A POINT OF A 112.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS NORTH 9° 47' 44" WEST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 11° 47' 44"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 23.16 FEET TO A POINT OF TANGENCY; THENCE NORTH 88° 00' WEST 113.67 FEET; THENCE NORTH 2° 00' EAST 25.0 FEET; THENCE SOUTH 88° 00' EAST 113.67 FEET TO A POINT OF A 87.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 2° 00' EAST 87.50 FEET OF WHICH THE CENTRAL ANGLE IS 10° 20' 27"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 15.79 FEET TO A POINT OF A 5.0 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CENTER BEARS NORTH 8° 20' 27" WEST 5.0 FEET OF WHICH THE CENTRAL ANGLE IS 131° 04' 49"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 11.44 FEET TO A POINT OF A 126.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 40° 34' 44" EAST 126.50 FEET OF WHICH THE CENTRAL ANGLE IS 61° 54' 29"); THENCE NORTHERLY ALONG THE ARC OF SAID CURVE 136.68 FEET TO A POINT OF A 112.50 FOOT COMPOUND CURVE TO THE RIGHT (CENTER BEARS SOUTH 77° 30' 47" EAST 112.50 FEET OF WHICH THE CENTRAL ANGLE IS 95° 15' 47"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 187.05 FEET TO A POINT OF TANGENCY; THENCE SOUTH 72° 15' EAST 45.00 FEET TO A POINT OF A 262.50 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 17° 45' WEST 262.50 FEET OF WHICH THE CENTRAL ANGLE IS 15° 17' 34"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 70.06 FEET TO A POINT ON A 237.50 FOOT RADIUS REVERSE CURVE TO THE LEFT (CENTER BEARS NORTH 33° 02' 34" EAST 237.50 FEET OF WHICH THE CENTRAL ANGLE IS 10° 36' 42"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 43.99 FEET TO A POINT ON A 20.00 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CENTER BEARS NORTH 22° 25' 52" EAST 20.00 FEET OF WHICH THE CENTRAL ANGLE IS 85° 02' 18"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 29.68 FEET TO A POINT OF TANGENCY; THENCE NORTH 27° 23' 34" EAST 18.19 FEET TO A POINT ON A 20.00 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 62° 36' 26" WEST 20.0 FEET OF WHICH THE CENTRAL ANGLE IS 30° 00' 00"); THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE 10.47 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DEER VALLEY ENTRANCE ROAD AS DEDICATED; THENCE SOUTH 62° 36' 26" EAST 208.02 FEET TO A POINT OF A 363.63 FOOT RADIUS CURVE TO THE RIGHT (CENTER BEARS SOUTH 27° 23' 34" WEST 363.63 FEET OF WHICH THE CENTRAL ANGLE IS 23° 55' 31"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 151.84 FEET TO A POINT OF A TANGENCY; THENCE SOUTH 38° 40' 55" EAST 120.00 FEET TO THE POINT OF BEGINNING. CONTAINS 6.0632 ACRES.

EXCLUDING THEREFROM THE FOLLOWING DESCRIBED PARCEL:
BEGINNING AT A POINT WHICH IS EAST 2129.70 FEET AND SOUTH 1071.76 FEET FROM THE EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN, SAID POINT ALSO BEING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE DEER VALLEY ENTRANCE ROAD; THENCE SOUTH 51° 20' WEST 759.80 FEET; THENCE NORTH 12° EAST 500.09 FEET; THENCE NORTH 4° 59' 10" EAST 26.22 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 4° 59' 10" EAST 31.56 FEET; THENCE NORTH 32° 30' EAST 169.83 FEET TO A POINT ON A 72.750 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 21° 42' 43" WEST 72.750 FEET OF WHICH THE CENTRAL ANGLE IS 1° 35' 35"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 20.23 FEET TO A POINT ON A 262.50 FOOT RADIUS REVERSE CURVE TO THE RIGHT (CENTER BEARS NORTH 20° 07' 08" EAST 262.50 FEET OF WHICH THE CENTRAL ANGLE IS 12° 55' 26"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 59.21 FEET TO A POINT OF A 237.50 FOOT RADIUS REVERSE CURVE TO THE LEFT (CENTER BEARS SOUTH 33° 02' 34" WEST 237.50 FEET OF WHICH THE CENTRAL ANGLE IS 15° 17' 34"); THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE 63.39 FEET TO A POINT OF A TANGENCY; THENCE NORTH 72° 15' WEST 45.00 FEET TO A POINT ON A 87.50 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS SOUTH 17° 45' 00" WEST 87.50 FEET OF WHICH THE CENTRAL ANGLE IS 95° 15' 47"); THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE 145.48 FEET TO A POINT OF A 101.50 FOOT RADIUS COMPOUND CURVE TO THE LEFT (CENTER BEARS SOUTH 77° 30' 47" EAST 101.50 FEET OF WHICH THE CENTRAL ANGLE IS 73° 49' 13"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 130.77 FEET TO A POINT OF TANGENCY; THENCE SOUTH 61° 20' EAST 113.48 FEET TO A POINT OF A 451.81 FOOT RADIUS CURVE TO THE LEFT (CENTER BEARS NORTH 28° 40' EAST 451.81 FEET OF WHICH THE CENTRAL ANGLE IS 5° 36' 52"); THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE 44.27 FEET TO THE TRUE POINT OF BEGINNING. EXCLUSION CONTAINS 1.0183 ACRES.

TOTAL DESCRIBED AREA CONTAINS 5.0449 ACRES
AMENDED

NOTES

THIS PLAT SHALL SERVE TO DEDICATE A 25.0 FOOT WIDE UTILITY EASEMENT BEING 12.5 FEET ON EACH SIDE OF CENTERLINE OF ROADS AS SHOWN.

NON-CROSS-HATCH AREAS ARE TO BE COMMON AREAS DEDICATED TO THE STONEBRIDGE HOMEOWNERS ASSOCIATION AND ITS MEMBERS.

RECORDED CONCURRENTLY WITH THIS IS A DECLARATION OF COVENANTS WHICH DETAILS THE RIGHTS AND OBLIGATIONS OF PARTIES HAVING OR ACQUIRING AN INTEREST IN THIS PROPERTY.

SINGLE CROSS-HATCHED AREAS INDICATE PRIVATE OWNERSHIP.

CURVE DATA				
No.	DELTA	RADIUS	ARC	LONG CHORD
1	6° 20' 41"	740.00	81.94	81.90
2	33° 32' 13"	251.29	147.09	145.00
3	151° 20' 00"	91.50	241.68	177.30
4	18° 05' 57"	420.40	132.80	132.85
5	15° 25' 57"	464.31	125.00	124.68
6	73° 49' 13"	114.00	146.88	136.93
7	95° 15' 47"	100.00	166.27	147.77
8	15° 17' 34"	250.00	66.73	66.53
9	12° 55' 26"	250.00	56.39	56.27
10	11° 47' 44"	100.00	20.59	20.55

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

ON THIS 22nd DAY OF Feb. A.D. 1982, PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID STATE AND COUNTY, RICHARD C. WATTS, JAN WATTS AND ALAN BECK WHO AFTER BEING DULY SWORN ACKNOWLEDGED TO ME THAT THEY ARE GENERAL PARTNERS OF STONEBRIDGE PARTNERSHIP, A UTAH PARTNERSHIP, THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID COMPANY FOR THE PURPOSES MENTIONED AND SAID COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES Jan 24, 1985

RESIDING IN Park City, SUMMIT COUNTY, UTAH

Carol L. Spencer
NOTARY PUBLIC

CITY COUNCIL APPROVAL

PRESENTED TO THE BOARD OF CITY COUNCIL THIS 4th DAY OF February A.D. 1982. AT WHICH TIME THIS RECORD OF SURVEY WAS APPROVED

John E. Olson
CITY CLERK

John E. Olson
MAYOR

CITY ENGINEER

APPROVED AND ACCEPTED BY THE CITY ENGINEERING DEPARTMENT ON THIS 25th DAY OF JANUARY A.D. 1982.

Eric W. Deegan, P.E.
CITY ENGINEER

CITY PLANNING COMMISSION

APPROVED AND ACCEPTED BY THE CITY PLANNING COMMISSION ON THIS 1st DAY OF February A.D. 1982.

John E. Olson
CHAIRMAN

APPROVAL AS TO FORM

APPROVED AS TO FORM ON THIS 3rd DAY OF February A.D. 1982.

Thomas E. Chyle
CITY ATTORNEY

RECORDED

No. 188264
STATE OF Utah
COUNTY OF Summit
RECORDED AND FILED AT THE REQUEST OF:
Western States Title

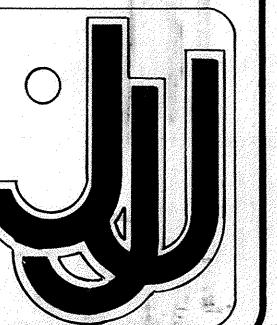
Feb. 5, 1982
1:15 P.M.

Nanda Y. Spingarn
COUNTY RECORDER

J J Johnson & Associates

Park Meadows Plaza,
Highway 248
Park City, Utah 84060

(801) 649-9811



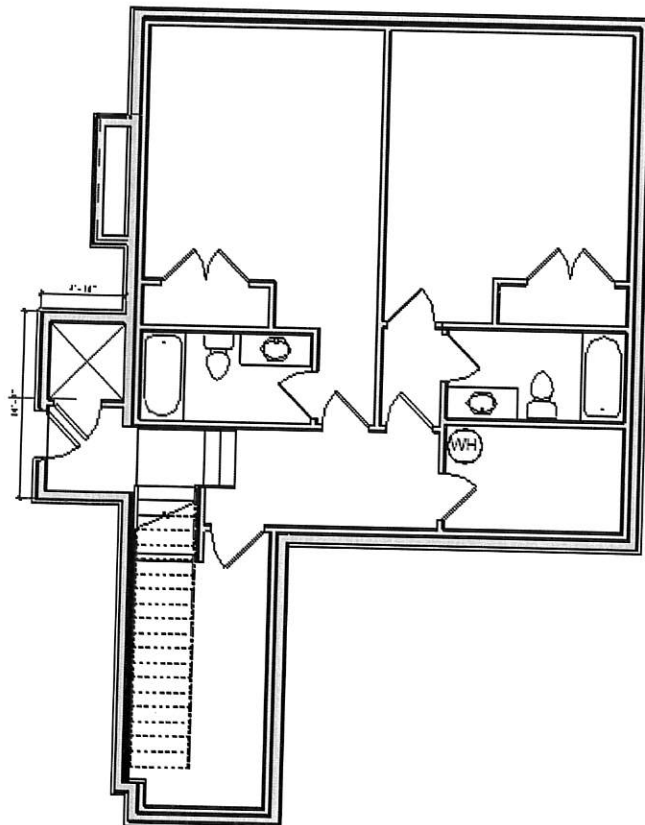
**PLANNED DEVELOPMENT
INFORMATION SHEET
STONEBRIDGE AMENDMENT PROJECT
1210 Stonebridge Circle
Park City, Utah 84060**

1. OWNER REQUEST

The owner, Carole Merritt, is requesting the design and planning for a residential addition project located at 1201 Stonebridge Circle, Park City, UT. The scope would consist of the expansion of the property to include the addition of an elevator on the west side of the existing building.

2. PROJECT DESCRIPTION

The Stonebridge Amendment Project, as requested by Carole Merritt, incorporates the addition of an elevator on the west side of a residential building. The proposed elevator would allow for ease of transportation between two floors. In addition to the interior accessibility, the elevator would also accommodate for exterior accessibility. The floor plan is detailed below.



Attachment 1: Site Photographs

Unit 14F from Stonebridge Circle Looking Northwest



Unit 14F from the Southeast Corner of Unit 13F Looking Northeast

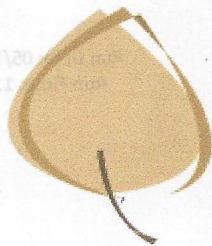


Unit 14F from the Northeast Corner of Unit 13F Looking Southeast



Unit 14F from the north Looking Southerly





ASPEN

PROPERTY MANAGEMENT

June 28, 2022

Jason Olson

Jason this letter is to confirm that the Members of Stonebridge Condominiums Owner Association and the Board of Trustees of Stonebridge Owners Association have approved the proposed elevator addition to 1201 Stonebridge Circle owned by Carol Merritt.

A vote of the Members of the Association was held whether to approve the elevator per the attached drawings which were provided to the members. The results are as follows:

24 Owners responded

19 yea

5 nay

2 units did not vote but even if they had voted "nay", Carole still would have had over 67%.

After reviewing the results of the membership vote, the Board at its meeting on 9/21/2021 voted to approve the elevator addition

As the HOA president, I can confirm the vote here is correct.

Frank Karoly

Board President Stonebridge Owners Association

435-659-4404

Date:

6-28-22

Planning Commission Staff Report



Subject: 1875 Homestake Drive
Applications: PL-22-05288 | PL-22-05300
Authors: Spencer Cawley
Rebecca Ward
Date: September 28, 2022
Type of Item: Affordable Master Planned Development
Multi-Unit Dwelling Conditional Use Permit

Disclosure

Park City Municipal owns 1875 Homestake Road and proposes an affordable housing development through a public-private partnership with J Fisher Companies.

Recommendation

Review the Affordable Master Planned Development and Conditional Use Permit applications, conduct a public hearing, provide input, and continue the public hearing to October 26, 2022, for possible Final Action.

Description

Applicant: Park City Municipal Corporation, represented by Peter Tomai
J Fisher Companies, represented by Rory Murphy

Location: 1875 Homestake Drive

Zoning District: General Commercial

Adjacent Land Uses: The Blind Dog, The Boneyard, The Kimball Art Center (1251 Kearns Boulevard), Homestake Condos (1900 Homestake Road), Claimjumper Condos (1800 Homestake Road), Ironhorse Park Commercial Subdivision (1020 Iron Horse Drive), Rocky Mountain Power Substation (Parcel S-22), Recycle Utah (Parcel SA-224-X)

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

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

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

¹ LMC [§ 15-1-8\(G\)](#)

Summary

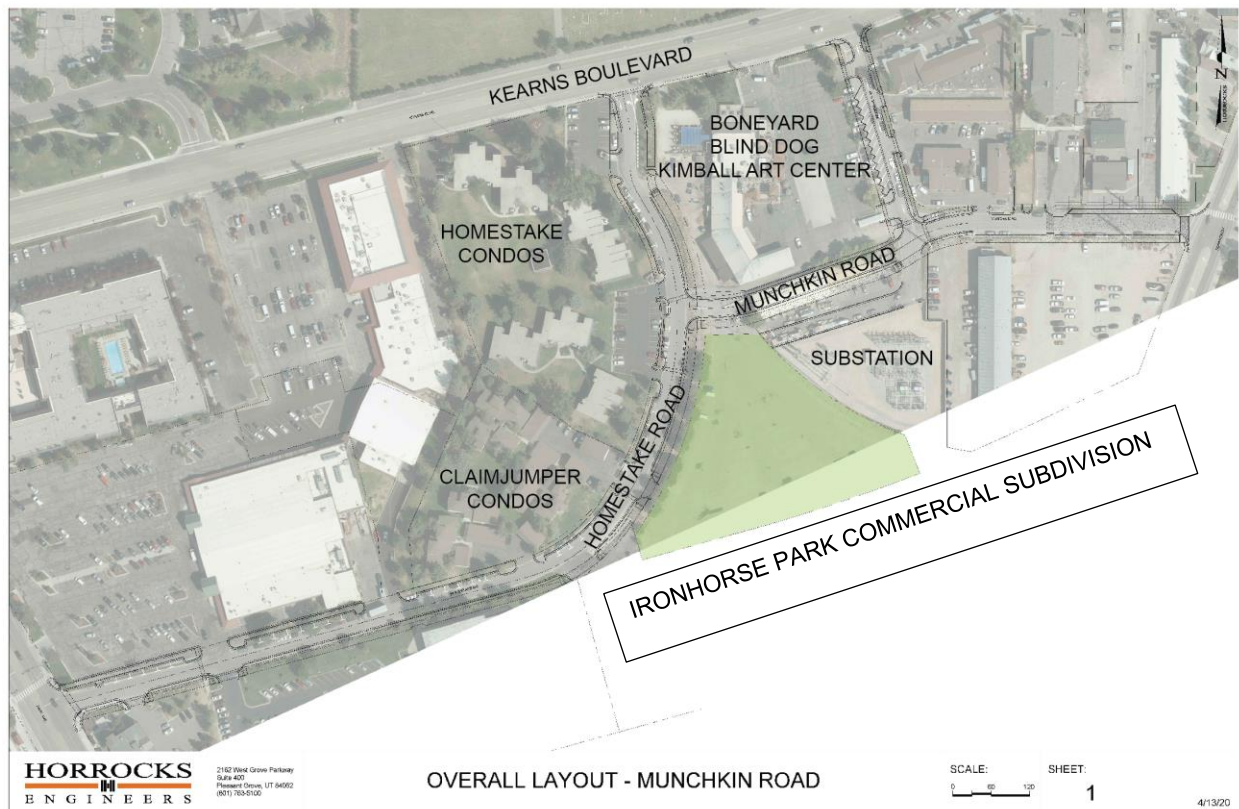
The Applicant proposes a 123-unit Affordable Master Planned Development (AMPD) at 1875 Homestake Road on a 1.86-acre Lot in the General Commercial Zoning District and Bonanza Park Neighborhood (Exhibit A). 80% of the units are proposed to be deed restricted for affordable housing and 20% of the units are proposed to be market rate.



Background

1875 Homestake Road is the triangular-shaped Lot B of The Yard Subdivision – First Amended, a 1.86-acre Lot (Exhibit B). Homestake Condos and Claimjumper Condos are to the west, Boneyard, Blind Dog, Kimball Art Center, and Recycle Utah are to the north, the Rocky Mountain Power Substation (“Substation”) is to the east, and the Ironhorse Park Commercial Subdivision is to the south.

The image below prepared by Horrocks Engineers illustrates planned connectivity improvements to be implemented in the next few years to expand Homestake Road with a 12-foot multi-use path along the eastern side, to extend Munchkin Road westward (across the area that is now the Recycle Utah site), and to convert Woodbine Avenue to a one-way street with traffic directed southward from Kearns Boulevard. Staff superimposed surrounding uses and highlighted 1875 Homestake Road in green:



1875 Homestake Road is in the Bonanza Park neighborhood, which the General Plan identifies as a “mixed-use neighborhood where locals live and work.” According to the General Plan, “[t]he overriding goal for this neighborhood is to create new housing opportunities while maintaining the existing affordable housing units.” The General Plan also encourages Multi-Unit Dwellings to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing.²

The Applicant proposes a 123-unit Multi-Unit Dwelling with 80% deed-restricted affordable units and 20% market-rate units as follows:

Unit Type	Affordable	Market Rate	Total
One Bedroom	39	9	48
Two Bedroom	58	14	72
Three Bedroom	2	1	3
TOTAL	99	24	123

² General Plan, [Neighborhoods 1](#), p. 30

On July 27, 2022, the Planning Commission held a work session for an initial, high-level review of the Applicant's project ([Staff Report](#); [Minutes](#), p. 3). During this work session the Applicant introduced the AMPD and sought input from the Planning Commission regarding the following:

- Use of proposed Amenity space
- Whether the Commission desired expert testimony on Electromagnetic Fields (EMFs) associated with the Substation adjacent to the site, and
- Whether a decorative screening wall is appropriate to separate the Multi-Unit Dwelling from the Substation

The Planning Commission provided feedback, including:

- Support for 80% affordable units when the LMC only requires 50%
- Support for the proposed Open Space
- Support for possible Commercial Uses (e.g., coffee shop, daycare, small business) in a future phase
- Request for a parking management plan
- Request for a holistic review of future improvements to Homestake and Munchkin Roads as it relates to the AMPD
- Support for resident quality of life by going beyond the LMC requirements
- Request for an EMF report showing radiation risks from the proposed height of each floor
- Request for additional details on the proposed wall for screening the substation
- Request for clarification of maximum occupancy for each unit type

The Applicant submitted supplemental information, including a parking management plan, a magnetic field survey, and proposed art for the Substation screening, discussed below. A representative from the Engineering Department will attend the October 26, 2022 Planning Commission meeting to provide an overview of the future improvements to Homestake and Munchkin Roads and to discuss the Applicant's Traffic Impact Study.

The Building Department calculated the maximum number of occupants for each unit type pursuant to the International Building Code Table 1004.5. Residential occupancy is one per 200 square feet. Rounded up for maximum occupancy, one-bedroom units 640 square feet have a maximum occupancy of four; two-bedroom units 940 square feet have a maximum occupancy of five; and three-bedroom units 1,200 square feet have a maximum occupancy of six.

Maximum occupancy for the Homestake AMPD is as follows:

Unit Type	Maximum Occupancy
One-Bedroom (640 square feet)	198
Two-Bedroom (940 square feet)	360
Three-Bedroom (1,200 square feet)	18
TOTAL	570

On August 24, 2022, the Planning Commission visited 1875 Homestake to visualize the Building Footprint and Building Height, and to review future road improvements in the vicinity.

Staff requests the Planning Commission determine whether additional information is needed prior to possible Final Action on October 26, 2022.

Analysis

Affordable Master Planned Development

On February 25, 2021, the City Council adopted [Ordinance No. 2021-10](#), enacting a new Land Management Code (LMC) Chapter to establish Affordable Master Planned Developments (AMPDs) to incentivize the development of affordable housing through increased height, and reduced setbacks, height, and parking ([Staff Report](#); [Minutes](#), p. 19).

The purpose of AMPDs is to:

1. Incentivize public, private, and public-private development of Affordable Units for the workforce of Park City;
2. Create developments that include market-rate and Affordable Units and increase housing opportunities that are affordable to a wide range of incomes;
3. Increase Building Height and Density and decrease parking requirements for Affordable Units if impacts to the community are mitigated;
4. Ensure neighborhood Compatibility; and
5. Encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy-efficient design, including innovative alternatives to reduce impacts of the automobile on the community.³

To approve an AMPD, the Planning Commission must make 15 findings in LMC [§ 15-6.1-12](#). Staff has outlined each required finding below in bold, followed by analysis.

I. Provides at least 50% Affordable Units.

AMPDs must contain at least ten Residential Unit Equivalents (RUEs)⁴ (20,000 square feet).⁵ At least 50% of AMPD RUEs must be affordable.⁶ 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:

³ LMC [§ 15-6.1-1](#)

⁴ LMC [§ 15-15-1](#) defines a Residential Unit Equivalent as one per 2,000 square feet for Multi-Unit Dwellings

⁵ LMC [§ 15-6.1-2\(A\)](#)

⁶ LMC [§ 15-6.1-2\(B\)](#)

Unit Type	Affordable	Market
One Bedroom 650 SF	39 25,350 SF 12.7 RUEs	9 5,850 SF 2.9 RUEs
Two Bedrooms 940 SF	68 54,520 SF 27.3 RUEs	14 13,160 SF 6.6 RUEs
Three Bedrooms 1,200 SF	2 2,400 SF 1.2 RUEs	1 1,200 SF 0.6 RUEs
TOTAL	82,270 SF 41.1 RUEs	20,210 SF 10.1 RUEs

Affordable units may differ from market-rate units with regard to interior amenities and Gross Floor Area provided that:

- These differences, excluding differences related to size, are not apparent in the general exterior appearances of the market-rate units within the AMPD
- These differences do not include insulation, windows, heating systems, and other features related to the energy efficiency of the AMPD⁷

LMC [§ 15-6.1-13](#) outlines the requirements to ensure the affordable units within an AMPD remain affordable, including:

- Recordation of deed restrictions prior to a Certificate of Occupancy for any market-rate or affordable unit
- Deed restriction alignment with the requirements of [Resolution 25-2020 Affordable Housing Guidelines](#)

Staff recommends these requirements be Conditions of Approval.

II. Complies with requirements of the Land Management Code.

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”.⁸

⁷ LMC [§ 15-6.1-2\(C\)](#)

⁸ LMC [§ 15-15-1](#)

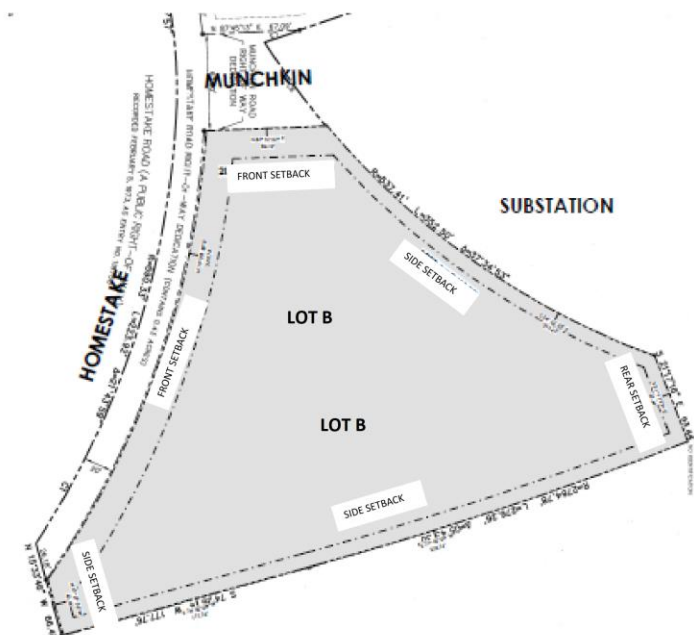
For properties two acres or less, the minimum Setback around the exterior of an AMPD is the zone-required Setback. The Setback requirements for the General Commercial Zoning District are outlined in LMC [§ 15-2.18-3](#) as follows:

- **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

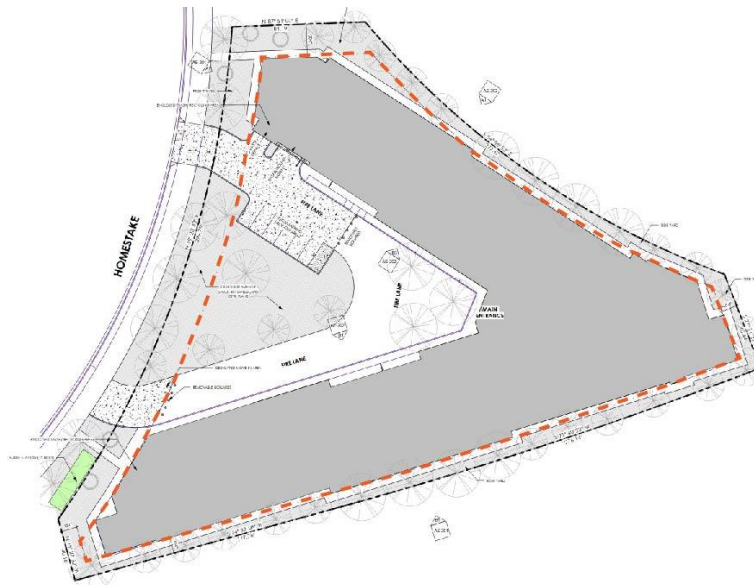
Because of the Lot's unusual configuration, the Planning Director issued a determination for the Lot's Setbacks on March 16, 2022, pursuant to LMC [§ 15-4-17](#) *Setback Requirements for Unusual Lot Configurations*. The determination letter states:

The six unique property lines that make up Lot B of The Yard Subdivision – First Amended fronts both Homestake Road on the west and the platted Munchkin Road Right-of-Way dedication on the north creating an unusual triangular-shaped Lot configuration... “[d]evelopment on Corner Lots shall have two (2) front Setbacks, unless otherwise an exception by this Code. The Rear Yard will be the side of the Property opposite the driveway Access from the Street. If it is not clear which boundary should border the Rear Yard, the Planning Director may specify which is the Rear Yard.”

The following image illustrates this determination. Please see Exhibit C for the complete letter.



The image below shows the Homestake AMPD Setbacks in red and the proposed Multi-Unit Dwelling in dark gray. The Applicant proposes at-grade sidewalks and landscaping in the perimeter Setbacks. Setback exceptions include pathways not more than 30 inches above grade.⁹ The Applicant is not requesting a reduction to the required Setbacks.



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.¹⁰

LMC [§ 15-6.18\(A\)](#) establishes a Building Height increase to 45 feet from Existing Grade for AMPDs when the following criteria are met:

1. The Building includes a ten-foot stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the 45-foot Building Height;
2. Infrastructure is in place or can be updated to meet the increased demand; and
3. The Building complies with the Building Façade variation requirements (see following section for analysis).

⁹ LMC [§ 15-2.18-3\(B\),\(D\),\(F\)](#)

¹⁰ LMC [§ 15-2.18-4](#)

The Applicant achieves the 10-foot stepback and proposes roof overhangs into this stepback. LMC [§ 15-6.1-8\(C\)](#) establishes the following exceptions for stepbacks:

1. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the stepback.
2. Roof overhangs or eaves projecting not more than two feet (2') into the stepback.
3. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
4. Rooftop Decks projecting not more than six feet (6') into the stepback.
5. Solar Energy Systems.
6. Green Roofs.
7. Rooftop gardens projecting not more than six feet (6') into the stepback.
8. Screened mechanical equipment, hot tubs, or similar Structures projecting not more than six feet (6') into the stepback.

The Park City Water Department sent an email to Planning staff verifying infrastructure is planned to be updated to accommodate the 45-foot Building Height. Additionally, the Snyderville Basin Water Reclamation District submitted a letter verifying infrastructure is in place or can be updated to accommodate the 45-foot Building Height (Exhibit D).

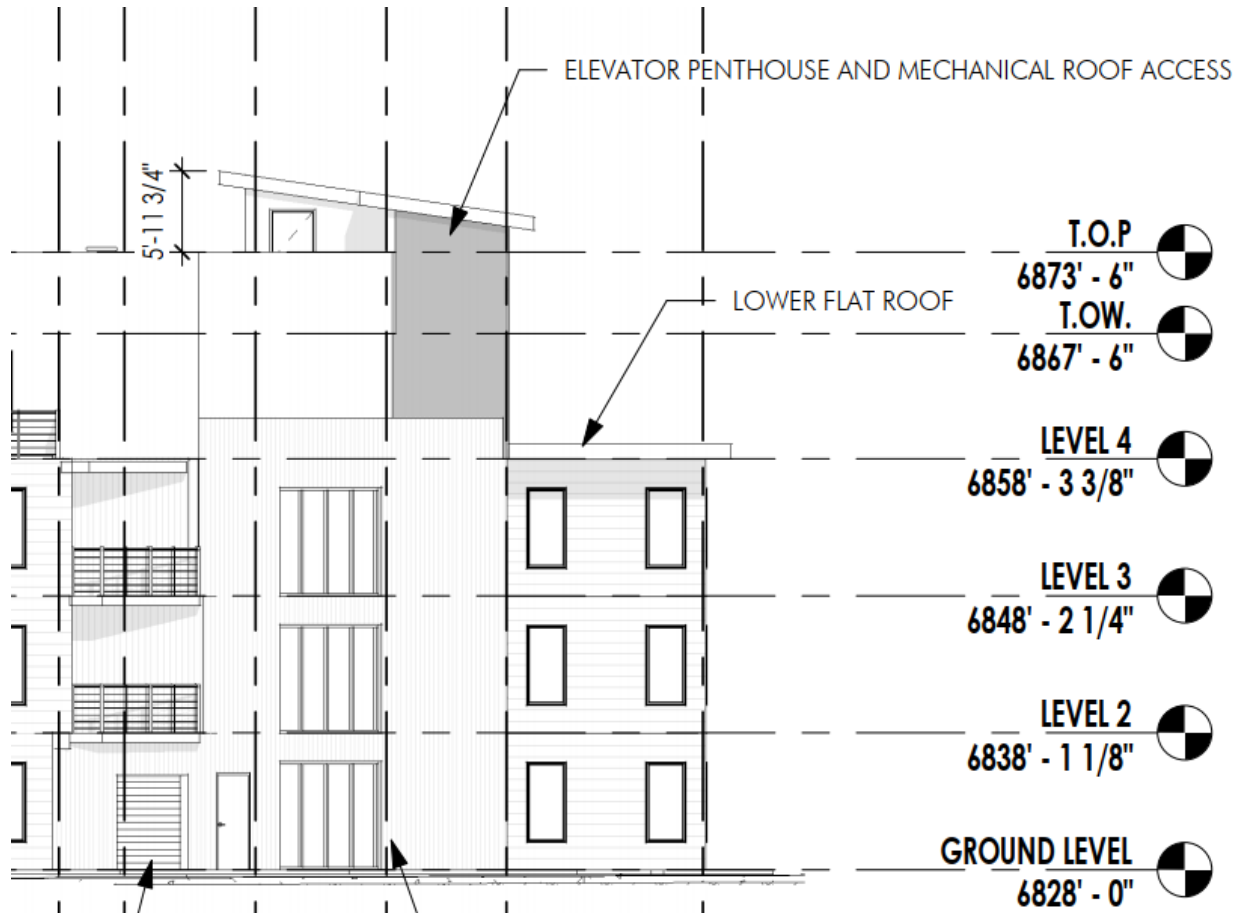
LMC [§ 15-6.1-8\(B\)](#) outlines when Building Height may exceed 45 feet:

1. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements;
2. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet above the 45-foot Building Height; and
3. Elevator Penthouses may extend up to eight feet above the 45-foot Building Height.

The Applicant's roof over existing topography indicates the Elevator Penthouse is the tallest point at 49.23 feet (Exhibit E, p. 6). The table below breaks down the proposed Building Height:

Building Section	Proposed Height	Allowed Height
Ground level to required façade setback	30.28 feet	35 feet
Ground level to top-of-wall plane (roof)	39.5 feet	45 feet
Ground level to mechanical equipment and equipment screening	45.5 feet	Up to 50 feet
Ground level to roof of Elevator Penthouse	51.5 feet	Up to 53 feet

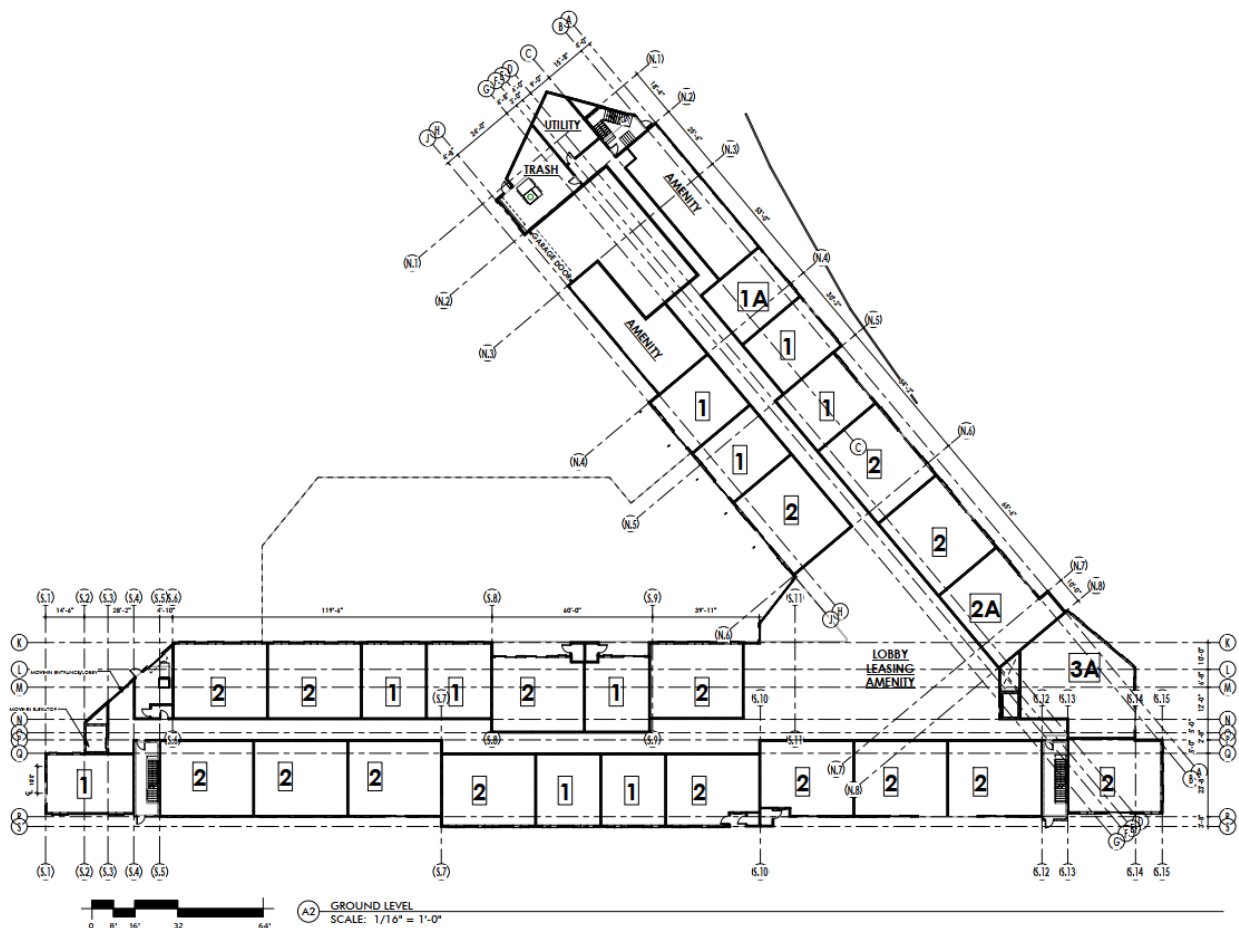
Staff will continue to work with the Applicant to ensure the Building Height meets the code requirements. The following image shows the proposed height as it appears in the Applicant's updated plans:



Façade Variation

The LMC defines Building Façade as, “[t]he exterior of a Building located above ground and generally visible from public points-of-view.”¹¹ Buildings in the AMPD that exceed 120 feet in length on any Façade must provide a prominent shift in the mass of the Building of each 120-foot interval, or less, reflecting a change in function or scale. The shift must be in the form of either a 15-foot change in the Building Façade alignment or a 15-foot change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a 15-foot total change will be considered as full compliance.¹²

The proposed Building Façades exceeds 120 feet in length. The following image is taken from the Applicant’s architectural plans, showing variation in the Façade (Exhibit E, p 19):



¹¹ LMC [§ 15-15-1](#)

¹² LMC [§ 15-6.1-8\(D\)\(2\)](#)

Conditional Use Permit Criteria

An AMPD can only contain Uses that are allowed or Conditional for the Zoning District in which it is located.¹³ The proposed project includes one Multi-Unit Dwelling. In the General Commercial Zoning District, Multi-Unit Dwellings are a Conditional Use.¹⁴ The Applicant is not proposing any Commercial Uses as part of the Development. On June 14, 2022, the Applicant submitted a CUP application for the proposed Multi-Unit Dwelling.

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.¹⁵

Some criteria in the CUP evaluation overlap with the AMPD criteria. CUP-specific criteria are outlined in the table below:

CUP Review Criteria	Analysis of Proposal
Size and location of the Site	The Homestake AMPD is proposed to be located on a 1.86-acre site. This lot size is smaller than adjacent properties. The property to the north, 1251 Kearns Boulevard, is 2.31 acres. The Homestake Condos to the west are on a 3.2-acre lot. The Claimjumper Condos to the west are on a 3.2-acre lot. The Ironhorse Park Commercial Subdivision is 2.2 acres. The Substation parcel is 0.84 acres. The General Plan encourages multifamily residential uses to the Bonanza Park neighborhood to direct higher density to this area to provide life-cycle housing opportunities, including starter and step-down housing.¹⁶

¹³ LMC [§ 15-6.1-3](#)

¹⁴ LMC [§ 15-2.18-2\(B\)\(4\)](#)

¹⁵ LMC [§ 15-1-10](#)

¹⁶ General Plan, [Neighborhoods 1](#), p. 30

	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.
Traffic considerations including capacity of the existing Streets in the Area	The Applicant submitted a Traffic Impact Study. The Engineering Department is evaluating the study and hired a third-party consultant to conduct a review of the study. Evaluation of traffic is scheduled for Planning Commission review on October 26, 2022.
Utility capacity, including Storm Water run-off	The Engineering Department requested Storm Water run-off calculations. The Applicant submitted calculations and the Engineering Department reviewed the calculations. Staff will meet with the Applicant prior to the October meeting to finalize the information. On September 1, 2022, the Snyderville Basin Water Reclamation District (SBWRD) submitted a letter stating they can provide wastewater service to the project and that a new mainline will need to be extended to the site, likely to be run from an existing manhole in Woodbine Way. Staff recommends final approval by SBWRD prior to issuance of a building permit be a Condition of Approval. On September 1, 2022, the Park City Water Department confirmed there is water infrastructure and planned improvements in the area will be adequate for the project.
Emergency vehicle Access	No Parking Sign Installations The Park City Fire District reviewed the AMPD and requests the Applicant install “no parking” signs for the fire line. Staff recommends this be a Condition of Approval. Modifications to Landscaping The Park City Fire District also indicated the landscaping near the main entrance may provide difficulty for emergency and fire access and requested the Applicant modify their landscaping plans. On September 2, 2022, the Applicant submitted updated landscaping plans. These are scheduled for additional review by the Park City Fire District on October 4, 2022.

Location and amount of off-Street parking	Please see Section XV.
Internal vehicular and pedestrian circulation system	Please see Section III(4).
Fencing, Screening, and landscaping to separate the Use from adjoining Uses	Please see the Applicant's proposal below outlining a potential 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.
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. Please see Section II outlining Building Height and Setbacks, and the analysis regarding the physical design below.
Usable Open Space	Please see Section IV.
Signs and lighting	Sign installations will require a separate sign permit application. Staff recommends a Condition of Approval requiring compliance with the City's Dark Sky Code: outdoor lighting must be fully shielded and 3,000 degrees Kelvin or less.
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. ¹⁷ 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

¹⁷ LMC [§ 15-2.18-4](#)

	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. Please see the analysis in Section II regarding Building Height and Setbacks.
Noise, vibration, odors, steam, or other mechanical factors that might affect people and Property Off-Site	The plans as submitted do not indicate issues of vibration, odors, steam, or other mechanical factors that might affect people and Property Off-site. Most mechanical equipment will be located on the rooftop. This equipment is required to be screened to avoid noise or vibration. Please see “Additional Considerations” at the end of this report to review the Applicant’s proposal to screen the Substation.
Control of delivery and service vehicles, loading and unloading zones, and Screening of trash and recycling pickup Areas	Please see Section III(6) for Trash and Recycling and Section III(8) for Service and Delivery.
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.
Within and adjoining the Site, Environmentally Sensitive Lands, Physical Mine Hazards, Historic Mine Waste and Park City Soils Ordinance, Steep Slopes, and	1875 Homestake Road is not in the Sensitive Land Overlay. Please see Section XI for Physical Mine Hazards analysis. Please see Section XII for Historic Mine Waste and Park City Soils Ordinance analysis.

appropriateness of the proposed Structure to the existing topography of the Site	
Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding	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. ¹⁸

III. Meets the minimum requirements of the AMPD code.

Site Planning

LMC [§ 15-6.1-11](#) outlines sixteen criteria for site planning:

(1) Clustered Development

LMC [§ 15-6.1-11\(A\)](#) requires the following:

Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters. The Open Space should be designed so that existing Significant Vegetation is maintained on the Site.

The 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 when 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.

(2) Grading

LMC [§ 15-6.1-11\(B\)](#) requires the following:

Projects shall be designed to minimize Grading and the need for large retaining

¹⁸ General Plan, [Neighborhoods 1](#), p. 30

Structures. Roads, utility lines, and Structures should be designed to work with Existing Grade. Cuts and fills shall be minimized.

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 Final Grade similar to Existing Grade.

(3) Trails

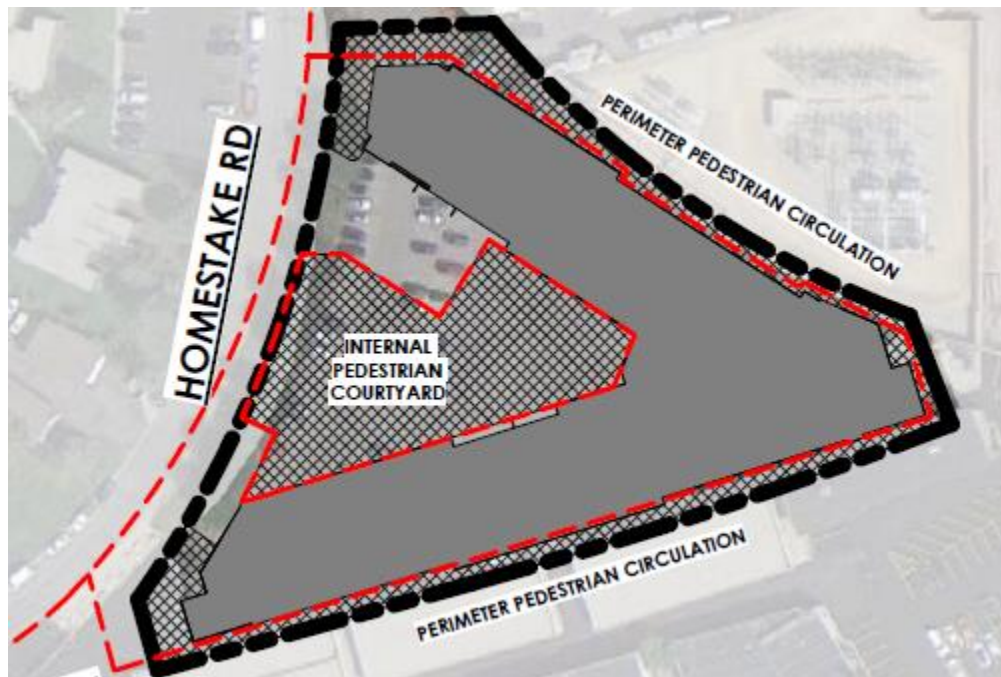
Please see Section VIII below.

(4) Internal Circulation

LMC [§ 15-6.1-11\(D\)](#) requires the following:

Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the Affordable Master Planned Development and safe travel to adjoining public sidewalks, trails, and Rights-of-Way. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

The Applicant illustrates internal pedestrian circulation as follows:



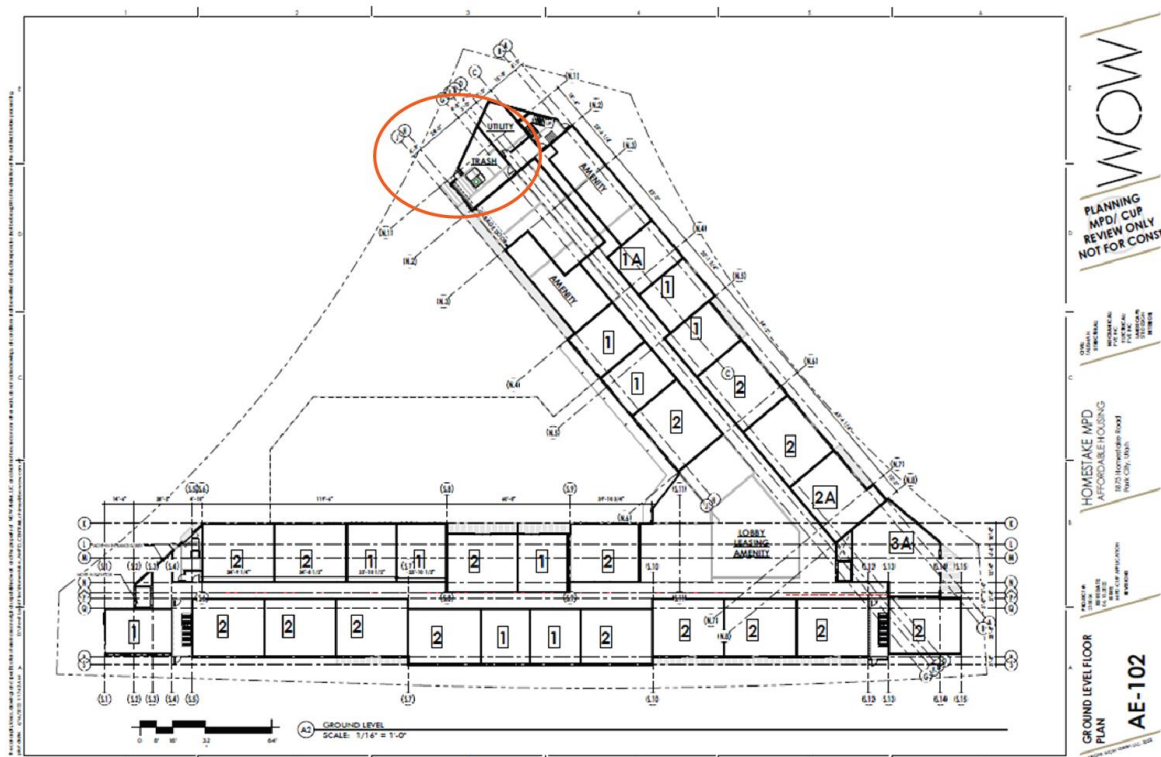
The Homestake AMPD is a Multi-Unit Dwelling in a V shape that opens with a public plaza to Homestake Road. *Staff recommends the Applicant provide additional information regarding the ground-level apartments and whether these apartments will have access from the street level at the internal courtyard or external boundaries along*

(6) Trash and Recycling

LMC [§ 15-6.1-11\(F\)](#) requires the following:

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.

Trash is proposed to be enclosed and located on the ground level.



Staff recommends the Applicant submit a plan outlining code-compliant recycling facilities and trash pick-up access prior to issuance of a building permit as a Condition of Approval.

(7) Transportation Amenities

LMC [§ 15-6.1-11\(G\)](#) requires the following:

The Site plan shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.

The Applicant submitted a Traffic Impact Study, which is being evaluated by the Engineering Department and a third-party consultant. Traffic and transportation amenities are scheduled for Planning Commission review on October 26, 2022.

(8) Service and Delivery

LMC [§ 15-6.1-11\(H\)](#) requires the following:

Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas.

Staff requests the Applicant submit a service and delivery plan prior to issuance of a building permit as a Condition of Approval.

(9) Landscape and Lighting

LMC [§ 15-6.1-11\(I\)](#) requires the following:

A preliminary Landscaping plan must be submitted with the Affordable Master Planned Development Application. The Landscaping plan shall comply with all criteria and requirements of Section 15-5-5(N). All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificates of Occupancy. Lighting must meet the requirements of Section 15-5-5(J).

The Park City Fire District requested the Applicant revise their landscaping plan to ensure emergency and fire access to the project. The Applicant's latest landscaping plan is below:



The Park City Fire District is scheduled to review the modified plan on October 4, 2022.

(10) Sensitive Lands Compliance

The project is not in the Sensitive Land Overlay.

(11) Child Care

LMC [§ 15-6.1-11\(K\)](#) states the following:

A Site designated and planned for a Child Care Center may be required for an Affordable Master Planned Development if the Planning Commission determines that the project will create additional demands for Child Care.

The 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 child care for more than four children for less than 24 hours per day, meeting all State requirements for child care that is not also the primary residence of the care provider, is an allowed use.¹⁹

The Applicant includes amenity square footage for the project, and if there is interest in a Child Care Center, it would be allowed under current zoning.

¹⁹ LMC [§ 15-2.18-2\(A\)\(9\)](#)

(12) Mine Hazards

Please see Section XI.

(13) Historic Mine Waste Mitigation

Please see Section XII.

(14) General Plan Review

1875 Park Avenue 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.²⁰

(15) Historic Sites

Please see Section XII.

(16) Design Guidelines

The Planning Commission may request the Applicant submit Design Guidelines for an AMPD that specify:

- Exterior cladding material, style, dimensions, and materials of a roof structure and roof pitch,
- Exterior nonstructural architectural ornamentation, location, design, placement, and architectural styling of windows and doors, and
- Location, design placement, and architectural styling of a garage door.²¹

The Applicant has not yet determined materials for the project but submitted draft concept diagrams:

²⁰ General Plan, [Neighborhoods 1](#), p. 30

²¹ LMC [§ 15-6.1-11\(P\)](#)



Looking Easterly



Looking Northerly

Because the Homestake AMPD will be one Multi-Unit Dwelling, staff does not recommend Design Guidelines. However, staff recommends a Condition of Approval that requires compliance for with LMC [§ 15-5-5](#) *Architectural Design Guidelines* to prohibit certain architectural styles, siding materials, design ornamentation, roofing materials, and roof shapes, and to limit the number of exterior wall materials.

IV. Provides meaningful Open Space for residents and the public.

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. The following Open Space is proposed:

Open Space – Landscape	16,614 square feet (20.55% of the site)
Open Space – Hardscape	7,777 square feet (12.09% of the site)
TOTAL	26,391 square feet (32.64% of the site)



V. Strengthens and Enhances the Resort Character of Park City

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.²²

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.

VI. Compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.

²² General Plan, [Neighborhoods 1](#), p. 30

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.”²³

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. However, the Applicant proposes to introduce new vegetation onto the site, with a majority in the Open Space Area, described in Section IV.

VII. 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.

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.

VIII. Promotes the Use of non-vehicular forms of transportation through design and by providing trail and pathway connections.

LMC [§ 15-6.1-11\(C\)](#) requires the following:

Existing trails shall be incorporated into the Open Space elements of the project and shall be maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails. Construction of new trails shall be consistent with the Park City Trails Master Plan.

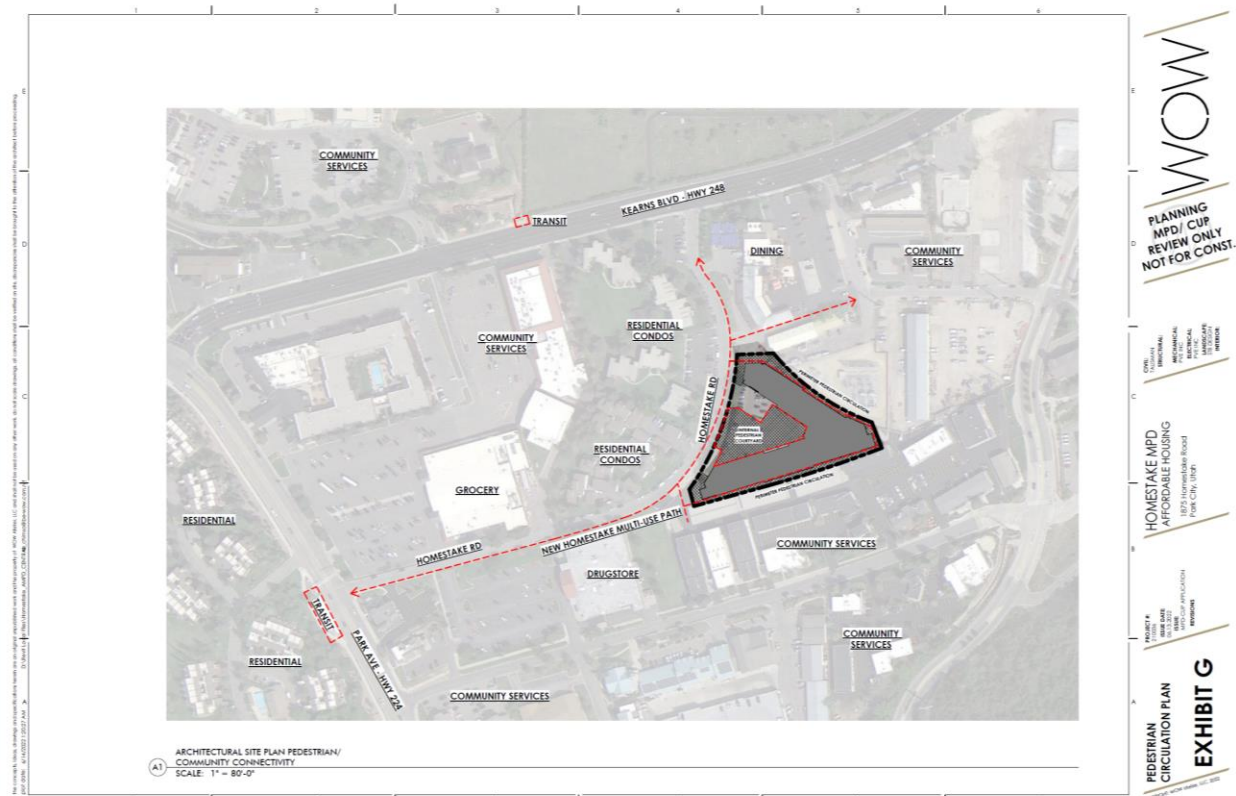
According to the General Plan, “[t]he Rail Trail State Park provides a main pedestrian spine for connectivity at the eastern end of the district (Prospector Square). As the area redevelops, it is envisioned that this spine will extend through the Bonanza Park Area.”²⁴

Planned improvements for neighborhood connectivity will increase resident accessibility to the Rail Trail. As described above in the background section, Munchkin Road is scheduled to extend westward over the current Recycle Utah site to connect to Homestake Road. A 12-foot multi-use expansion of Homestake Road will provide safe pedestrian and cyclist access. The Homestake and Munchkin expansions will provide a public right-of-way connection to Bonanza Drive and the Rail Trail. Additionally, the Poison Creek Trail is accessible to the south from either Iron Horse Drive or Bonanza Drive.

²³ LMC [§ 15-15-1](#)

²⁴ General Plan, [Neighborhoods 1](#), p. 30

The project is within walking distance to many amenities, including a grocery store, a pharmacy, restaurants, and services. Additionally, the project is within ¼ mile of several transit stops, two transit stops identified on the Applicant's plans, with another transit stop identified on the [Regional Transit Map](#) along Bonanza Drive and Iron Horse Drive.



The Applicant proposes bike storage on site in the underground parking area, a potential Summit County Bike Share location on site, and a bike repair amenity space. Additionally, LMC [§ 15-3-9\(A\)](#) requires the Applicant to install bike racks for 13 bikes (10% of the required parking spaces). LMC [§ 15-3-9](#) requires the following for bike storage, which Planning recommends be Conditions of Approval:

- 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

IX. Was noticed and the Planning Commission held a public hearing in accordance with this Chapter.

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.

- The Planning Commission held a Work Session on July 27, 2022
- The Planning Commission visited the site on August 24, 2022
- The Planning Commission is scheduled to conduct a public on September 28, 2022, and continue the discussion and public hearing to October 26, 2022, for possible Final Action

Pursuant to LMC [§ 15-6.1-4\(C\)](#), it is recommended that the Applicant conduct outreach and that the Applicant host neighborhood meetings prior to submitting an Application for an Affordable Master Planned Development. Between February 2022 and June 2022, the Applicant held outreach meetings with public (Exhibit F).

X. 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.

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 is working with the Sustainability Department regarding net-zero development standards. Staff anticipates further discussion in the October public hearing.

The Applicant has been meeting with the Sustainability Department to discuss the Homestake AMPD and proposes the strategies outlined in their September 6, 2022, Sustainability Report, including:

1. Walkability and multi-modal connectivity to basic life amenities supported through bike storage, electric bicycle stations
2. Electric Vehicle Charging Stations for residents (See Section XV below for details)
3. 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
4. Building design that meets the International Energy Conservation Code (IECC) 2021 standards, which exceed adopted energy codes in Utah.

Please see Exhibit G to review the Applicant's sustainability proposal. Staff recommends the standards outlined in the Applicant's proposal be incorporated as Conditions of Approval.

XI. Addresses and mitigates Physical Mine Hazards according to accepted City regulations and policies.

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:

1. above ground structures;
2. 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
3. sites previously the object of mitigation so long as mitigation has not failed.”

On June 8, 2022, Blue Ledge Consulting, LLC completed the *Mine Hazards on Homestake Affordable Housing Site* report (Exhibit H). 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.” Please see Section XII for analysis regarding soils on the property.

XII. Addresses and mitigates Historic Mine Waste and complies with the requirements of the Park City Soils Boundary Ordinance.

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* (Exhibit I). 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.

Staff recommends a Condition of Approval that management of soils shall comply with Municipal Code of Park City Chapter 11-15 *Park City Landscaping And Maintenance Of Soil Cover*, state, and federal regulations.

XIII. Addresses Historic Structures and Sites on the Property, according to accepted City regulations and policies, and any applicable Historic Preservation Plan.

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."

XIV. Addresses and Mitigates Traffic.

The General Plan identifies the lack of connectivity in the Bonanza Park area and recommends new rights-of-ways, sidewalks, an extension of the rail trail, trail connections, and complete streets, allowing for alternative modes of transportation.²⁵ Several improvements to Homestake Road, Woodbine Road, and Munchkin Road are scheduled to better connect vehicles, pedestrians, and bicyclists.

The Applicant submitted a Traffic Impact Study and the Engineering Department and third-party consultant are evaluating the study. Discussion on traffic is scheduled for the October 26, 2022, Planning Commission meeting.

XV. Addresses and Mitigates Parking Reductions and Parking Management.

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:

²⁵ General Plan, [Neighborhoods 1](#), p. 32

Unit Size	Required Parking	Proposed Project	Project Requirement
Less than 1,000 SF	1 per Unit	120	120
1,000 SF – 2,000 SF	1.5 per Unit	3	4.5
2,000 SF or greater	2 per Unit	0	0
			TOTAL 125

The project proposes 131 parking spaces with 125 underground and six at grade. LMC [§ 15-3-11](#) requires conduit for future installation of 20 Electric Vehicle Charging Stations, and two Electric Vehicle Charging Station installations with the first being a dual-port that meets ADA standards.

The Applicant submitted a Parking Management Plan for the Homestake AMPD and proposes the following (Exhibit K):

1. A high-speed remote-controlled gate at the entrance to the parking structure
2. Camera installations in the parking structure for remote monitoring 24/7 by the management company
3. Security patrol service to patrol the property and parking structure
4. Use of parking permits/stickers for all vehicles authorized to park in the parking structure; cars without stickers will be towed at the owner's expense
5. Numbered parking stalls – residents will be granted at least one parking space in the parking structure
6. Two parking spaces will be reserved for property management
7. The annual operating budget will include an allowance to sweep and clean the parking area on a semi-annual basis

Staff recommends this Parking Management Plan be outlined in the Conditions of Approval, modifying the language in number five as follows: numbered parking stalls – residents will be granted “no more than one parking space for those units 1,000 square feet or less.”

Additional Considerations

Magnetic Field Survey

On August 23, 2022, EMF Utah, LLC, completed a Magnetic Field Survey completed by Brent Rotondi, EMF Specialist (Exhibit L). EMF Utah, LLC took ground-level measurements for the locations indicated as A, B, and C, and then took ground-level measurements and measurements at ten, twenty, and thirty feet above ground for locations D, E, F, G, H, I, J, K, and L:



The survey provides measurements in milligauss per location ranging from 13.1 to less than one, as well as readings in volts per meter, ranging from 6 to 449. The survey description notes that the survey readings are a snapshot in time and are not predictive of what the readings will be at any point in the future or indicative of what the readings were in the past, and also that they make no claims regarding the health and safety of a survey site based on EMF levels measured. They advise clients to read health and safety documentation provided by federal, state, county, and city environmental safety divisions, along with third-party environmental and technical organizations before making a determination regarding the health and safety risk of the survey site.

In addition to the survey, the Applicant submitted a document from and the National Cancer Institute *Electromagnetic Fields and Cancer* (Exhibit L, p. 47) and an Iowa State University *Electromagnetic Fields Factsheet* (Exhibit L, p. 58).

Staff asks the Planning Commission whether additional EMF information is requested for the October 26, 2022 meeting.

Substation Wall and Art Mural

The Applicant proposes modifications to the wall along the Substation property with the possibility of an art installation to separate the uses. The Applicant proposes a board-form concrete wall approximately 8 – 10 feet in height with a mural that could include painted scenes ranging from one with mountains and forests, to abstract art, to an interpretive industrial look, to a historical train, with an example provided below:



Development Review Committee²⁶

On July 5, 2022, the Development Review Committee (DRC) reviewed the Homestake AMPD. The project is scheduled for final DRC review on October 4, 2022, to discuss the updated materials submitted by the Applicant in response to the July 5, 2022, meeting.

Department Review

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

Notice

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*

²⁶ 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).

published notice on August 10, 2022. Staff published notice to the City Website and the Utah Public Notice website on August 19, 2022.²⁷

Public Input

Public input is attached as Exhibit M.

Exhibits

Exhibit A:	Applicant Narrative
Exhibit B:	The Yard Subdivision – First Amended
Exhibit C:	Planning Director Determination of Setbacks for Unusual Lots
Exhibit D:	Letter from Snyderville Basin Water Reclamation District
Exhibit E:	Architectural Plans
Exhibit F:	Applicant Public Outreach
Exhibit G:	Sustainability Proposal
Exhibit H:	Mine Hazards Report
Exhibit I:	Soil Sampling Report
Exhibit J:	Above-Ground Historic Structures Review
Exhibit K:	Parking Management Plan
Exhibit L:	Magnetic Field Survey
Exhibit M:	Public Input
Exhibit N:	Existing Conditions Survey

²⁷ LMC [§ 15-1-21](#)

May 24, 2022

Gretchen Milliken, Planning Director
Rebecca Ward, Assistant Planning Director
Park City Planning Department
Park City Municipal Corporation
PO Box 1450
445 Marsac Avenue
Park City, Utah 84060

RE: Homestake Affordable Housing Project MPD/CUP Application

Dear Gretchen and Rebecca,

The Homestake Affordable Housing Project is a proposed 123-Unit project located on a triangular-shaped 1.86-acre parcel of property owned by Park City Municipal Corporation. This Application is a joint application with PCMC and J. Fisher Company/Rory Murphy. The effort is a Public/Private partnership and the primary goal is to increase the City's affordable housing stock within City limits. The Applicant is submitting this proposal to the Planning Staff and Planning Commission under LMC Section 15-6.1 Affordable Housing Planned Developments. The subject property is zoned General Commercial (GC) which is an Allowed Zone to pursue Affordable Housing Planned Developments. There are no variances to the LMC requested by this proposal.

The property is currently a paved parking lot that is bordered to the north by the Recycling Center, to the east by the Utah Power sub-station, to the south by the Wintzer-Wolfe property assemblage and Homestake Drive to the west. There are two existing condominium projects, Homestake Condominiums and Claimjumper Condominiums that are located on the opposite side of Homestake Drive to the west (please see Exhibit A). The subject property is centrally located to everything; grocery stores, schools, transit, resorts, commercial areas, restaurants, etc. It has easy and ready pedestrian access to all of those adjacent uses and is an ideal spot to place affordable housing.

Central to this application is the need and desire for affordable housing. The subject creates considerable debate within the community. While most citizens appear to desire more affordable housing opportunities in the City, many do not want any such solution as part of their neighborhood fabric. No matter where affordable housing goes, it will generate controversy. It is a difficult challenge for the Staff and the Planning Commission to find solutions that are as beneficial as possible while being as sensitive as possible regarding placement and impacts.

Proposed number and type of units

The total number of units proposed is 123. The total square footage of the building is 200,432 square feet. The building is a podium parking structure with a parking level underground and four stories aboveground. The Applicant is currently proposing to build forty-six (46) 650-square foot one-bedroom units, seventy-four (74) 940 square foot two-bedroom units and three (3) 1,200 square foot three-bedroom units (please see Exhibit B). In addition, the Applicant is proposing 6,461 square feet of amenity space and the proposed uses include child play rooms, storage, bike storage, bike maintenance and music rooms. The Applicant would like to discuss the uses with the Planning Commission and Staff and mutually determine what uses are appropriate.

Current Use of the Property

The current use of the property is parking and storage. There are numerous items and containers that are scattered throughout the property, mostly to the south and east. There is even a small boat and it has become a popular place to store construction trailers as well, notably concrete trailers. The parking lot consistently has 30-40 vehicles located there and that number can double on a busy night due to overflow pressure from the Boneyard, Wine Dive and Blind Dog to the north. What has become apparent is that most of the vehicles parked on the lot, as well as those currently parked on Homestake Drive, do not belong to the residents at Claimjumper and Homestake. It is one of the few “safe” parking lots and streets to park overnight, long-term vehicles in the City limits. It is indicative of a macro-trend in Park City that has been gradually forcing residences to find a place for their vehicles that will not be towed and ticketed. As development pressure has ramped up, previously safe places to park in Park City have been eliminated and Homestake is feeling the effect of that pressure.

Of the two adjacent housing projects, Homestake Condominiums appears to be adequately parked. The project is located on a much larger property than Claimjumper and there are consistently open spaces in their parking lots. Claimjumper Condominiums conversely has covered, assigned parking and it appears that at least some of the parking on the street and the Homestake lot are attributable to Claimjumper. This is particularly true of larger work trucks, especially those with trailers. However, it is clear that many, if not most, of the vehicles parked on Homestake Drive and the Homestake parking lot are owned by parties located a distance away from the immediate neighborhood. We do not know with certainty what the Claimjumper impact is on the existing parking lot, only that cursory observation has proven that the lot is used by those residents.

Parking

Parking is one of the crucible issues facing the Homestake project and it is a subject that requires direction from the Planning Staff and Planning Commission. The Homestake lot is central to a parking lease the City currently has with the Kimball Arts Center, located directly to the north of the Recycling Center. The City is required to provide 40 spaces until September 30, 2024 (with an 18-month extension) for the benefit of the Kimball Arts Center. While the City has the right to relocate those spaces to an area that is reasonably close to the KAC, the obligation nonetheless exists and is currently being satisfied by the

subject property. Three other less-tangible parking obligations are overflow parking from Claimjumper Condominiums, overflow parking from the restaurants and bars located to the north and alternative employee parking for Main Street businesses. The central question is what existing use(s) does the Planning Commission wish to retain or accommodate, if any.

By virtue of the Land Management Code, 15-6.1 Affordable Master Planned Developments, Section 15-6.1-9 Parking, subsection (b), "The Applicant may request that the **Planning Commission** reduce the parking required by Section 15-3-6, Parking Ratio Requirements for Specific Land Use Categories." The project, as proposed, without any parking reduction considerations contemplated by 15-6.1-9(b), would require 125 parking spaces. The Homestake project, as proposed, has 131 stalls, 125 underground and 6 surface stalls. The project has in excess of the parking requirements that are mandated by the LMC *provided* the project is not required to accommodate the public parking described above. This is a very important consideration for the Planning Commission. The LMC gives unilateral authority to the Planning Commission to determine the parking required by a project submitted under the Affordable Master Planned Developments guidelines.

The Planning Commission may reduce the parking requirements for the project by up to 50% of the required spaces. There are a myriad of practical transit, pedestrian and other non-motorized alternatives inherent to this project by virtue of its location. The Applicant recognizes that the concept of reducing a parking requirement, particularly in an area that is already seeing considerable parking pressures, is a significant request of the Planning Commission. If the Planning Commission determines that there will be no consideration regarding reducing the standard parking ratios vis-a-vis 15-6.1-9(b) and also determines that there must be an active accommodation of public parking on the site to mitigate the impacts of the development of the project, there are a total of 6 spaces available (131 total minus 125 required). Any reduction of the parking requirement would allow for additional public parking in the project.

It must be noted at this point that the project is an affordable housing project and it cannot absorb the cost of additional underground parking. If, for example, the Planning Commission determines that the project must satisfy its own parking as per the LMC Parking requirements with no reduction and also decides that an additional 50 spaces are required for public use, then the project would not be able to absorb this cost and would not be financially feasible. This would require an additional level of underground parking and the cost is prohibitive to affordability. That being the case, if the Staff, Planning Commission and Council collectively desire to add an additional public parking component to the project, then the Applicant is open to discussing that concept. However, it should be stated that it would require a financial contribution to obtain the additional public parking if that is the desired outcome.

Variances

The Applicant is not seeking any variances to the Land Management Code.

Traffic

A traffic study has been commissioned with Hale Traffic Engineering. It is not yet completed but should be available by the end of June, 2022.

Environmental (Phase 1 and Phase 2)

The Applicant has engaged Blue Ledge Consulting and Stantec Engineering to analyze, test and make recommendations for the environmental concerns that are found on the Homestake site. The site was an old railroad yard and stockyard. The railroad was used extensively to transport materials in and out of Park City during the mining era. While fortunately the site was by-passed by the general tailings effluent that flowed along Silver Creek, there was nonetheless likely contamination simply by virtue of the transport of ore and tailings by the railroad. The Phase 1 report indicates that the top 12"-18" may be contaminated due to the impact of transport (i.e., tailings and ore could have fallen off the rail cars or been carried on the hooves of pack animals). The Applicant is moving forward with a Phase 2 Environmental study which will actually sample the site and determine the extent and depth of any contamination. The Phase 2 report will also determine what efforts and protocols need to be followed for the site to remove contamination. The Phase 2 Report is based off of conversations and direction from Mr. Ryan Blair, PCMC's Environmental Regulatory Program Manager (Phase 1 Report and Phase 2 Work Order attached as Exhibit C).

Affordable Housing LIHTC Program/Affordability

The project will include 80% of all units as deed-restricted affordable housing using low-income housing tax credits ("LIHTC") under Section 42 of the Internal Revenue Code. The affordability of the deed-restricted units is expected to average between 58-60% of the Summit County area median income ("AMI"). The current programming includes units at 40%, 60% and 80% AMI across floorplans of one-, two-, and three-bedroom units. The deed-restrictions will be a minimum of 50-years or the length of the ground lease with PCMC. The remaining 20% of the units will be market-rate units. Mixed-income projects must have substantially the same equipment and amenities as other units in the Project, must be substantially the same size as other units in the project and cannot be geographically segregated from other units in the Project.

Homestake Road

As it currently exists, Homestake Drive is very challenging for pedestrians or cyclists to traverse. The road is narrow which is further exacerbated by parking on the western side of the road. There are blind curves and it would be difficult to walk with children or pets down the road, especially at night. Park City has long been aware of the limitations of Homestake Road and PCMC is planning to improve both Homestake Drive and the adjacent Munchkin Road. The improvements will include a 12' wide multi-purpose path on the east side and a 6'-8' sidewalk on the west side. Lighting will be installed where there is inadequate lighting currently. These improvements will dramatically improve the safety and viability of Homestake Road (please see Exhibit D).

Commercial Uses

The project originally desired to pursue several commercial uses, such as a neighborhood market that catered to our Hispanic community as well as a coffee shop open to the public and perhaps some other

low-impact accompanying uses. The Applicant has recently discovered that those uses are problematic for the constructability of the project. A recent discussion with the Park City Building Department unveiled the need to upgrade the entire construction of the Building from a Type 5A Assembly to a Type 3B Assembly due to Fire and Building Code requirements. This change would increase the cost of the construction by about 7%. In the very tight margin situation of affordable housing, this cost becomes prohibitive. While the Applicant has certainly not closed the door on the commercial concept, it does seriously impact the project. For the above reason we are not currently proposing commercial use.

Mixed Income

The Homestake project is proposed to be a mix of 80% affordable units with AMI's ranging from 40% AMI to 80% AMI. The project is also planning for 20% market rate units. The market rate units may not be rented by the night and may not be time-shared, divided in ownership or any other such mechanism that may encourage high turnover rates of these units. The project is designed to be a permanent residents-only project. By including a wide variety of mixed incomes within the same project it is hoped that it will foster and nurture a sense of community and encourage interaction across socio-economic groups. Market rate units may not differ visually from the outside of the unit, so it will not be readily apparent to an observer what units are market and what units are affordable.

Wintzer-Wolfe Property

To the south of the subject property is the Wintzer-Wolfe property assemblage. The Wintzer-Wolfe's own approximately 6.5 acres that host a myriad of commercial business, buildings, storage, some residential and other office and non-profit use. The property is a vibrant and very active part of the overall Park City landscape and offers business opportunities that are otherwise not available in Park City. While the close association between the two properties should increase volume of business to the Wintzer-Wolfe properties, there are concerns regarding parking and overflow use of the open space and areas located on the Wintzer-Wolfe property. The landowners have requested a commercial component in the Homestake project so that it could minimize the impact on area businesses, cut down on traffic and create a sense of community. As stated above, the Applicant initially enthusiastically embraced the concept of on-site commercial but was not aware of the Building Code upgrade that would be required. The building is proposed to host significant amenity areas and child care and gathering spots, both inside and outside the structure, are planned to be incorporated.

UP&L Substation and EMF's

There is a UP&L substation located directly adjacent to the project on its eastern boundary. There have been concerns raised regarding that such proximity to a substation may bring to the health of the most vulnerable occupants of the proposed building in the form of Electromagnetic Fields (EMFs). EMFs are around us at virtually all times in different forms. The debate regarding the health impacts of EMFs is quite robust with most concerns being directed at very high frequency EMFs that are emitted from 5G cellphones and other devices. To be certain, the Applicants have no desire whatsoever to develop in an environmentally concerning situation.

After a huge amount of research that included dozens of government and academic sources, we have concluded that there is no risk of EMFs from the substation affecting the health of the nearby residents. This is for two primary reasons. The first is that, unlike power lines and other potentially EMF radiating sources, substations are wrapped in EMF insulators and thus produce only negligible EMF radiation which is quickly addressed by the second reason, which is the “rule of squares”. The rule of squares is the proven theorem that EMF radiation falls off by a squared magnitude as it gets further from the source. (Please see Exhibit E. The City conducted an EMF site study and the findings showed a presence of EMF (likely from the overhead power lines) that diminished rapidly as it increased in distance from the site. Expert testimony can be arranged if it would help the Planning Commission’s understanding of the situation.

The Applicant would also like to propose that the City allow a screening wall be built between the project and the adjacent substation. A 20-foot-high wall would screen most of the substation from the project. The Applicant would also propose that a mural be painted on the wall to enliven the space and add to the sense of community.

Recycling Center

The Recycling Center, located directly to the north of the property, is located on City-owned property and is usually accessed off of Munchkin Road. The Recycling Center has long been planned to be moved to a location towards the Quinn’s Junction area. The planned-for improvements to Munchkin Road and Homestake Drive will require utilizing the property where the Recycling Center now sits. As it exists currently, the Recycling Center does not interfere with the proposed development of the Homestake property.

Kimball Arts Center

The Kimball Arts Center (KAC) is an iconic non-profit entity that has had a presence in Park City since 1969. Long located on Main Street, the KAC moved its operations to the Yard facility following the sale of their building on Heber Avenue. In addition to the parking lease mentioned above, the KAC uses the parcel for overflow parking for its major events. The KAC has long envisioned a move to the Arts and Culture District which is located nearby. Its current operations depend on an adequate parking solution and the Applicant is committed to assisting the KAC with an acceptable solution. Due to the proximity of the project to the KAC, it is important that all parties communicate on a consistent basis moving forward to minimize any negative affects the development of the project may have

Affordable Master Plan Developments.

The Affordable Master Planned Development section of the Code was implemented to encourage affordable housing projects within the Park City limits. The proposed Homestake project would add a significant number of affordable units to Park City’s inventory. The new Code language was intended to increase affordable housing opportunities and modifying the Code in places where it can seriously impact the financial feasibility of an affordable project. The following Section is devoted to outlining the requirements in the Code and the Applicant’s adherence to the particular requirement. It is presented in the order of the Code and procedural Sections are not included.

Purpose

The purpose of Affordable Master Planned Developments is to:

1. Incentivize public, private, and public-private development of Affordable Units for the workforce of Park City; ***The Homestake project is a public-private development that will, as proposed, add 123 units of deed-restricted affordable housing to the City's existing inventory.***
2. Create developments that include market-rate and Affordable Units and increase housing opportunities that are affordable to a wide range of incomes; ***The Homestake project is designed as a mixed-use project with up to 20% of the units, spread throughout the project, will be made available to the general public.***
3. Increase Building Height and Density and decrease parking requirements for Affordable Units if impacts to the community are mitigated; ***The proposed project height is within the Chapter guidelines and the parking requirements discussion has been outlined above.***
4. Ensure neighborhood Compatibility; and ***The two adjacent housing projects are, in effect, mixed income with a good variety of primary owners and renters that tend to be more service-oriented workers. That is exactly the same demographic that is being pursued at the Homestake project. The project will increase traffic on Homestake Dr.; however, it is expected that the improvements that are planned for Homestake Dr. will significantly mitigate the increase.***
5. Encourage mixed-use, walkable, and sustainable development and redevelopment that provides innovative and energy efficient design, including innovative alternatives to reduce impacts of the automobile on the community. ***The proposed project is incorporating all available energy conservation measures and working closely with the Planning, Building and Engineering Departments to achieve as efficient and sustainable design as the financial constraints allow. The project proposes a bike corral parking station exclusively dedicated to bikes, will have electric charging stations, will have easy access to transit and services and a bike exchange transfer station. The Applicant would also like to explore rideshare vehicles, micro-transit and parking mitigation measures with the Planning Commission.***

Requirements

1. Affordable Master Planned Developments must contain at least ten (10) Residential Unit Equivalents (20,000 square feet). ***The project is proposed for 123 RUE's.***
2. At least fifty percent (50%) of Affordable Master Planned Development Residential Unit Equivalents shall be Affordable Units. ***80% of the units are proposed to be Affordable Units.***
3. Affordable Units may differ from market rate units with regard to interior amenities and Gross Floor Area provided that:
 0. These differences, excluding differences related to size, are not apparent in the general exterior appearances of the market-rate units within the Affordable Master Planned Development; ***There is no apparent difference from the exterior for Market-rate and Affordable units.***
 1. These differences do not include insulation, windows, heating systems, and other features related to the energy efficiency of the Affordable Master Planned Development. ***The proposed project does not have any variation in the exterior appearance of the Affordable and Market Rate units.***

4. Nightly Rentals and Timeshares are prohibited for market-rate and Affordable Units within an Affordable Master Planned Development. ***There are no Nightly Rental nor Timeshares proposed in the current project. Eighth-share and other multiple owner programs are also specifically not allowed or proposed.***

Zoning Districts And Uses

1. **ZONING DISTRICTS.** Affordable Master Planned Developments are Allowed in the following Zoning Districts:
 0. Residential Development
 1. Residential Development Medium
 2. Residential Medium
 3. Recreation Commercial
 4. General Commercial
 5. Light Industrial
 6. Community Transition
 7. Historic Commercial Business
 8. Historic Recreation Commercial, east of Park Avenue
2. **USES.** An Affordable Master Planned Development can only contain Uses that are Allowed or Conditional in the Zoning District in which it is located. ***The proposed use is for a single Multi-Unit Dwelling. Multi-Unit Dwellings are a Conditional use in the GC Zone.***
3. **COMMERCIAL USES.** An Affordable Master Planned Development may include up to 10,000 square feet of Commercial, Retail, Office, Public, and Quasi-public Uses. ***The Applicant is not requesting any Commercial Use.***

Density

1. Density for Affordable Master Planned Developments is not determined by the underlying Zoning District, except for the Historic Commercial Business Zoning District (see Subsection B). Rather, Density for Affordable Master Planned Developments is volume based and is determined by the requirements outlined in this Affordable Master Planned Development Chapter. Setbacks shall comply with Section 15-6.1-7, Building Height and Facades shall comply with Section 15-6.1-8, parking shall comply with Section 15-6.1-9, Open Space shall comply with Section 15-6.1-10, and Site planning shall comply with Section 15-6.1-11. ***The Applicant is not requesting any Density increase.***

Setbacks

1. The minimum Setback around the exterior boundary of an Affordable Master Planned Development is twenty-five feet (25') for Property greater than two (2) acres. ***The property is 1.86 acres so this is not applicable.***
 0. The Planning Commission may decrease the required perimeter Setback from twenty-five feet (25') for Affordable Master Planned Developments greater than two (2) acres to the zone-required Setback to provide architectural interest and variation.
2. For Property two (2) acres or less, the minimum Setback around the exterior boundary of an Affordable Master Planned Development shall be the zone-required Setback. ***The project complies with minimum setbacks required by the GC Zone within which this project is located.***

3. For perimeter Setbacks or Setbacks within the Affordable Master Planned Development, the Planning Commission may increase Setbacks to retain existing Significant Vegetation or natural features, to create an adequate buffer to adjacent Uses, or to meet Historic Compatibility requirements. **Not applicable.**
4. The Planning Commission may reduce Setbacks within the project boundary, but not perimeter Setbacks, from those otherwise required in the Zoning District to match an abutting zone-required Setback, provided the project meets minimum International Building Code and Fire Code requirements, maintains the general character of the surrounding neighborhood in terms of mass, scale, and spacing between Structures, and meets Open Space criteria. **The Applicant is not requesting any setback variances.**
5. Final Setback approvals shall be specified as a Finding of Fact in the Affordable Master Planned Development approval, in the Development Agreement, and on each plat within the Affordable Master Planned Development.

Relative to the following Section “15-6.1-8 Building Height And Facades” it should be noted that the Applicant is not requesting any variances to the LMC for Building Height. All of the criteria, exceptions, step-backs and façade requirements listed in the Section 15-6.1-8 are incorporated into the design and there are no variances requested.

Building Height And Facades

1. **BUILDING HEIGHT.** With the exception of the Historic Commercial Business Zoning District, Affordable Master Planned Development Building Height shall comply with the underlying Zoning District Building Height for the perimeter Building Façade planes. Building Height is forty-five feet (45') from Existing Grade when the following criteria are met:
 0. The Building includes a ten-foot (10') stepback on all perimeter Building Façade planes from the underlying Zoning District Building Height to the forty-five foot (45') Building Height;
 1. Infrastructure is in place or can be updated to meet the increased demand; and
 2. The Building complies with Building Façade variation requirements.
2. **EXCEPTIONS.** The following may exceed the Building Height:
 0. Antennas, chimneys, flues, vents, and similar Structures may extend up to five feet (5') above the highest point of the Building to comply with International Building Code requirements;
 1. Water towers, mechanical equipment, and Solar Energy Systems, when enclosed or Screened, may extend up to five feet (5') above the forty-five foot (45') Building Height; and
 2. Elevator Penthouses may extend up to eight feet (8') above the forty-five foot (45') Building Height.
3. **STEPBACK EXCEPTIONS.**
 0. Chimneys not more than five feet (5') wide and projecting not more than two feet (2') into the stepback.
 1. Roof overhangs or eaves projecting not more than two feet (2') into the stepback.
 2. Window sills, belt courses, trim, exterior siding, cornices, or other ornamental features projecting not more than six inches (6") beyond the main Structure to which they are attached.
 3. Rooftop Decks projecting not more than six feet (6') into the stepback.
 4. Solar Energy Systems.

5. Green Roofs.
6. Rooftop gardens projecting not more than six feet (6') into the setback.
7. Screened mechanical equipment, hot tubs, or similar Structures projecting not more than six feet (6') into the setback.
4. **FAÇADE VARIATION.**
 0. Buildings greater than sixty feet (60') but less than one-hundred-twenty feet (120') in length must exhibit a prominent shift in the Façade of the Building so that no greater than seventy-five percent (75%) of the length of the Building Façade appears unbroken. Each shift shall be in the form of either a ten-foot (10') change in Building Façade alignment or a ten-foot (10') change in the Building Height, or a combined change in Building Façade and Building Height totaling ten feet (10').
 1. Structures that exceed one-hundred-twenty feet (120') in length on any Façade shall provide a prominent shift in the mass of the Building at each one-hundred-twenty-foot (120') interval, or less, reflecting a change in function or scale. The shift shall be in the form of either a fifteen-foot (15') change in Building Façade alignment or a fifteen-foot (15') change in the Building Height. A combination of both the Building Height and Building Façade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.
 2. The Façade length and variation requirements apply to all sides of a Building.

Chapter Code Parking

1. Affordable Master Planned Developments shall comply with Chapter 15-3, Off-Street Parking. ***See "Parking" section above. The project is not requesting any parking reductions. This Section is shown in its entirety to outline the options the Planning Commission has relative to parking reductions in the entitlement process.***
2. The Applicant may request that the Planning Commission reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories. To request a parking reduction, the Applicant must:
 0. Demonstrate that parking reductions materially increase the feasibility of the proposed Affordable Master Planned Development;
 1. Fund and submit a parking and traffic study completed by a third party selected by the City; and
 2. Demonstrate that the proposed Affordable Master Planned Development sufficiently addresses the parking demand for the project.
3. If the Planning Commission approves a reduction in the parking requirements, the Applicant shall submit a parking management plan for Planning Commission review and approval prior to the issuance of a Certificate of Occupancy for any portion of the Affordable Master Planned Development.
 0. The Planning Commission may amend the parking management plan at any time to address changing circumstances.
4. The Planning Commission may reduce the parking required by Section 15-3-6, Parking Ratio Requirements For Specific Land Use Categories, for Affordable Master Planned Developments according to one or more of the criteria outlined below:
 0. On sites that are one acre or less by deducting 5,000 square feet per 15,000 square feet of Gross Floor Area for each floor from the sum of total floor area that is used to calculate parking requirements;

1. Parking in the Right-of-Way along the perimeter of the Affordable Master Planned Development Site is available;
 2. A clear and irrevocable agreement authorizes Affordable Master Planned Development residents to park in an off-Site Parking Area or Parking Structure that is located within 1,000 feet of the Affordable Master Planned Development perimeter boundary;
 3. The Affordable Master Planned Development is within ¼-mile from a bus stop that includes a waiting shelter consistent with City standards;
 4. On-Site parking is provided for motorcycles and/or scooters;
 5. Bicycle parking exceeds the requirements of Section 15-3-9;
 6. The Affordable Master Planned Development provides dedicated parking spaces for resident carshare vehicles.
5. The Planning Commission may not reduce Affordable Master Planned Development parking requirements below the ratio outlined in Table 1:

Table 1

Unit Size	Market-Rate Units	Affordable Units
<600 SF	0.5 spaces per unit	None
600-1,000 SF	1 space per unit	0.5 spaces per unit
1,000-2,000 SF	1.5 spaces per unit	1 space per unit
>2,000 SF	2 spaces per unit	1.5 spaces per unit

6. In mixed-use Affordable Master Planned Developments, the Commercial, Retail, Office, Public, and/or Quasi-public Uses shall meet the parking requirements outlined in Chapter 15-3.

Open Space

1. Affordable Master Planned Developments shall contain a minimum of twenty percent (20%) Open Space. On-Site amenities, such as playgrounds, trails, recreation facilities, bus shelters, and significant landscaping are encouraged. Open Space may not be used for Streets, roads, or Parking Areas. ***The project, as proposed, is 35% Open Space if emergency hardscape (not driven on under normal circumstances) is considered and 25% open space if emergency hardscape is not allowed as an Open Space definition. In either event, the proposed open space exceeds the minimum required Open Space (please see Exhibit F).***
2. The Planning Commission may decrease the required Open Space for projects located within 300 feet (300') of a Public Use, including but not limited to a public park, Recreation Open Space, public trail, public school, or Public Recreation Facility. ***Not applicable.***

Site Planning

An Affordable Master Planned Development shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The Development should be designed to fit the Site, not the Site modified to fit the project. The Applicant shall address the following in the Site planning:

1. **CLUSTERED DEVELOPMENT**. Units shall be clustered on the most developable and least visually sensitive portions of the Site. Open Space shall separate the clusters. The Open Space should be designed so that existing Significant Vegetation is maintained on the Site. ***The proposed plan is a classic clustered development and properly utilizes the minimum amount of property and maximizes the open space in its appearance and functionality.***
2. **GRADING**. Projects shall be designed to minimize Grading and the need for large retaining Structures. Roads, utility lines, and Structures should be designed to work with Existing Grade. Cuts and fills shall be minimized. ***There are no retaining walls associated with the proposed plan.***
3. **TRAILS**. Existing trails shall be incorporated into the Open Space elements of the project and shall be maintained in their existing location whenever possible. Applicants may be required to grant the City a trail easement to connect proposed trails with existing trails. Construction of new trails shall be consistent with the Park City Trails Master Plan. ***The property is almost perfectly situated for pedestrian access due to its central location within the urban area of the City. The ease of pedestrian access allows for ready access to the local trail network.***
4. **INTERNAL CIRCULATION**. Adequate internal vehicular, pedestrian, and bicycle circulation shall be provided. Pedestrian and bicycle circulations shall be separated from vehicular circulation and shall provide safe travel within the boundaries of the Affordable Master Planned Development and safe travel to adjoining public sidewalks, trails, and Rights-of-Way. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements. ***Please see Exhibit G.***
5. **SNOW REMOVAL**. The Site plan shall include adequate Areas for snow removal and snow storage. The Landscaping plan shall allow for snow storage Areas. Structures shall be set back from any hard surfaces so as to provide adequate Areas to remove and store snow. Snow shall be stored on-Site, unless otherwise approved by the Planning Commission. ***Snow removal has been incorporated into the site plans as shown on Exhibit H.***
6. **TRASH AND RECYCLING**. The Site plan shall include adequate Areas for trash and recycling containers and shall include an adequate circulation area for pick-up vehicles. Convenient pedestrian Access shall be provided within the Affordable Master Planned Development to the trash and recycling containers. No Site plan with a Commercial Development or Multi-Unit Dwelling shall be approved unless there is a mandatory recycling program, which may include Recycling Facilities for the Site. Single Family Dwellings shall include a mandatory recycling program with curb side recycling, and may also include Recycling Facilities. The Recycling Facilities shall be identified on the Site plan to accommodate for materials generated by the tenants, residents, users, operators, or owners of such Master Planned Development. Such Recycling Facilities shall include, but are not limited to, glass, paper, plastic, cans, cardboard or other household or commercially generated recyclable and scrap materials. Centralized trash and recycling containers shall be located in a completely enclosed Structure with a pedestrian door and a truck door or gate. The enclosed Structure shall be designed with materials that are compatible with the principal Structures in the Affordable Master Planned Development and shall be constructed of masonry, steel, or other substantial materials. The Structure shall be large enough to accommodate a trash container and at least two recycling containers to provide for

the option of dual-stream recycling. ***The proposed project will fulfill the obligations regarding trash removal and recycling as stated in the preceding paragraph. Please see Exhibit G for locations of trash and recycling.***

7. **TRANSPORTATION AMENITIES.** The Site plan shall include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable. ***Please see Exhibit G for transportation amenities.***
8. **SERVICE AND DELIVERY.** Access and loading/unloading Areas must be included in the Site plan. The service and delivery should be kept separate from pedestrian Areas. ***Please see Exhibit G for Service and Delivery areas.***
9. **LANDSCAPE AND LIGHTING.** A preliminary Landscaping plan must be submitted with the Affordable Master Planned Development Application. The Landscaping plan shall comply with all criteria and requirements of Section 15-5-5(N). All noxious weeds, as identified by Summit County, shall be removed from the Property in accordance with the Summit County Weed Ordinance prior to issuance of Certificates of Occupancy. Lighting must meet the requirements of Section 15-5-5(J). ***(Please see Exhibit I).***
10. **SENSITIVE LANDS COMPLIANCE.** Applicants for an Affordable Master Planned Development that contains any Area within the Sensitive Land Overlay Zone shall conduct a Sensitive Lands Analysis and shall conform to Chapter 15-2.21. ***Not Applicable.***
11. **CHILD CARE.** A Site designated and planned for a Child Care Center may be required for an Affordable Master Planned Development if the Planning Commission determines that the project will create additional demands for Child Care. ***The project is planning for an internal child activity area which can be monitored and managed by the HOA.***
12. **MINE HAZARDS.** Applications shall include a map and list of all known Physical Mine Hazards on the Property and a Physical Mine Hazard mitigation plan. ***There are no known mine hazards associated with the property (Please see Exhibit J).***
13. **HISTORIC MINE WASTE MITIGATION.** An Applicant for an Affordable Master Planned Development with Property that is located within the Park City Soils Ordinance Boundary shall submit a soil remediation mitigation plan and shall indicate areas of hazardous soils and proposed methods of remediation and/or removal subject to the requirements and regulations of the Municipal Code of Park City Chapter 11-15. ***An Environmental Phase 2 Plan is being developed by Stantec Engineering and should be available by the end of June 2022.***
14. **GENERAL PLAN REVIEW.** The Planning Commission shall review Affordable Master Planned Developments for consistency with the goals and objectives of the General Plan; however, such review for consistency shall not alone be binding.
15. **HISTORIC SITES.** Applicants shall submit a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report prepared by a Qualified Historic Preservation Professional. ***There are no identifiable historic sites on the property. A Cultural/Historic inventory plan will be submitted shortly.***

Please note the following Deed Restrictions and Compliance Ordinances that are required for any project approved under the Affordable Master Planned Development guidelines.

Deed Restrictions

1. Prior to a Certificate of Occupancy for any market rate or Affordable Unit within the Affordable Master Planned Development, provisions to ensure continued affordability of Affordable Units shall be embodied in legally binding deed restrictions, approved by the City Attorney, and recorded with the County.

2. The deed restrictions shall conform with the deed restriction requirements outlined in the Park City Affordable Housing Resolution in effect at the time of a complete Affordable Master Planned Development Application submission, or as otherwise determined by the Park City Housing Authority.
3. The deed restriction shall continue in full force and effect for a period not less than forty (40) years. Upon expiration of the initial forty (40) year term, or any subsequent term, the City shall have six (6) months in which to determine, based on an independent market study, that the Affordable Units within the Affordable Master Planned Development are no longer necessary to satisfy the affordable or workforce housing needs of the City. The City Council or its successor shall make the final determination of such continuing need, and if the City makes no such determination, the deed restrictions shall automatically renew for one or more additional consecutive ten (10) year terms.

Compliance

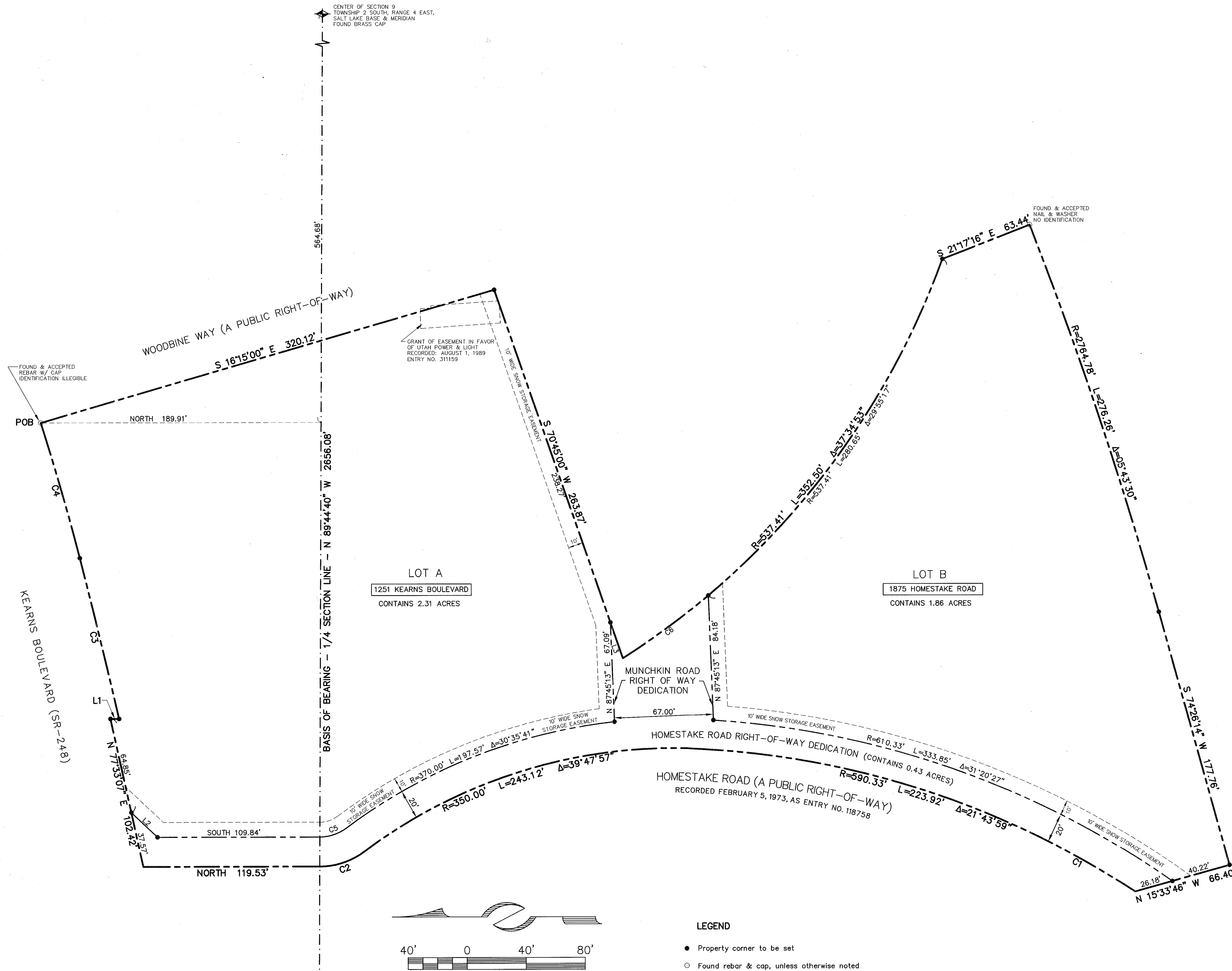
1. Each Property Owner of an Affordable Unit within the Affordable Master Planned Development shall submit to the City an annual compliance report, as amended from time to time by the City or its designee, verifying deed restriction compliance.
2. The Municipal Code of Park City Section 8-3-6 establishes that it is a crime to commit affordable housing fraud. Violation of Section 8-3-6 is subject to criminal prosecution.

Conclusion

The Homestake project is a rare opportunity for the City to work towards achieving its affordable housing goals. We believe that this is a strong plan and is one that is both financially feasible and fits well within the fabric of the neighborhood. That being said, the Applicant is open to receiving any input from any source to make the plan better and improve the overall compatibility of the plan with the surrounding neighborhood. We deeply appreciate the Commission and Staff's consideration of this proposal and we are available for any questions or concerns you may have.

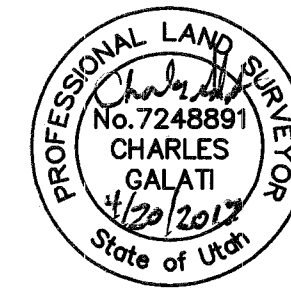
Sincerely,

Rory Murphy
Ryan Davis (J. Fisher Company)
Jake Wood (J. Fisher Company)



THE YARD SUBDIVISION—FIRST AMENDED

LOCATED IN THE WEST HALF OF SECTION 9
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah, and that by authority of the owner, this Subdivision Plat map of the THE YARD SUBDIVISION—FIRST AMENDED has been prepared under my direction and that the same has been monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

LEGAL DESCRIPTION

Lot 1, The Yard Subdivision, a parcel combination plat, according to the official plat thereof on file and of record in the Summit County Recorder's Office.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS, that 1251 Kearns, L.L.C., a Utah limited liability company, the undersigned owner of the herein described tract of land, to be known hereafter as THE YARD SUBDIVISION—FIRST AMENDED, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this subdivision plat and public road right of way dedication as shown on this plat.

In witness whereof the undersigned has executed this certificate and dedication this 20th day of April, 2017.

By: Mark J. Fischer
Mark J. Fischer, Manager
1251 Kearns, L.L.C., a Utah limited liability company

ACKNOWLEDGMENT

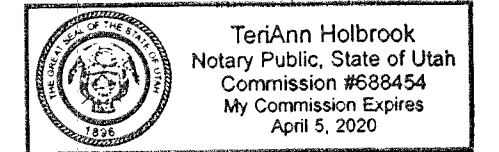
State of Utah)
County of Summit) ss.

On the 20th day of April, 2017, Mark J. Fischer 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 he is the Manager of 1251 Kearns, L.L.C., a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company, by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed THE YARD SUBDIVISION—FIRST AMENDED.

Teri Ann Holbrook
A Notary Public commissioned in Utah
Printed Name

Residing in: Salt Lake City

My Commission Expires: April 5, 2020



NOTES

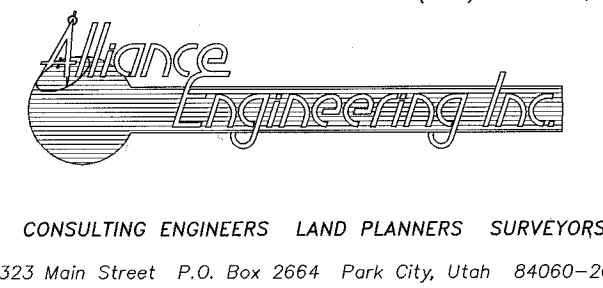
- This plat is subject to the Conditions of Approval in Ordinance 2017-14.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 15, 1972 as Entry No. 118268 exists on Lot A. The location the easement is not disclosed.
- A right-of-way easement in favor of Mountain States Telephone and Telegraph Company recorded December 10, 1973 as Entry No. 121750 exists on Lot A. The location of the easement is not disclosed.
- The Boundary Survey recorded December 3, 2010, as Entry No. S-7246 in the office of the Summit County Recorder is pertinent to this plat.
- The Yard Subdivision plat recorded January 7, 2011, as Entry No. 914591 in the office of the Summit County Recorder is pertinent to this plat.
- Access to Homestake Road and Munchkin Road shall be granted to Lot A. A driveway curb cut shall be provided to Lot A with any future road construction. Access to Woodbine Way for Lot A shall be maintained.
- Wastewater service to The Yard Subdivision—First Amended, Lots A and B, shall be provided by the Snyderville Basin Water Reclamation District. At the time of recording this plat, a public wastewater line is not adjacent to Lot B. It shall be the responsibility of the owner of Lot B to extend the public wastewater system to the Lot according to the requirements of a Line Extension Agreement with the District.
- This development is over 1.0 acre and shall be required to meet the MS4 storm water permit requirements for common developments.
- Modified 130 sprinklers will be required for new construction by the Chief Building Official at the time of review of the building permit submittal.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	SOUTH	5.86
L2	N 43°09'27" E	24.40
L3	S 70°45'00" W	25.60

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	590.33	89.79	08°24'54"
C2	50.56	32.47	36°48'00"
C3	4481.93	111.73	01°25'42"
C4	1677.02	95.24	03°15'13"
C5	30.56	19.63	36°48'00"
C6	537.41	71.85	07°39'36"

SHEET 1 OF 1

4/19/17 JOB NO.: 4-10-16 FILE: X:\Prospector\dwg\sr\plat2016\041016-yard.dwg



SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 21st DAY OF April, 2017
BY: S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF MARCH, 2017
BY: [Signature] CHAIRMAN

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 24th DAY OF April, 2017
BY: [Signature] PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 26th DAY OF April, 2017
BY: [Signature] PARK CITY ATTORNEY

CERTIFICATE OF ATTEST
I CERTIFY THIS SUBDIVISION PLAT WAS APPROVED BY PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY: [Signature] PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 30TH DAY OF MARCH, 2017
BY: [Signature] MAYOR

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title Agency
32.00 FEE
RECORDED
TIME 10:23:58 DATE 4-28-17 ENTRY NO. 01068309
YARD SUBDIVISION FIRST AMEND



Planning Department

March 16, 2022

Park City Municipal Corporation
Attention: Jason Glidden
445 Marsac Road
Park City, UT 84060

NOTICE OF PLANNING DIRECTOR DETERMINATION

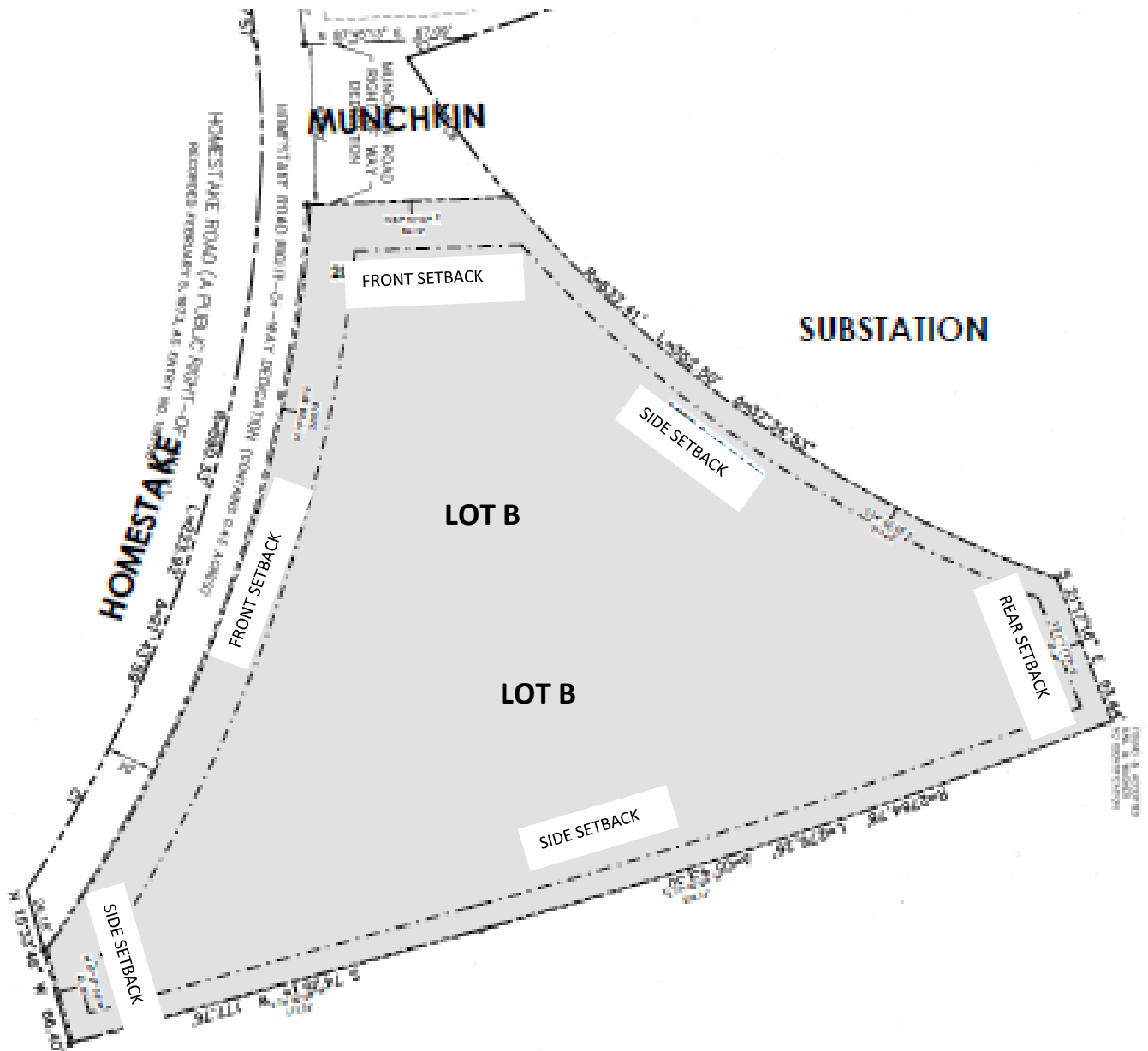
RE: Determination of Setbacks for an Unusual Lot Configuration for Lot B of The Yard Subdivision – First Amended, at 1875 Homestake Road, Park City, UT.

In preparation for submittal of an Affordable Master Planned Development application, Park City Municipal Corporation Housing Department Manager, Jason Glidden, requested a Planning Director setback determination as it relates to a proposed affordable housing development on Lot B of The Yard Subdivision – First Amended, at 1875 Homestake Road. This Planning Director Determination is limited in scope to the potential Affordable Master Planned Development application only.

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. Land Management Code (LMC) § 15-4-17 outlines regulations for lots with unusual configurations and states, “[d]evelopment on Corner Lots shall have two (2) front Setbacks, unless otherwise an exception by this Code. The Rear Yard will be the side of the Property opposite the driveway Access from the Street. If it is not clear which boundary should border the Rear Yard, the Planning Director may specify which is the Rear Yard.”

Lot B is in the General Commercial (GC) Zoning District which determines setback distances in LMC § 15-2.18-3. Front setbacks require a minimum of twenty feet (20') for all Main and Accessory Buildings and Uses unless all on-site parking is at the rear of the property or underground in which case the setbacks may be reduced to ten feet (10'). Rear and Side Setbacks have a minimum of ten feet (10') and must be free of any structures with exceptions detailed in LMC § 15-2.18-3.

The illustration below shows the Planning Director determination for lot setbacks:





Planning Department

If there are questions or concerns regarding this Final Action Letter, please do not hesitate to contact the Planning Department at planning@parkcity.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Gretchen Milliken".

Gretchen Milliken
Planning Director
(435) 615-5008
gretchen.milliken@parkcity.org

cc: Peter Tomai



SNYDERVILLE BASIN

WATER RECLAMATION DISTRICT

2800 HOMESTEAD RD, PARK CITY, UT 84098

WWW.SBWRD.ORG

T 435-649-7993

F 435-649-8040

September 1, 2022

Rory Murphy
2590 Sidewinder Drive
Park City, UT 84060

Subject: Homestake Property – Parcel YARD-B-1AM-X
Service Provider Letter

Dear Mr. Murphy;

This is to respond to your request regarding wastewater service for the referenced project in Park City, Utah.

The proposed project is within the Snyderville Basin Water Reclamation District (SBWRD) service area. The SBWRD can provide wastewater service to the project provided the established procedures for obtaining said wastewater service are followed as outlined in SBWRD standards

Wastewater service is not committed by SBWRD until SBWRD receives full payment of all required fees including SBWRD impact fees.

Also, please note that the parcel is not adjacent to any existing wastewater system facilities. A new mainline will need to be extended to the site and will likely need to be run from an existing manhole in Woodbine Way, about 70' south of the intersection of Woodbine Way and Kearns Blvd.

Please contact me with any questions.

Sincerely,

Kevin Berkley, P.E.
District Engineer

Cc: Project File

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: 9/2/2022 2:11:41 PM

JFRM

HOMESTAKE MPD AFFORDABLE HOUSING

1875 Homestake Road
Park City, Utah

MPD/CUP SUBMITTAL

09.02.2022

PROJECT CONTACT INFORMATION

OWNER	ARCHITECT
Rory Murphy/ J Fisher Companies 2590 Sidewinder Drive Park City, UT 84060 telephone: 435.640.5068 Contact: Rory Murphy email: paladinparkcity@aol.com	WOW atelier, LLC. 73 East 400 South Salt Lake City, Utah 84111 telephone: 801.712.4078 Contact: Chima Onwuegbu, AIA, LEEDap email: chimso@be-wow.com
CIVIL ENGINEER	STRUCTURAL ENGINEER
Talisman Civil Consultants 1588 S Main St. Ste. 200, Salt Lake City, UT, 84115 telephone: 385.301.8104 Contact: Dan Bourque email: DanB@talismancivil.com	
MECHANICAL ENGINEER	ELECTRICAL ENGINEER
PVE Consulting Engineers 1040 North 2200 West, Suite 100 Salt Lake City, Utah 84116 Telephone (801) 359-3158 Contact: Xabier Ovelle email: xovalle@pve-ut.com	PVE Consulting Engineers 1040 North 2200 West, Suite 100 Salt Lake City, Utah 84116 Telephone (801) 359-3158 Contact: Terry Gorseth email: tgorseth@pve-ut.com
LANDSCAPE ARCHITECT	INTERIOR DESIGNER
STB Design 1375 E Perrys Hollow Road Salt Lake City, Utah 84103 Telephone 801-554-6146 Contact: Scott Blake email: scott@stbdesignllc.com	
ENERGY CONSULTANT	
Building Science West 8539 S Redwood Rd. West Jordan, Utah 84088 Telephone 801-432-6391 Contact: Mitch Richardson email: MitchRichardson@Gmail.com	
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 C 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

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

COVER SHEET

GI-000

PROJECT #:
210036
ISSUE DATE:
09.02.2022
ISSUE
MPD-CUP APPLICATION
REVISIONS

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
STB DESIGN
INTERIOR:

WOW

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 ddrfe: 9/2/2022 2:11:41 PM
D:\Revit Logal Files\Homestake AMPD_CENTRE.dwg chimsob@be-wow.com

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,

E. UNLESS NOTED OTHERWISE DOOR AND WINDOW LOCATIONS ARE

ETC. ABOVE NEAREST REFERENCE LEVEL - A.F.F.
- DIMENSIONED TO THE CENTER OF THEIR HORIZONTAL OPENING.

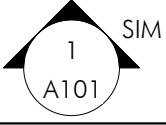
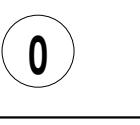
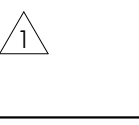
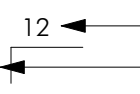
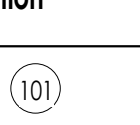
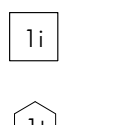
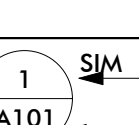
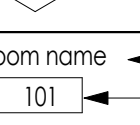
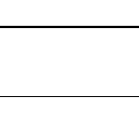
BUILDING CODE ANALYSIS

APPLICABLE CODES			
	2018 EDITION OF THE INTERNATIONAL BUILDING CODE		
	2018 EDITION OF THE INTERNATIONAL PLUMBING CODE		
	2018 EDITION OF THE INTERNATIONAL MECHANICAL CODE		
	2017 EDITION OF THE NATIONAL ELECTRICAL CODE		
	2018 EDITION OF THE INTERNATIONAL FUEL CODE		
	2018 EDITION OF THE INTERNATIONAL ENERGY CONSERVATION CODE		
	2018 EDITION OF THE INTERNATIONAL FIRE CODE		
OCCUPANCY CLASSIFICATION - IBC CHAPTER THREE			
R-2:	RESIDENTIAL		
S-2:	STORAGE		
CHAPTER FIVE: GENERAL BUILDING HEIGHTS AND AREAS			
ALLOWABLE HEIGHT AND BUILDING AREAS			
OCC.	CONSTRUCTION	HEIGHT	AREA
S-2	TYPE 1-A	UL	UL
R-2	TYPE 5-A	4 STORIES (70')	49,887 SF (SEE CALCS - GI-005)
ACTUAL HEIGHTS AND BUILDING AREAS			
ACTUAL BUILDING HEIGHT: (45' - HIGHEST POINT ABOVE GRADE)			
ACTUAL BUILDING STORIES: 4 STORIES			
OCC.	CONSTRUCTION	HEIGHT	AREA
S-2	TYPE 1-A	1 STORY	50,666 SF
R-2	TYPE 5-A	4 STORIES	SEE AREAS ON GI-002 & GI-003
TYPE OF CONSTRUCTION - IBC CHAPTER SIX			
TABLE 601 - TYPE 5A CONSTRUCTION REQUIREMENTS			
	STRUCTURAL FRAME:	1 HOUR	
	BEARING WALLS:	1 HOUR	
	NON BEARING WALLS AND PARTITIONS:	0 HOUR	
	FLOOR CONSTRUCTION:	1 HOUR	
	ROOF CONSTRUCTION:	1 HOUR	
TABLE 601 - TYPE 1A CONSTRUCTION REQUIREMENTS			
	STRUCTURAL FRAME:	3 HOUR	
	BEARING WALLS:	3 HOUR	
	NON BEARING WALLS AND PARTITIONS:	0 HOUR	
	FLOOR CONSTRUCTION:	3 HOUR	
	ROOF CONSTRUCTION:	1-1/2 HOUR	
TABLE 602 - FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE			
EXTERIOR WALLS SHALL BE 1HR RATED AT ALL LOCATIONS BASED ON ANTICIPATED OCCUPANCIES AND THEIR SEPARATIONS.			
FIRE RESISTANCE RATED CONSTRUCTION - IBC CHAPTER SEVEN			
SECTION 706 FIRE WALLS			
TABLE 706.4(a) - FIRE WALL RATING - 2 HOURS			
SECTION 708 FIRE PARTITIONS - 1 HOUR			
SECTION 711 HORIZONTAL ASSEMBLIES - 1 HOUR			
SECTION 713 SHAFT ENCLOSURES			
STAIR & ELEVATOR SHAFT REQUIREMENTS - 2 HOURS (4+ STORIES)			
FIRE PROTECTION SYSTEM - IBC CHAPTER NINE			
SYSTEM IN ACCORDANCE WITH NFPA 13 AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED THROUGHOUT STRUCTURE.			
MEANS OF EGRESS - IBC CHAPTER TEN			
ACCESSIBILITY - IBC CHAPTER ELEVEN			
TOTAL UNITS:	123		
TOTAL REQUIRED TYPE A UNITS:	3		
TOTAL PROVIDED TYPE A UNITS:	3		
TOTAL PARKING SPOTS:	125		
TOTAL REQUIRED ADA SPOTS:	5		
TOTAL PROVIDED ADA SPOTS:	5		

STANDARD/ GENERAL ABBREVIATIONS

@	AT	INSUL	INSULATION
&	AND	INT	INTERIOR
"	INCH	JAN	JANITOR
'	FOOT	LAM	LAMINATE
#	NUMBER	LAV	LAVATORY
C, CL	CENTER LINE	L.F.	LINEAR FEET
AC	AIR CONDITIONING	LTR	LETTER
A.D.A.	AMERICANS WITH DISABILITIES ACT OF 1992	MACH	MACHINE
A.F.F.	ABOVE FINISH FLOOR	MAS	MASONRY
A.I.A.	AMERICAN INSTITUTE OF ARCHITECTS	MAX	MAXIMUM
AL/ ALIGN	ALIGN	MECH	MECHANICAL
ALUM	ALUMINUM	MFGR	MANUFACTURER
APPROX	APPROXIMATE	MIN	MINIMUM
ARCH	ARCHITECT, ARCHITECTURAL	MISC	MISCELLANEOUS
ASPH	ASPHALT	MTD	MOUNTED
AUTO	AUTOMATIC	MTL	METAL
BDRM	BEDROOM	N.I.C.	NOT IN CONTRACT
BLDG	BUILDING	N.A.	NOT APPLICABLE
BLKG	BLOCKING	O.C.	ON CENTER
BSMT	BASEMENT	PERP	PERPENDICULAR
C.C.	CENTER TO CENTER	PERIM	PERIMETER
CAD	COMPUTERAIDED DRAFTING	PKG	PARKING
CLG	CEILING	PLAS	PLASTER
CMU	CONCRETE MASONRY UNIT	P	PLATE
CNTR	CENTER	PLWD	PLYWOOD
C.O.	CASED OPENING	PLBG	PLUMBING
COMB	COMBINED	PORT	PORTABLE
CONC	CONCRETE	PREFAB	PREFABRICATED
CONT	CONTINUOUS	PSI	POUNDS PER SQUARE INCH
CONST	CONSTRUCTION	PWR	POWER
C.T.	CERAMIC TILE	QTY	QUANTITY
DBL	DOUBLE	RAD	RADIUS
DEMO	DEMOLISH	REFG	REFRIGERATOR
DEPT	DEPARTMENT	REG	REGULAR
DET	DETAIL	REQ	REQUIRED
D.F.	DRINKING FOUNTAIN	RES	RESILIENT
DIA	DIAMETER	R.B.	RESILIENT BASE
DIM	DIMENSION	REV	REVERSE
DIV	DIVISION	RM	ROOM
DN	DOWN	S.D.	SMOKE DETECTOR
DR	DOOR	SECT	SECTION
DWG	DRAWING	S.F.	SQUARE FEET
DWGS	DRAWINGS	SHT	SHEET
EA	EACH	SHWR	SHOWER
EIFS	EXTERIOR INSULATION AND FINISH SYSTEM	SIM	SIMILAR
ELEC	ELECTRIC	SPEC	SPECIFICATION
ELEV	ELEVATION	SPECS	SPECIFICATIONS
EMER	EMERGENCY	SPKR	SPEAKER
ENGR	ENGINEER, ENGINEERING	SQ	SQUARE
EQ	EQUAL	STD	STANDARD
EQUIP	EQUIPMENT	STL	STEEL
EXIST	EXISTING	TV	TELEVISION
EXT	EXTERIOR	UT	UTILITY
FAB	FABRICATE	SHT	SHEET
FDN	FOUNDATION	SNGL	SINGLE
F.E.C.	FIRE EXTINGUISHER AND CABINET	STRG	STORAGE
FIN	FINISH	STRUCT	STRUCTURAL
F.O.C.	FACE OF CONCRETE	SYM	SYMMETRICAL
F.O.S.	FACE OF STUD	TEL	TELEPHONE
F.R.	FIRE RESISTIVE	TEMP	TEMPORARY
FURN	FURNISH, FURNITURE	T.O.W/S/	TOP OF WALL/SLAB/ETC
GALV	GALVANIZED	T.O.C.S.	TOP OF CONCRETE SLAB
ENL	GENERAL	V.C.T.	VINYL COMPOSITION TILE
GOVT	GOVERNMENT	VERT	VERTICAL
GYP	GYPSUM	W/	WITH
G.W.B	GYPSUM WALL BOARD	W/O	WITHOUT
HORZ	HORIZONTAL	W.C.	WATER CLOSET
HR	HOUR	WD	WOOD, (HDWD, HARDWOOD)
HVAC	HEATING, VENTILATION & AIR CONDITIONING	WDW	WINDOW
I.E.	ID EST (THAT IS)	W.V.	WOOD VENEER

SYMBOL INDEX/ DRAWING CONVENTIONS

N 90 00' 00" E	PROPERTY LINE TAG - SEE SITE PLAN		SECTION MARKER
Distance			
	GRID MARKER		REVISION TAG
	SLOPE (RUN)		CENTERLINE MARKER
	SLOPE (RISE)		
	VERTICAL COORDINATE REFERENCE		KEYNOTE. SEE REFERRING SHEET
	DOOR TAG - REFER TO SCHEDULE FOR DETAILS		SPOT ELEVATION
	WALL TAG. SEE WALL TYPES		DETAIL MARKER.
	WINDOW TYPE. SEE SCHEDULE		DETAIL SHEET
	ROOM NAME		CASEWORK TAG
	ROOM #		
	SQUARE FOOTAGE (WHERE SHOWN)		

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SIB DESIGN
INTERIOR:

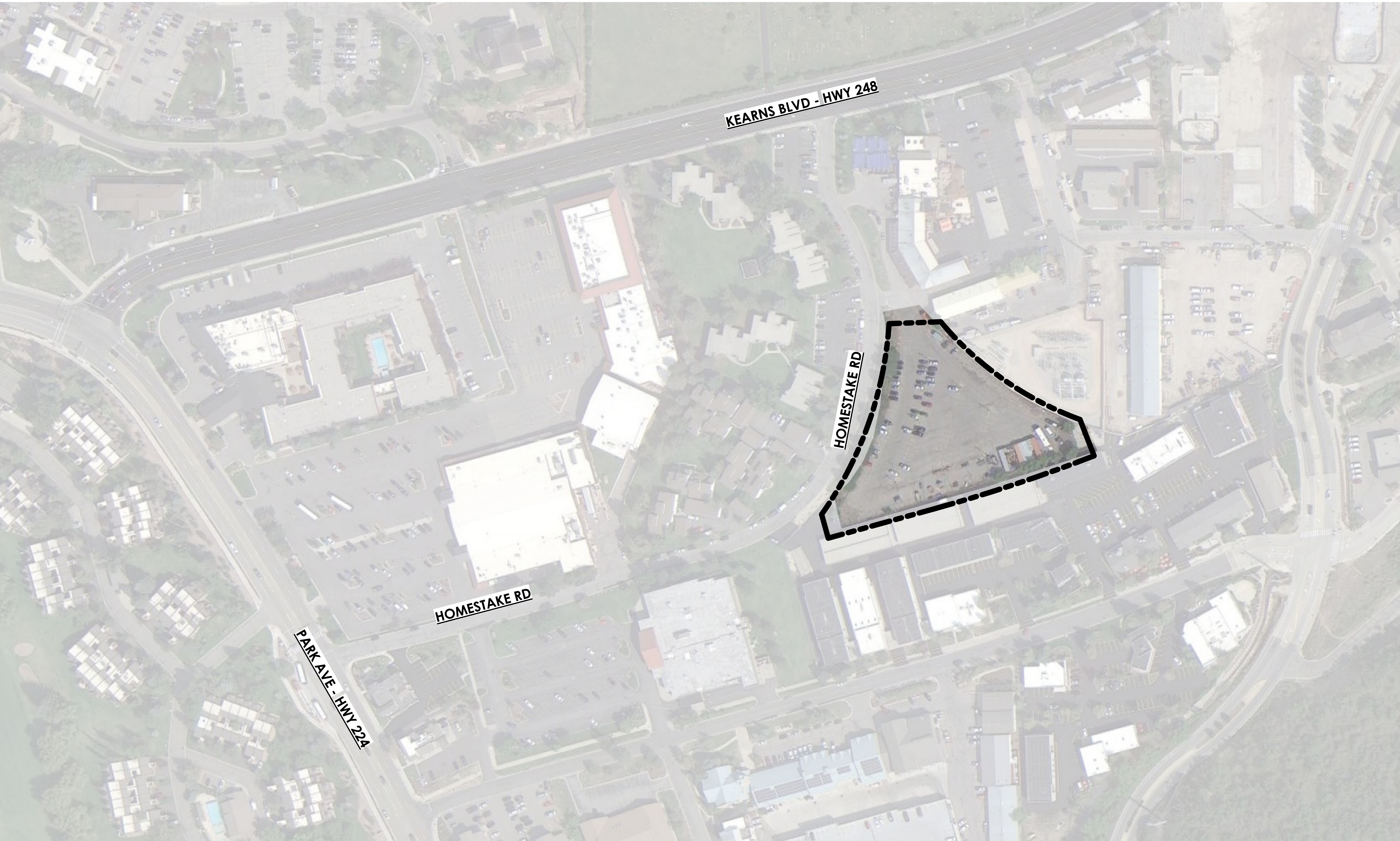
HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

PROJECT #:
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GENERAL NOTES AND
CODE ANALYSIS
GI-001

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A1 ARCHITECTURAL SITE PLAN AERIAL
SCALE: 1" = 80'-0"

SITE AERIAL MAP

EXHIBIT A

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AREA ANALYSIS

AREA NAME	AREA (SF)
PARKING LEVEL	
AMENITY	981 SF
MECH-STG	1,845 SF
STORAGE	2,484 SF
SUPPORT	321 SF
UTIL	702 SF
PARKING	42,237 SF
EAST CORE-0	808 SF
NORTH STAIR - 0	677 SF
SOUTH ELEV-0	81 SF
SOUTH STAIR-0	528 SF
	50,665 SF

GROUND LEVEL	
AMENITY-1	2,067 SF
LOBBY-CIRC	9,831 SF
TRASH A1	452 SF
TRASH B1	302 SF
UTIL-1	531 SF
EAST ELEV-1	71 SF
EAST STAIR-1	280 SF
NORTH STAIR - 1	230 SF
SOUTH ELEV-1	95 SF
SOUTH STAIR-1	269 SF
UNITS-1	25,881 SF
	40,008 SF

LEVEL 2	
AMENITY-2	2,162 SF
CIRC -2	6,065 SF
TRASH A2	202 SF
TRASH B2	167 SF
UTIL	94 SF
DECKS-2	1,847 SF
EAST ELEV-2	76 SF
EAST STAIR-2	268 SF
NORTH STAIR-2	236 SF
SOUTH ELEV-2	96 SF
SOUTH STAIR-2	265 SF
UNITS-2	31,527 SF
	43,006 SF

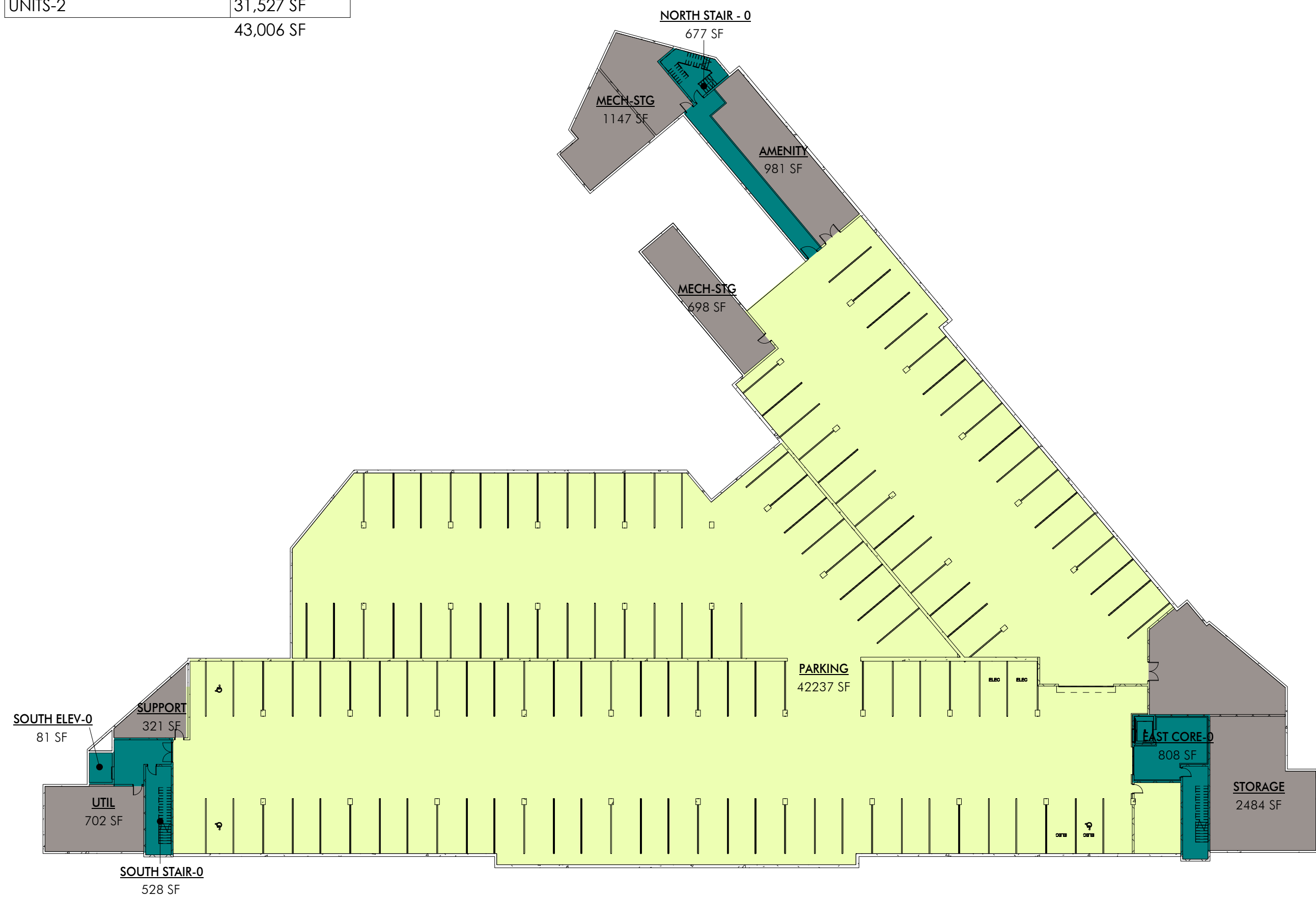
AREA ANALYSIS

AREA NAME	AREA (SF)
LEVEL 3	
AMENITY-3	2,183 SF
TRASH A3	206 SF
TRASH B3	171 SF
UTIL	93 SF
DECKS-3	1,747 SF
EASE ELEV-3	71 SF
EAST STAIR-3	266 SF
NORTH STAIR-3	237 SF
SOUTH ELEV-3	89 SF
SOUTH STAIR-3	6,225 SF
UNITS-3	31,890 SF
	43,178 SF

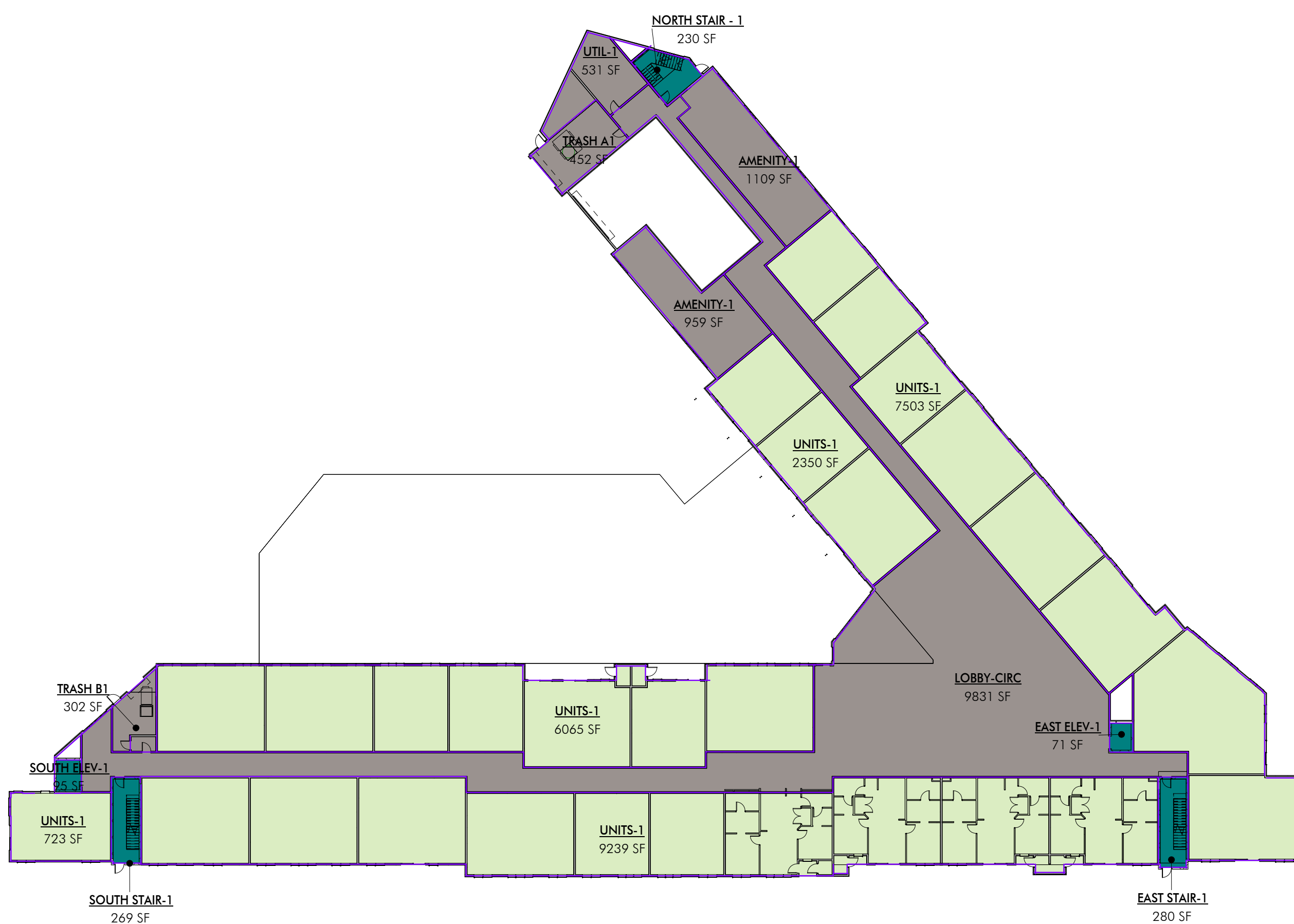
LEVEL 4	
CIRC-4	6,792 SF
ELEV/UTIL	219 SF
TRASH A4	181 SF
TRASH B4	165 SF
AEMINTY DECKS-4	2,175 SF
DECKS-4	11,265 SF
EAST ELEV-4	76 SF
EAST STAIRS-4	261 SF
NORTH STAIR-4	227 SF
SOUTH ELEV-4	90 SF
SOUTH STAIR-4	259 SF
UNITS-4	18,774 SF
	40,482 SF
	217,338 SF

PARKING ANALYSIS

UNIT REQUIREMENTS	UNITS	LMC REQ'D	AMPD
1 BEDROOM UNITS			
GROUND LEVEL	11	11	5.5
LEVEL 2	15	15	7.5
LEVEL 3	15	15	7.5
LEVEL 4	7	7	3.5
2 BEDROOM UNITS			
GROUND LEVEL	17	17	8.5
LEVEL 2	20	20	10
LEVEL 3	20	20	10
LEVEL 4	15	15	7.5
3 BEDROOM UNITS	3	4.5	3
TOTAL PARKING REQUIREMENT		124.5	63
TOTAL STALLS PROVIDED		125	



A1 PARKING AREA PLAN
SCALE: 1/32" = 1'-0"



A4 GROUND LEVEL AREA PLAN
SCALE: 1/32" = 1'-0"

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AREA PLANS

EXHIBIT B

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AREA ANALYSIS

AREA NAME	AREA (SF)
-----------	-----------

PARKING LEVEL	
AMENITY	981 SF
MECH-STG	1,845 SF
STORAGE	2,484 SF
SUPPORT	321 SF
UTIL	702 SF
PARKING	42,237 SF
EAST CORE-0	808 SF
NORTH STAIR - 0	677 SF
SOUTH ELEV-0	81 SF
SOUTH STAIR-0	528 SF
	50,665 SF

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NORTH STAIR - 1	230 SF
SOUTH ELEV-1	95 SF
SOUTH STAIR-1	269 SF
UNITS-1	25,881 SF
	40,008 SF

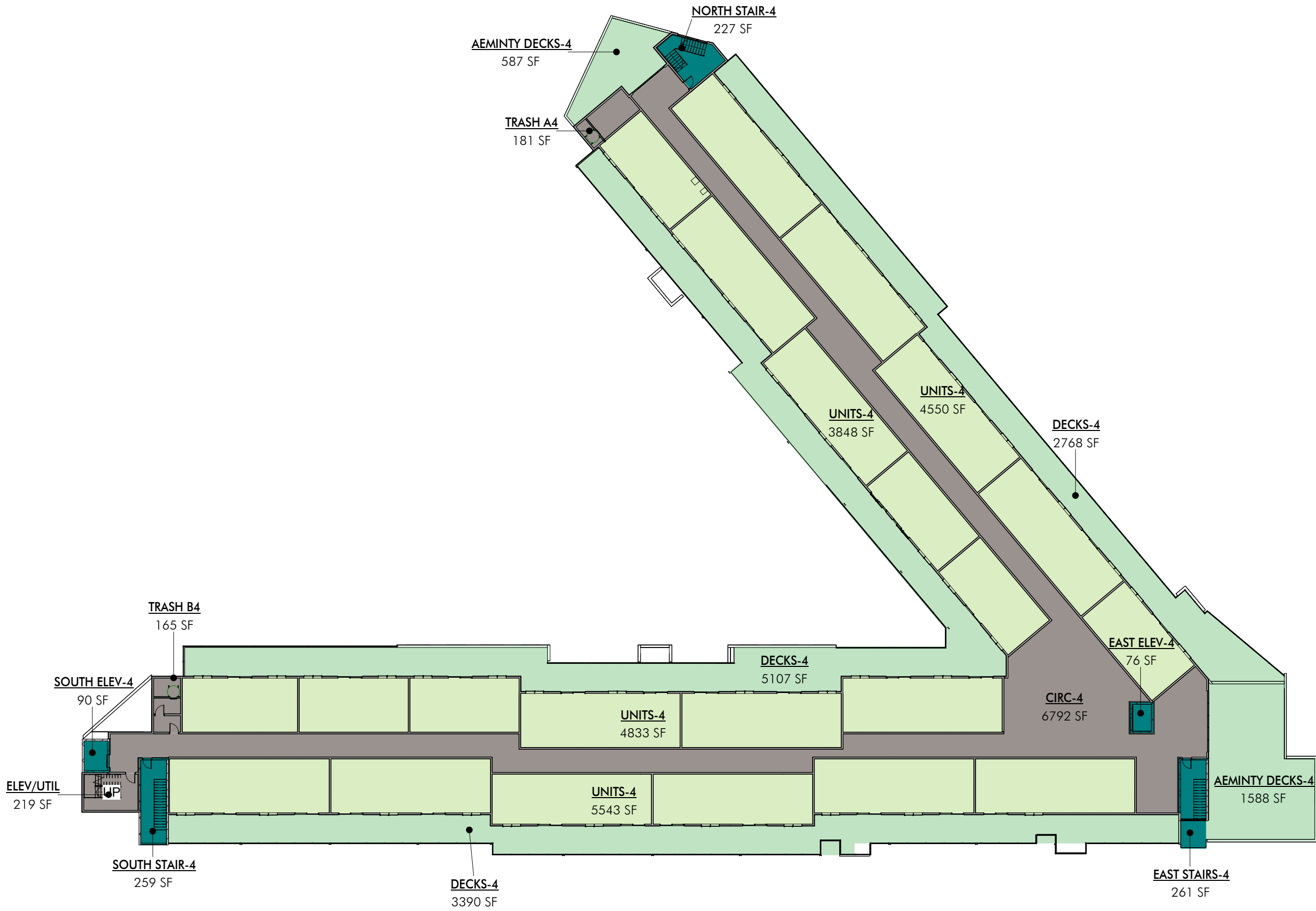
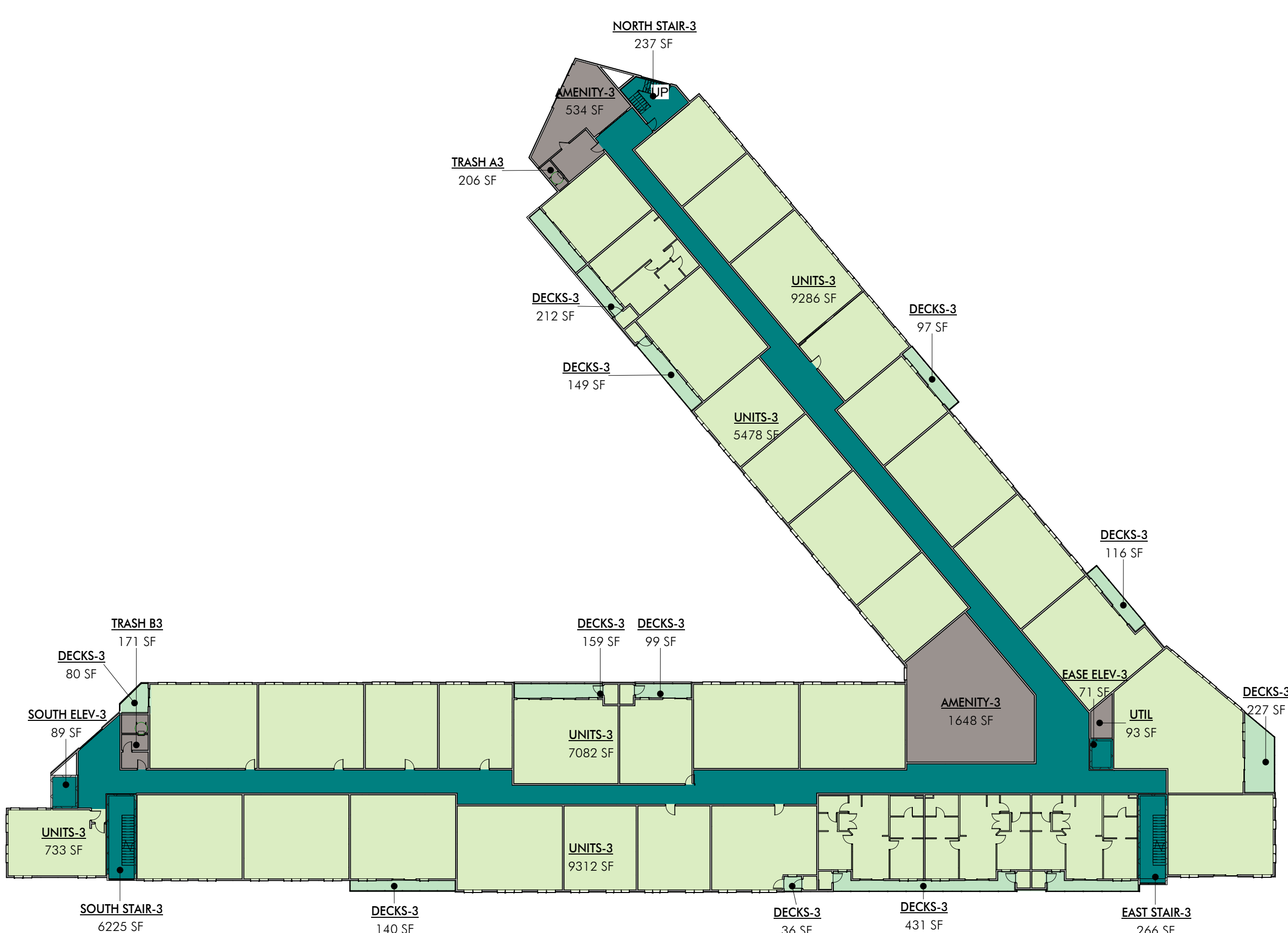
LEVEL 2	
AMENITY-2	2,162 SF
CIRC -2	6,065 SF
TRASH A2	202 SF
TRASH B2	167 SF
UTIL	94 SF
DECKS-2	1,847 SF
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NORTH STAIR-2	236 SF
SOUTH ELEV-2	96 SF
SOUTH STAIR-2	265 SF
UNITS-2	31,527 SF
	43,006 SF

AREA ANALYSIS

AREA NAME	AREA (SF)
-----------	-----------

LEVEL 3	
AMENITY-3	2,183 SF
TRASH A3	206 SF
TRASH B3	171 SF
UTIL	93 SF
DECKS-3	1,747 SF
EASE ELEV-3	71 SF
EAST STAIR-3	266 SF
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	43,178 SF

LEVEL 4	
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EAST ELEV-4	76 SF
EAST STAIRS-4	261 SF
NORTH STAIR-4	227 SF
SOUTH ELEV-4	90 SF
SOUTH STAIR-4	259 SF
UNITS-4	18,774 SF
	40,482 SF
	217,338 SF



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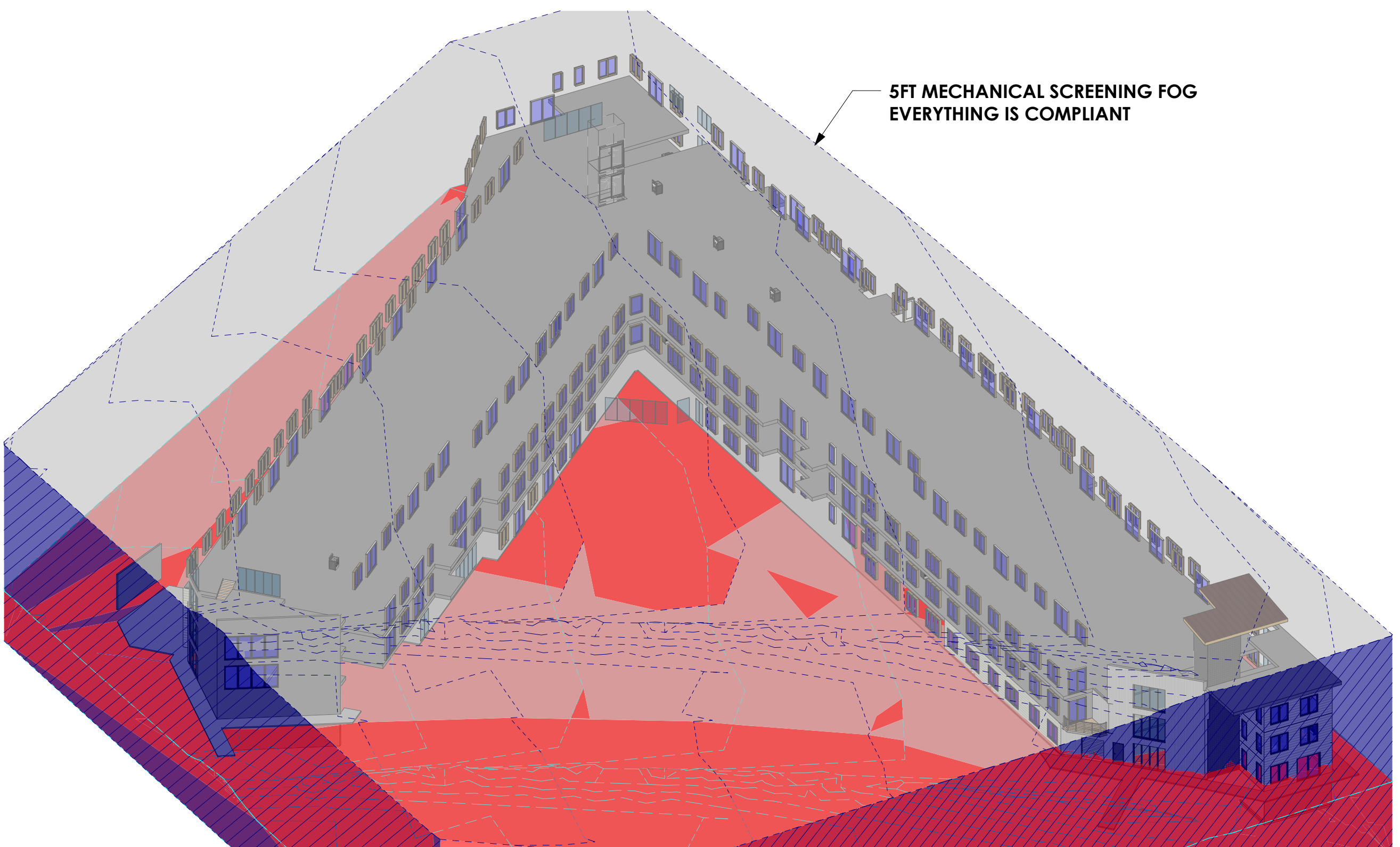
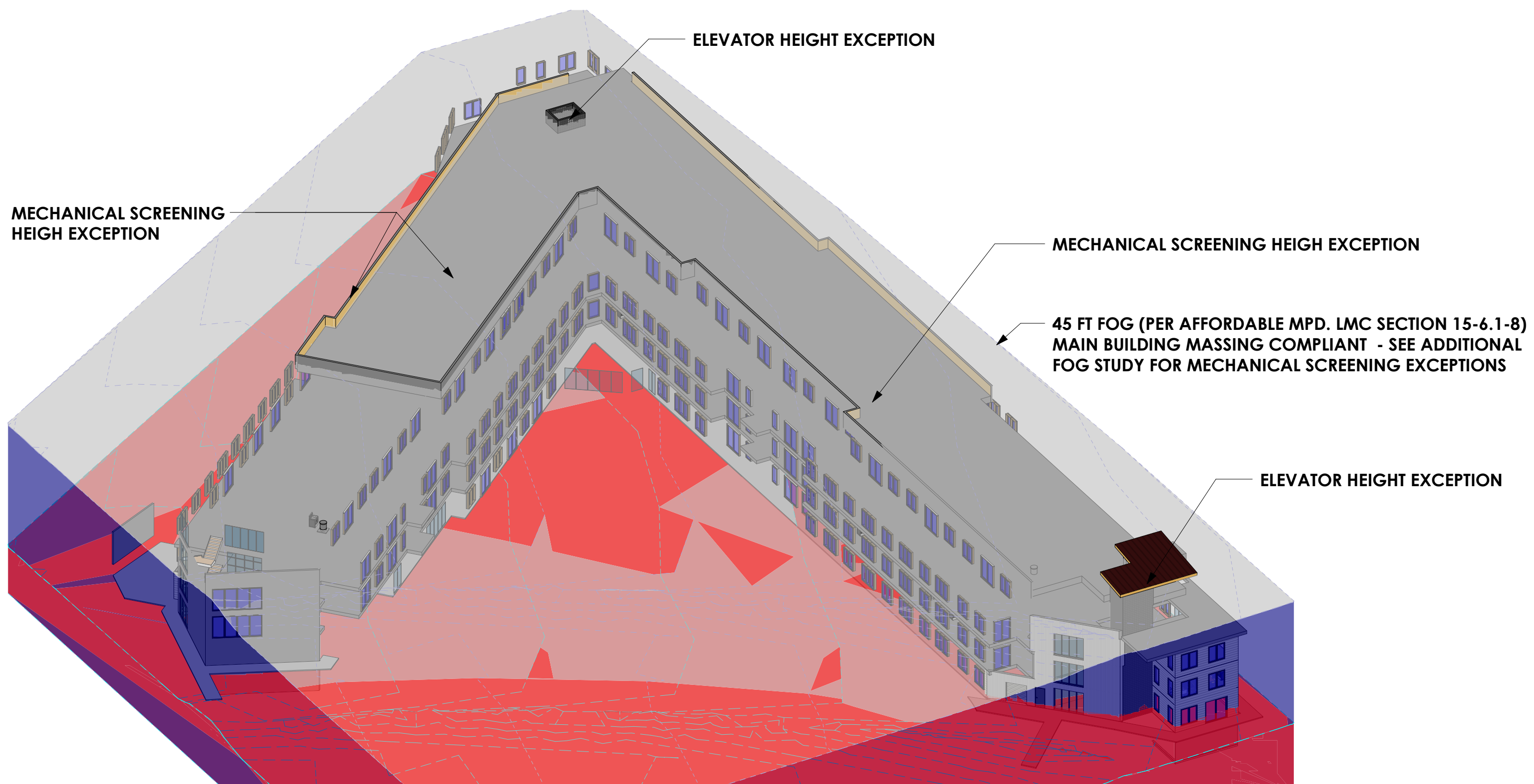
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AREA PLANS

EXHIBIT C

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C1 FOG STUDY
SCALE:

C4 FOG STUDY - EXCEPTION
SCALE:

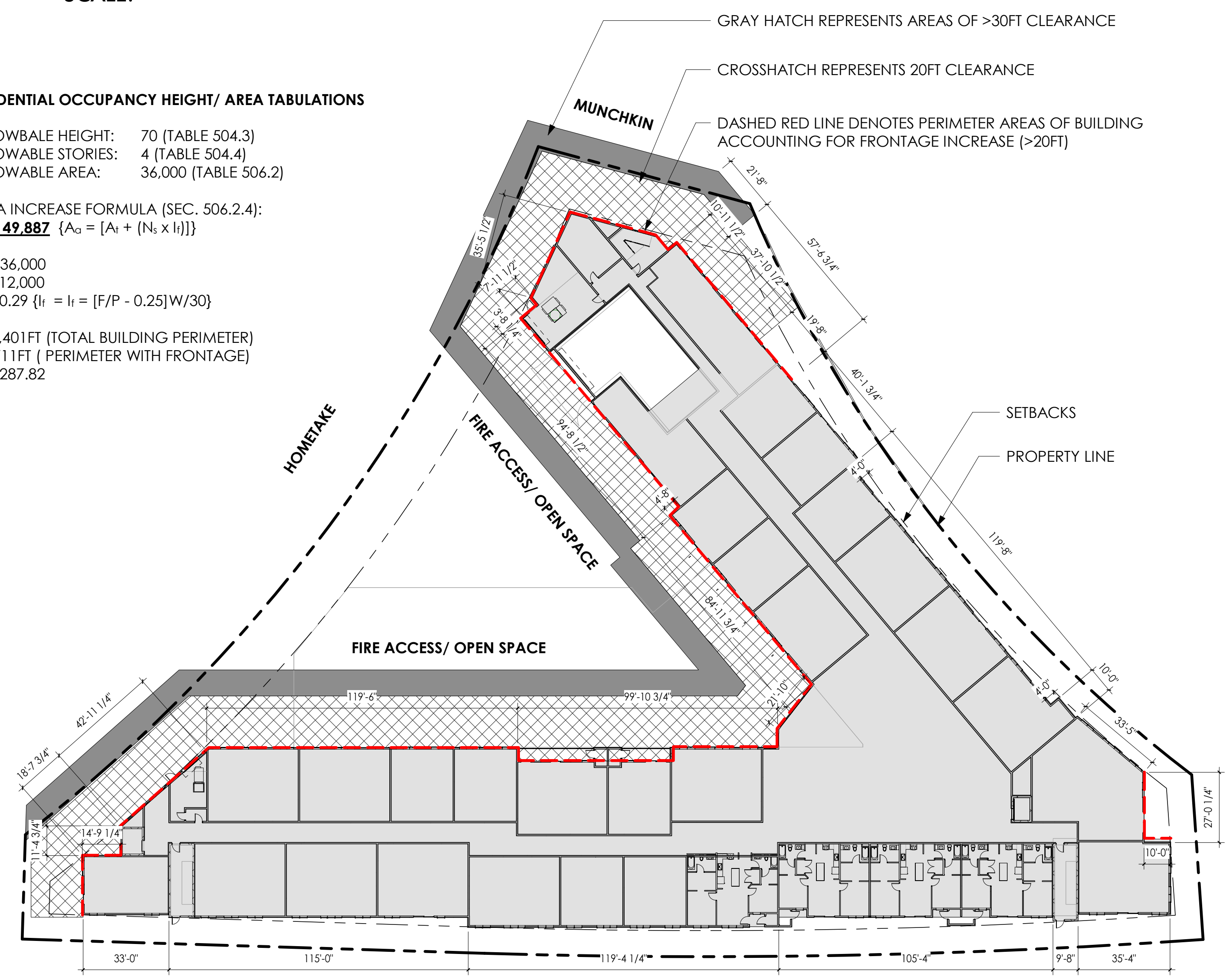
RESIDENTIAL OCCUPANCY HEIGHT/ AREA TABULATIONS

ALLOWABLE HEIGHT: 70 (TABLE 504.3)
ALLOWABLE STORIES: 4 (TABLE 504.4)
ALLOWABLE AREA: 36,000 (TABLE 506.2)

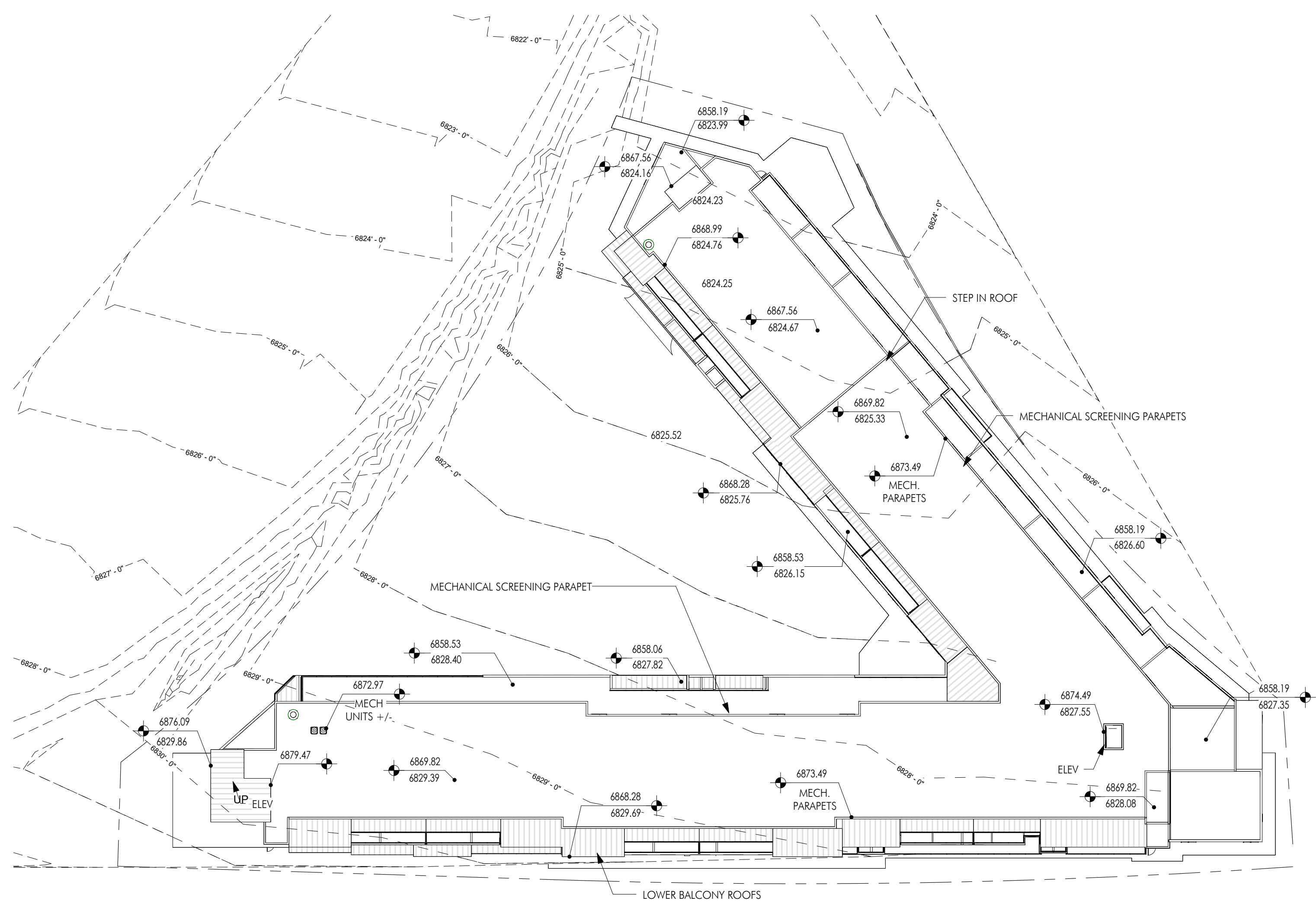
AREA INCREASE FORMULA (SEC. 506.2.4):
 $A_a = 49,887 \{A_t + (N_s \times I_t)\}$

$A_t = 36,000$
 $N_s = 12,000$
 $I_t = 0.29 \{I_r = I_t = [F/P - 0.25]W/30\}$

$P = 1,401\text{ FT}$ (TOTAL BUILDING PERIMETER)
 $F = 711\text{ FT}$ (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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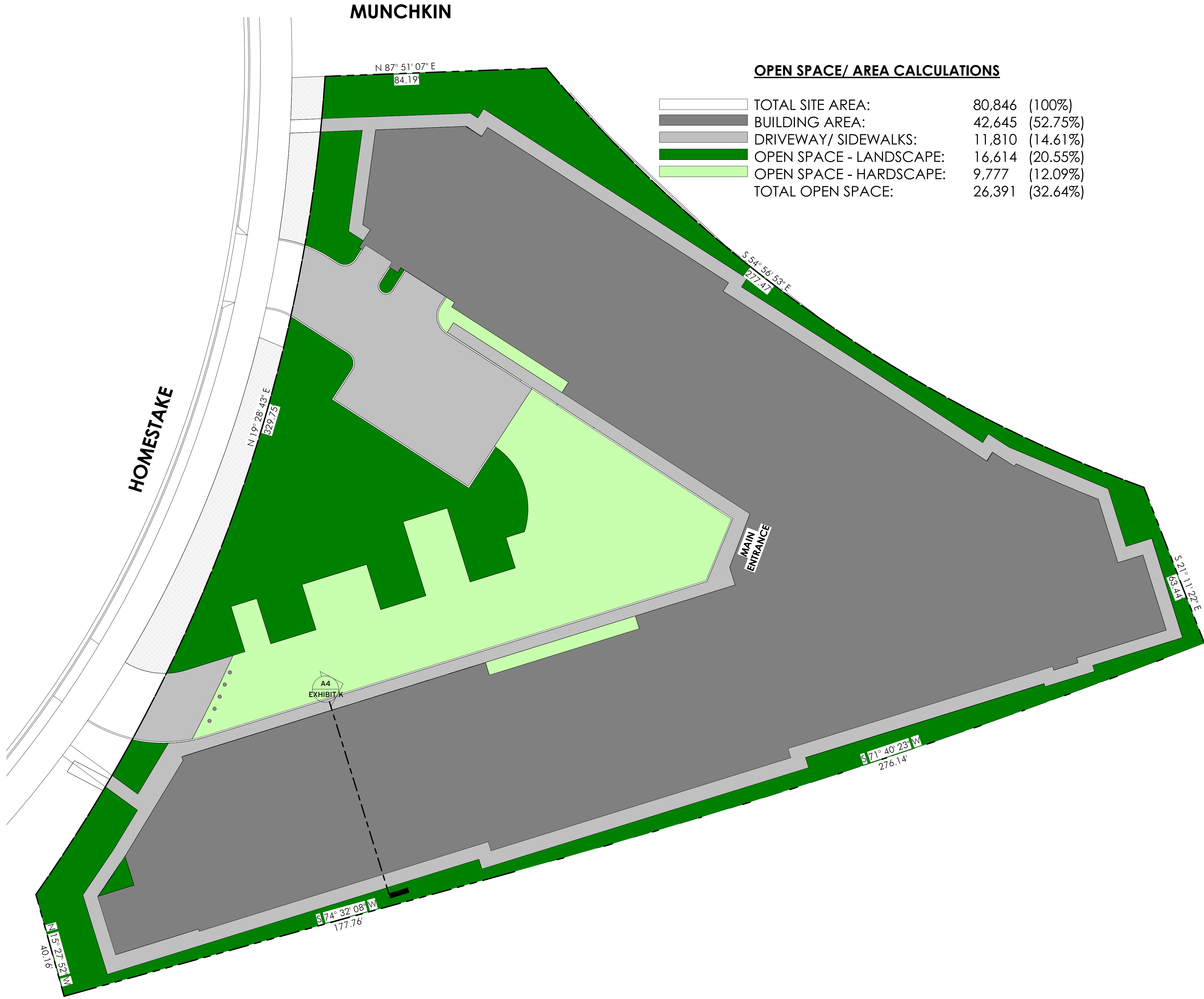
ALLOWABLE AREA -
HEIGHT ANALYSIS

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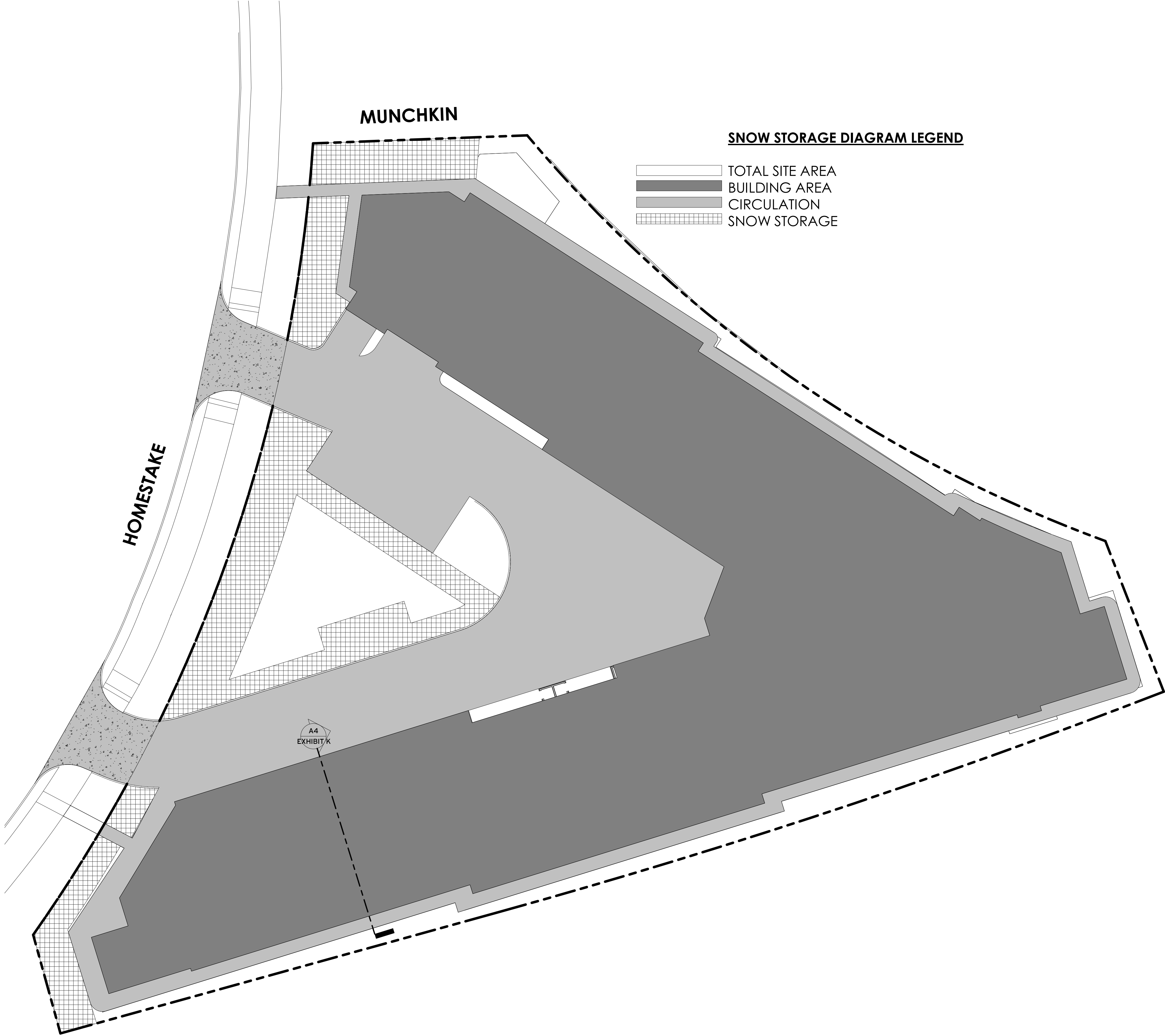
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A2 OPEN SPACE DIAGRAM
SCALE: 1" = 20'-0"



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A2 SNOW STORAGE DIAGRAM
SCALE: 1" = 20'-0"



SNOW STORAGE
DIAGRAM

EXHIBIT F

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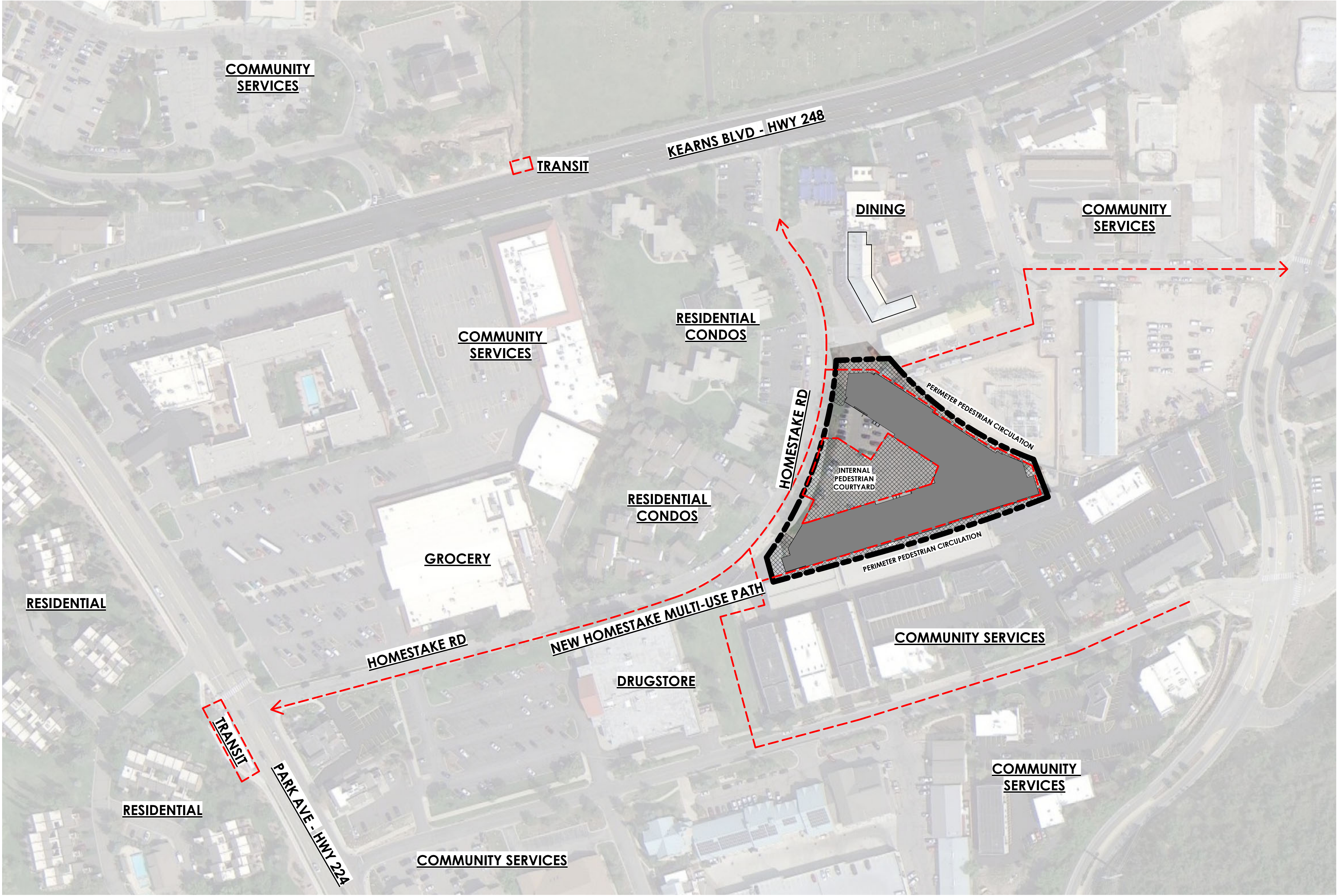
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A1

ARCHITECTURAL SITE PLAN PEDESTRIAN/
COMMUNITY CONNECTIVITY
SCALE: 1" = 80'-0"



PEDESTRIAN
CIRCULATION PLAN

EXHIBIT G

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INTERIOR:

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VIEWS OF THE SITE FROM SURROUNDING PARK CITY AREA

THE PROJECT IS NOT VISIBLE UNTIL IT IS APPROCHED



CROSS CANYON VIEWS

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SITE APPROACH VIEWS

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PATH: N:\21-130 - Homestake Park City\Code\10\1020SP.dwg



- SITE GENERAL NOTES:**
SEE GRADING DRAWINGS FOR ADDITIONAL DESIGN INFORMATION.
ALL SIGNS AND MARKINGS SHALL CONFORM TO THE LATEST EDITION ON THE M.U.T.C.D.
- SITE SCOPE OF WORK:**
PROVIDE, INSTALL AND/OR CONSTRUCT THE FOLLOWING PER THE SPECIFICATIONS GIVEN OR REFERENCED, THE DETAILS NOTED, AND/OR AS SHOWN ON THE CONSTRUCTION DRAWINGS:
- 1 HOMESTAKE ROADWAY IMPROVEMENTS BY OTHERS.
 - 2 FIRE ACCESS DRIVE APPROACH. MOUNTABLE CURB TO BE PAINTED RED.
 - 3 PROPOSED LANDSCAPE AREA, SEE LANDSCAPE PLANS.
 - 4 PROPOSED CONCRETE SIDEWALK.
 - 5 PROPOSED CONCRETE PAVEMENT.
 - 6 PROPOSED SNOW STORAGE AREA.
 - 7 PROPOSED REMOVABLE BOLLARD.
 - 8 PROPOSED VAN ACCESSIBLE PARKING SIGN.
 - 9 PROPOSED APWA "P" TYPE CURB.
 - 10 EDGE OF PROPOSED BUILDING/STRUCTURE BELOW.
 - 11 RAISED PLANTER, SEE LANDSCAPE PLANS..

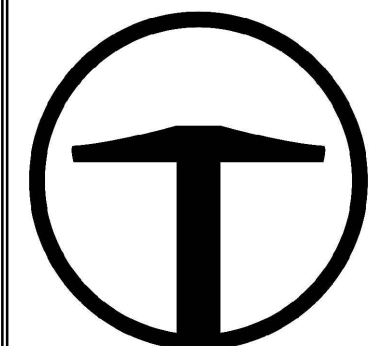
NOTE: SEE SURVEY FOR EXTENTS OF EXISTING SURFACE TREATMENTS, VEGETATION, ON AND OFF SITE CIRCULATION AND PARKING

AREA TABULATION TABLE			
PROPOSED	SQUARE FEET	ACRES	% OF TOTAL
BUILDING FOOTPRINT	42,665±	0.98±	53
HARDSCAPE	23,688±	0.54±	29
LANDSCAPE	14,495±	0.33±	18
TOTAL	80,848	1.86±	

PARKING REQUIREMENT TABLE	
UNIT TABULATIONS	
1-BEDROOM UNIT	48
2-BEDROOM UNIT	72
3-BEDROOM UNIT	3
TOTAL UNITS	123
PARKING REQUIRED PER PARK CITY LAND MANAGEMENT CODE 15-3. 1 STALL PER<1,000 SF UNITS (1&2-BR) 1.5 PER 1,000-2000 SF UNITS (3-BR) DWELLING UNIT MINIMUM.	125
SURFACE PARKING STALLS PROVIDED	6
PARKING STRUCTURE STALLS PROVIDED	119
TOTAL (INCLUDING ADA)	125

SNOW STORAGE REQUIREMENTS		
TOTAL AREA OF PARKING, AISLES, AND ADJACENT SIDEWALK	SNOW STORAGE AREA REQUIRED (15% OF TOTAL) (SF)	PROVIDED STORAGE (SF)
14,582	2,187	2,200

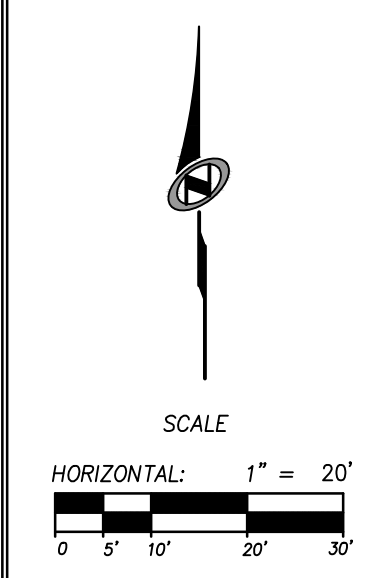
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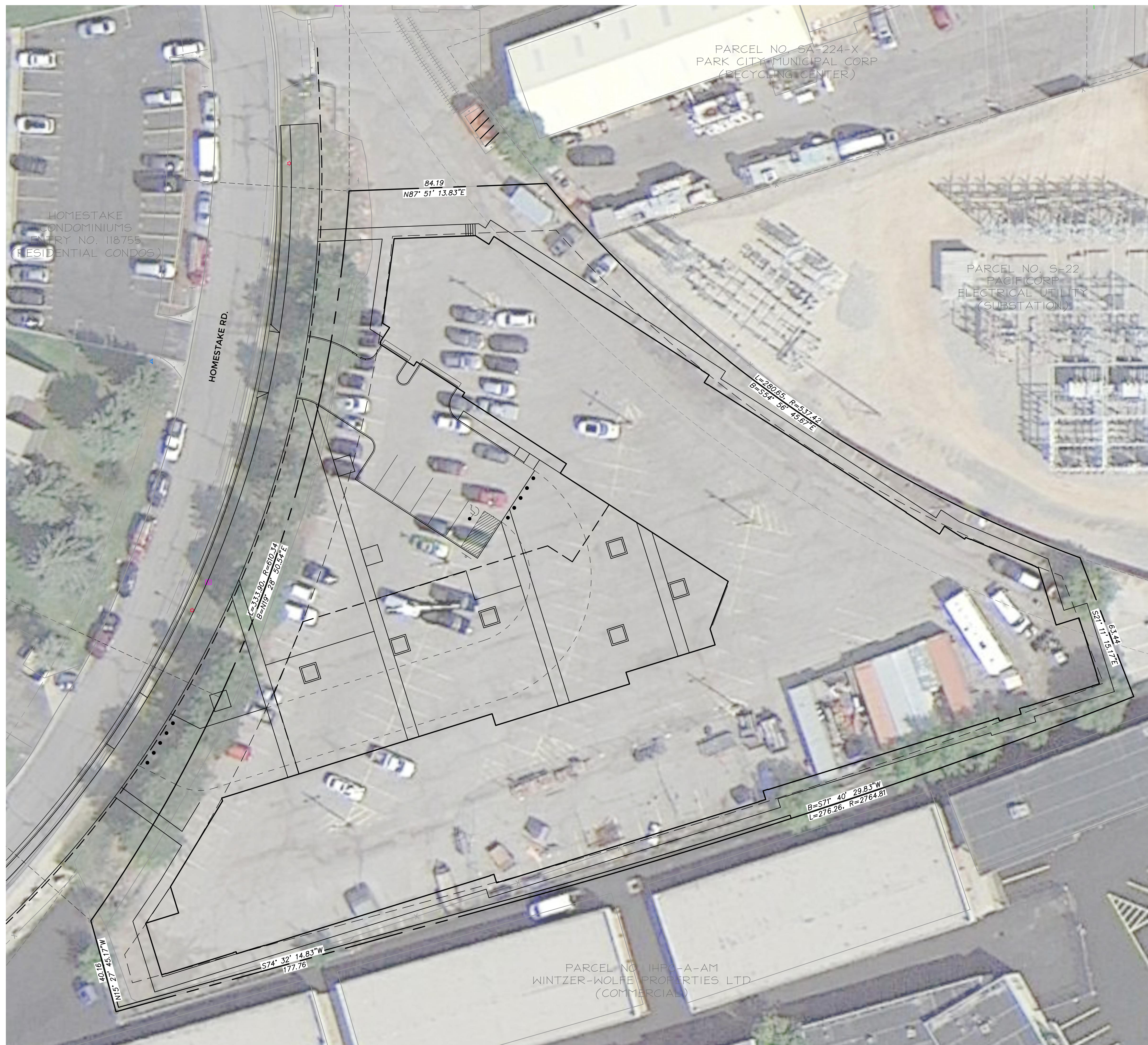
HOMESTAKE AFFORDABLE HOUSING
SITE PLAN
1875 HOMESTAKE ROAD, PARK CITY, UT

TCC JOB NUMBER: 21-130
DATE: 06.13.2022



SHEET NUMBER
C200
1 OF 4





SCALE

HORIZONTAL: 1" = 20'

0 5' 10' 20' 30'

SHEET NUMBER
C201
OF 4



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[illegible]

HOMESTAKE AFFORDABLE HOUSING

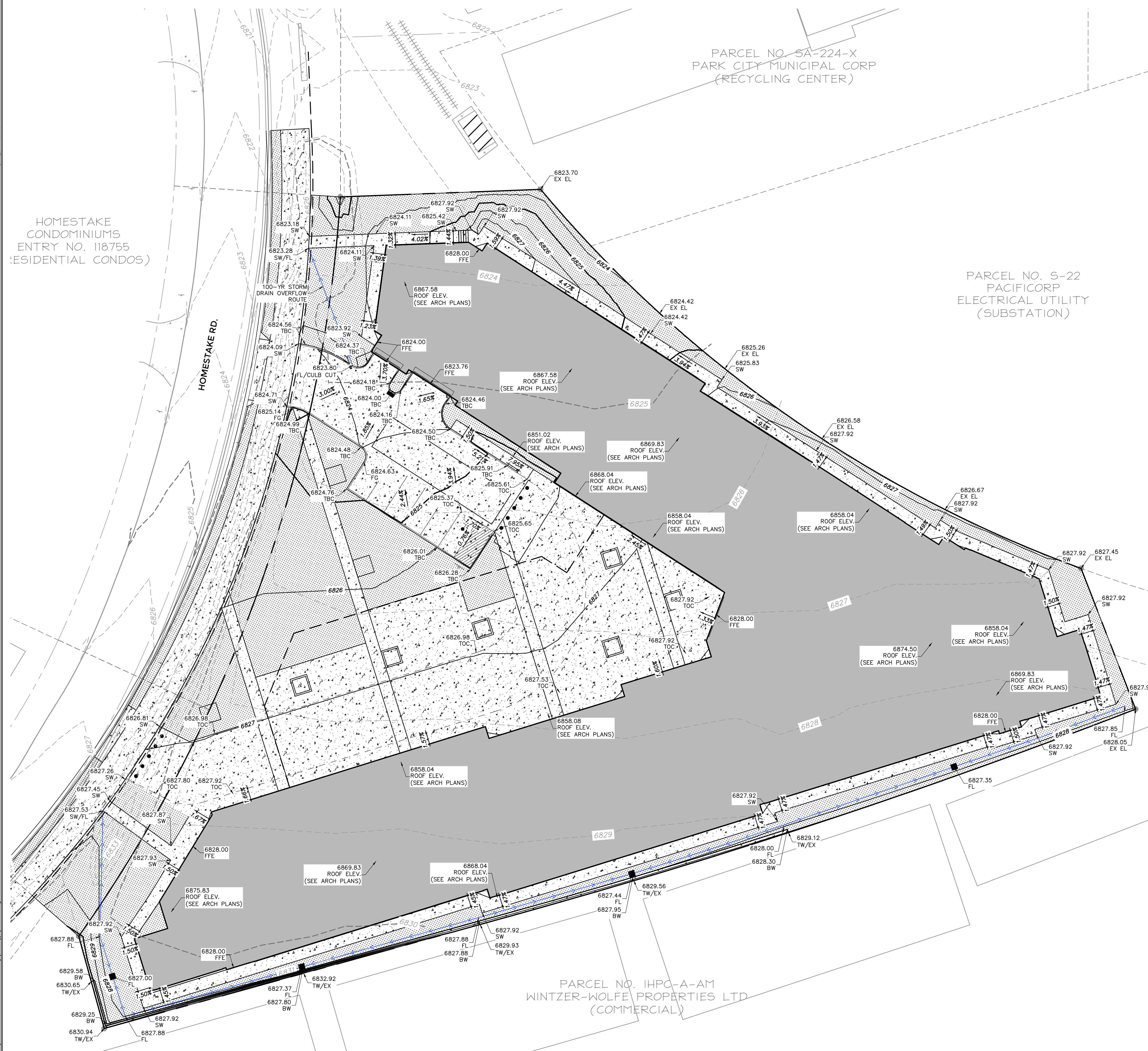
AERIAL SITE PLAN

1875 HOMESTAKE ROAD, PARK CITY, UT

TCC JOB NUMBER: 21-130

DATE: 6/14/2022 11:58 AM

PATH: N:\21-130 - Homestake Park City\Civil\3D\3D2022.dwg



GRADING GENERAL NOTES:

EXISTING HORIZONTAL LOCATIONS AND ELEVATIONS ARE BASED ON AN ALTA SURVEY COMPLETED BY GARDNER ENGINEERING, DATED JUNE 11, 2021. CONTRACTOR TO FIELD VERIFY BENCHMARK ELEVATION AND HORIZONTAL SITE LOCATION PRIOR TO CONSTRUCTION.

SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING THEM WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 98% OF MODIFIED PROCTOR MAXIMUM DENSITY PER ASTM TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED REGISTERED GEOTECHNICAL ENGINEER, VERIFYING THAT ALL FILLED AREAS AND SUBGRADE AREAS TO BE PAVED HAVE BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS.

CONTRACTOR SHALL BECOME FAMILIAR WITH EXISTING SOIL CONDITIONS.

THE CONTRACTOR IS TO USE BEST MANAGEMENT PRACTICES FOR PROVIDING EROSION CONTROL AND DUST SUPPRESSION FOR CONSTRUCTION OF THIS PROJECT. SPECIFIC INFORMATION SHOWN ON DRAWINGS 600 SHALL BE USED IN COMBINATION WITH OTHER ACCEPTED LOCAL PRACTICES.

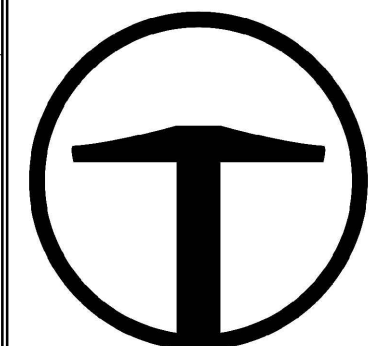
EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

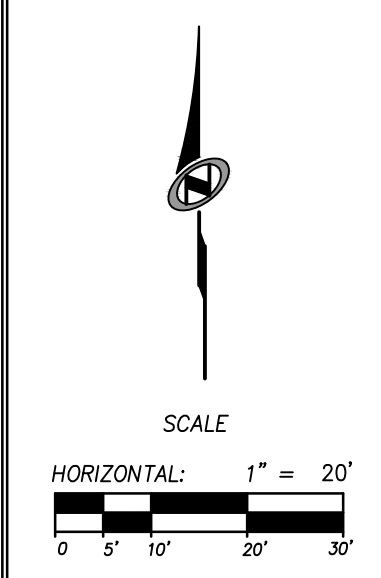
ABBREVIATIONS:

- BW = BOTTOM OF WALL
- EG = EXISTING GRADE
- EX = EXISTING
- FFE = FINISH FLOOR ELEVATION
- FG = FINISH GRADE
- FL = FLOWLINE
- FUT = FUTURE
- MA = MATCH
- SW = SIDEWALK
- TBC = TOP BACK OF CURB
- TOC = TOP OF CONCRETE
- TW = TOP OF WALL



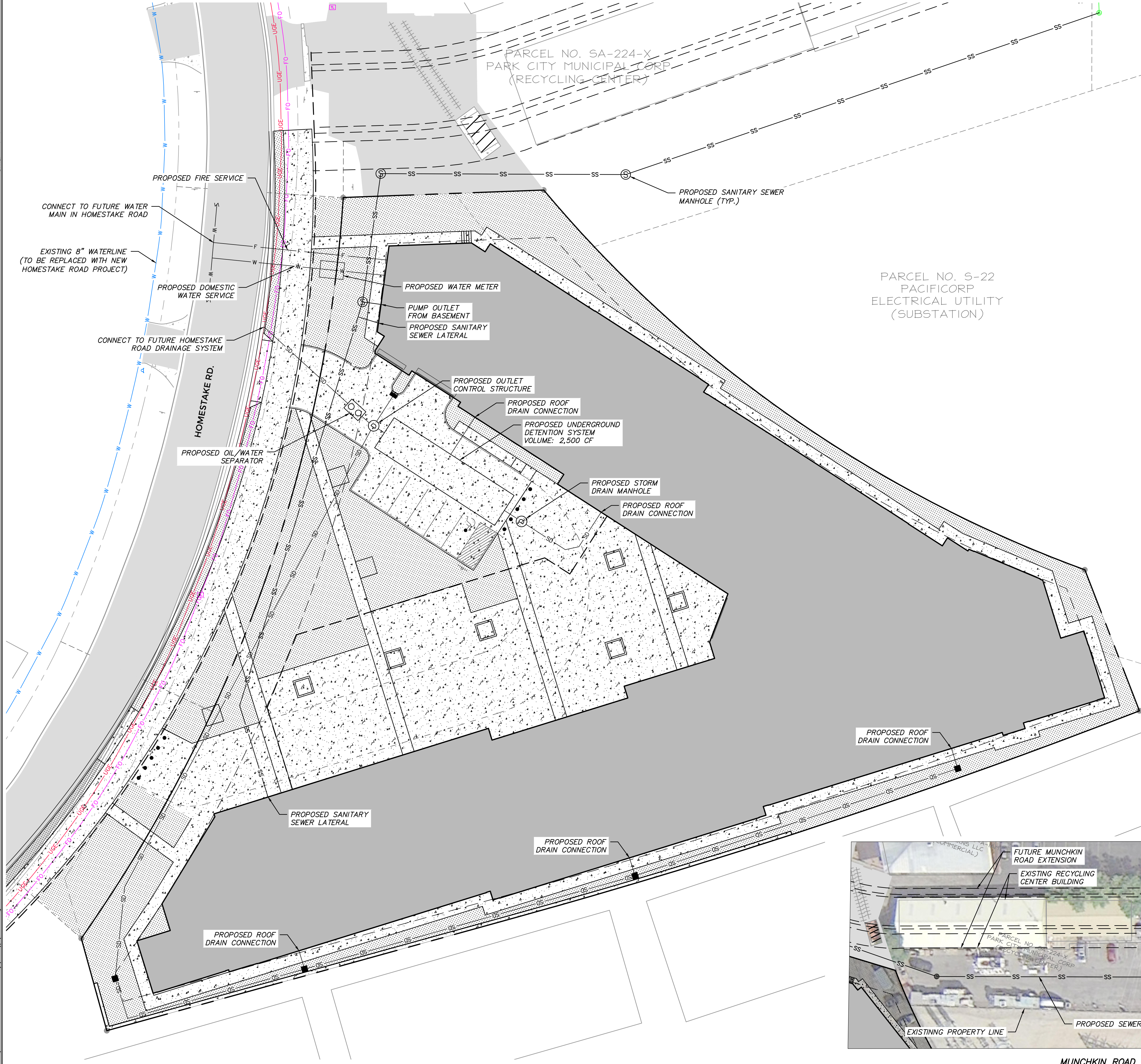
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HOMESTAKE AFFORDABLE HOUSING
GRADING PLAN
1875 HOMESTAKE ROAD, PARK CITY, UT
TCC JOB NUMBER: 21-130
DATE: 06.13.2022



SHEET NUMBER
C300
2 OF 4





UTILITY GENERAL NOTES:

CONTRACTOR IS TO COORDINATE ALL UTILITIES WITH MECHANICAL AND ELECTRICAL DRAWINGS.

A RIGHT-OF-WAY ENCROACHMENT PERMIT MUST BE OBTAINED FROM PARK CITY PRIOR TO DOING ANY WORK IN THE RIGHT-OF-WAY.

ALL NEW SANITARY SEWER CONSTRUCTION TO BE DONE IN ACCORDANCE WITH SNYDERVILLE BASIN SEWER STANDARDS & SPECIFICATIONS.

ALL NEW WATER & STORM DRAIN CONSTRUCTION TO BE DONE IN ACCORDANCE WITH PARK CITY STANDARDS & SPECIFICATIONS.

CONTRACTOR IS TO COORDINATE LOCATIONS OF NEW COMMUNICATIONS SERVICES TO BUILDINGS WITH APPLICABLE UTILITY PROVIDER.

EXISTING UNDERGROUND UTILITIES AND IMPROVEMENTS ARE SHOWN IN THEIR APPROXIMATE LOCATIONS BASED ON RECORD INFORMATION AVAILABLE AT THE TIME OF PREPARATION OF PLANS. LOCATIONS MAY NOT HAVE BEEN VERIFIED IN THE FIELD AND NO GUARANTEE IS MADE AS TO ACCURACY OR COMPLETENESS OF THE INFORMATION SHOWN. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO DETERMINE THE EXISTENCE AND LOCATION OF THOSE UTILITIES SHOWN ON THESE PLANS OR INDICATED IN THE FIELD BY LOCATING SERVICES. ANY ADDITIONAL COSTS INCURRED AS A RESULT OF CONTRACTOR'S FAILURE TO VERIFY LOCATIONS OF EXISTING UTILITIES PRIOR TO BEGINNING OF CONSTRUCTION IN THEIR VICINITY SHALL BE BORNE BY THE CONTRACTOR AND ASSUMED INCLUDED IN THE CONTRACT.

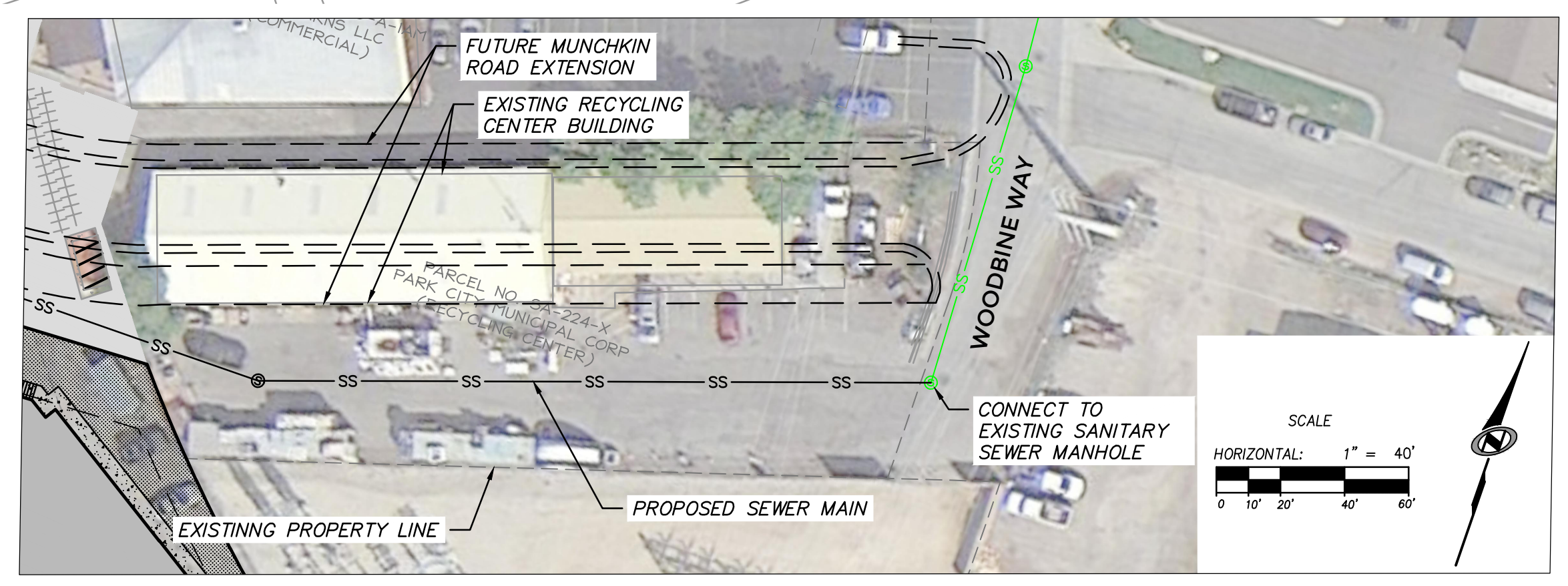
LOCATION OF ALL UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. CONTRACTOR IS TO VERIFY CONNECTION POINTS WITH EXISTING UTILITIES. CONTRACTOR IS RESPONSIBLE FOR ANY DAMAGE CAUSED TO EXISTING UTILITIES AND UTILITY STRUCTURES THAT ARE TO REMAIN.

ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES, DECORATIVE SHRUBS, SOD, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.

Pre-Development Drainage Conditions			
	Area ft ²	C	Land Use %
Hardscape	75,626	0.90	93.5%
Landscape:	5,222	0.20	6.5%
Total Basin (A):	80,848	C (Average)=0.85	Intensity (i)=7.9
Q=CIA:		12.53 cfs	
Peak Runoff (Pre-Dev):		6.75 cfs/acre	
Proposed Peak Runoff (Post-Dev):		2.50 cfs/acre	

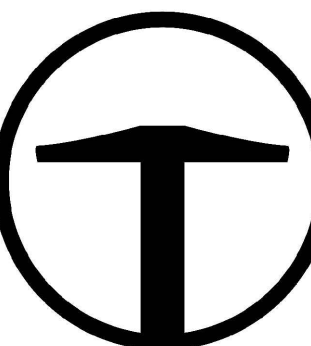
Rational Method Calculation by Rainfall Precipitation						
Project: Homestake Affordable						
DRAINAGE AREA						
Developed Conditions						
	Area ft2	C	Land Use %			
Hardscape	66,353	0.90	82.1%			
Landscape:	14,495	0.20	17.9%			
Total Basin	80,848					
Total (ac.):	1.856					
C average:	0.77					
Storm Data:	Park City Manual/NOAA					
Frequency:	100 Year					
Rel./Acre (cf):	2.50	Proposed Release Rate				
Rel. Rate (cfs):	4.64	Total release rate for this basin				
DETENTION CALCULATIONS						
Time	Precipitation	Intensity	Acc.Vol	Rel.Vol.	Req. Stor.	Peak Flow
min	in	in/hr	ft3	ft3	ft3	cfs
5	0.66	7.90	3407	1392	2015	11.36
10	1.00	6.01	5184	2784	2400	8.64
15	1.24	4.96	6417	4176	2241	7.13
30	1.67	3.34	8642	6352	290	4.80
60	2.07	2.07	10712	16704	0	2.98
120	2.30	1.15	11902	33408	0	1.65
180	2.31	0.77	11954	50112	0	1.11
360	2.46	0.41	12730	100225	0	0.59
720	3.00	0.25	15525	200450	0	0.36
1440	3.36	0.14	17387.78	400899.17	0	0.20
Basin Size						
Resulting Storage Req. (cf):		2,400				
Surface Stor. Provided (cf):		0				
Subsurface Stor. Provided (cf):		2,500	Underground Detention System			

Park City 80th Percentile Storm			
Project: Homestake Affordable			
Calculations based on Utah DEQ's 'A Guide to Low Impact Development within Utah' (December 2018)			
Total (ac.):	1.86		
80th Percentile (in.):	0.50	State Manual, Appendix A	
Imperviousness:	0.77		
Vol. Runoff Coeff (Rv):	0.68	Reese Method	
Vgoal (cf):	2,297	Vgoal=(Rv)*(Rainfall Depth)*(Drainage Area)	
SUB-BASIN SIZING			
Sub-Basin A			
Area (sf):	80,848		
Percentage of Site:	100%		
Storage Required (cf):	2,297		
Storage Provided (cf):	2,500		



MUNCHKIN ROAD SEWER EXTENSION



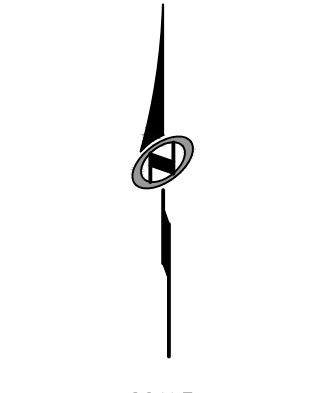


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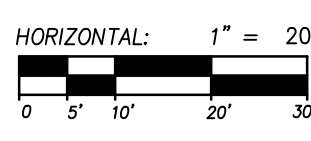
HOMESTAKE AFFORDABLE HOUSING

UTILITY PLAN

1875 HOMESTAKE ROAD, PARK CITY, UT



SCALE
HORIZONTAL: 1" = 20'



0 5' 10' 20' 30'

SHEET NUMBER

C400

OF 4



ISSUE DESCRIP.	DATE
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HOMESTAKE MPD
1875 HOMESTAKE ROAD
PARK CITY, UTAH
PREPARED FOR:
FISHER COMPANIES
1148 WEST LEGACY CROSSING BLVD.
CENTERVILLE, UTAH

SCHEMATIC

LANDSCAPE PLAN

L101

LANDSCAPE SCHEDULE

Qty	Scientific Name	Common Name	Size
TREES			
3	Acer negundo 'Sensation'	Sensation Maple	2" Cal.
6	Picea pungens	Colorado Spruce	7' - 8'
14	Malus 'Spring Snow'	Spring Snow Crabapple	20 Gal.
11	Prunus virginiana	Chokecherry	15 Gal.
SHRUBS			
67	Cornus sericea 'Alleman's Compact'	Alleman's Corn. Dogwood	2 Gal.
13	Pinus mugo 'Pumilio'	Dwarf Mugo Pine	2 Gal.
72	Potentilla fruticosa	Shrubby Cinquefoil	2 Gal.
70	Rhus aromatica 'Gro Low'	Grow Low Sumac	2 Gal.
50	Ribes aureum	Golden Currant	2 Gal.
GRASSES			
77	Calamagrostis arund. 'Karl Foerster'	Karl Foerster Feather Grass	1 Gal.
TURF			
3,452 S.F.	Chanshare Imperial Blue		Sod
MULCH			
16,040 S.F.	Bark Mulch, Medium,		3" Min.



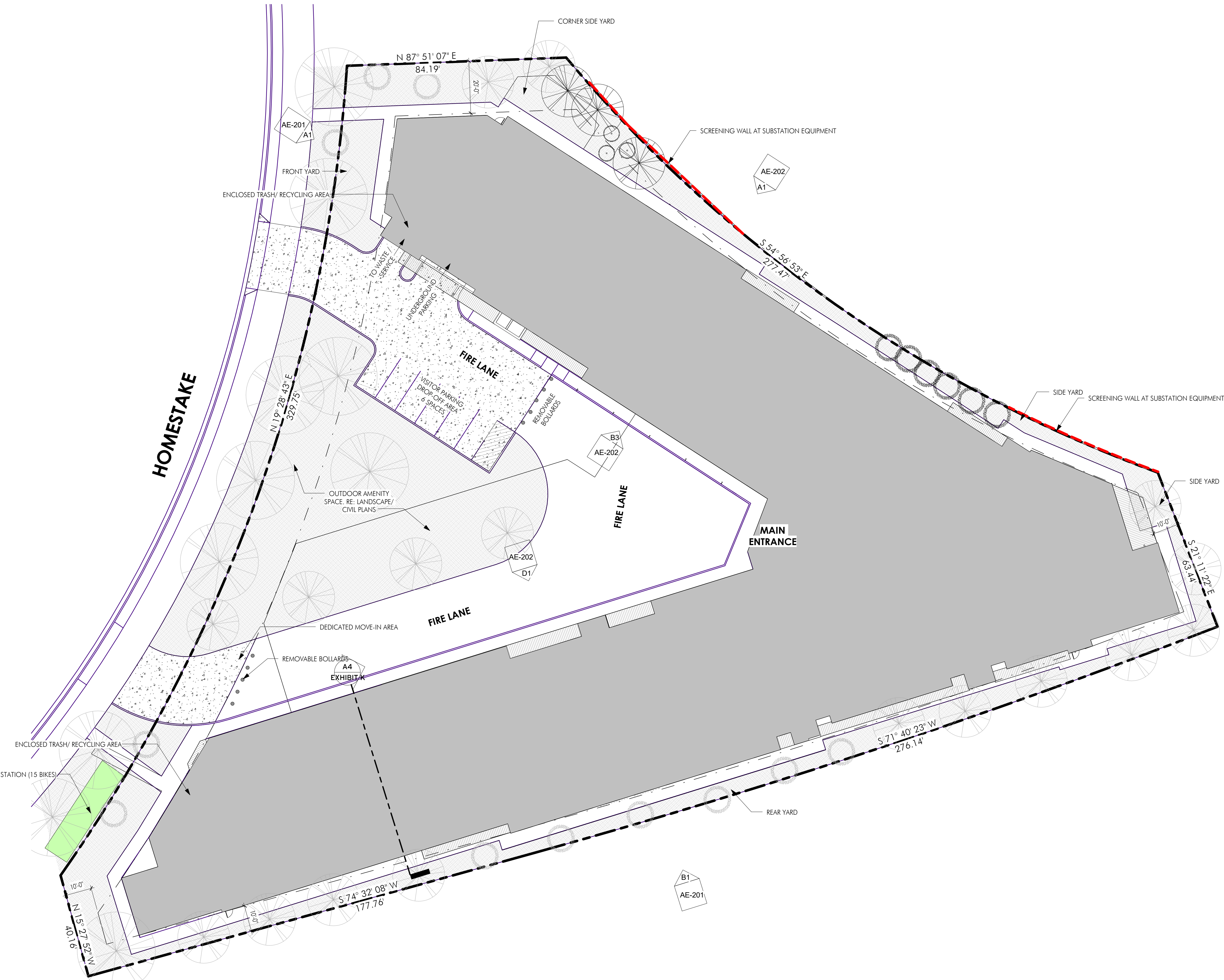
A

LANDSCAPE PLAN

24" X 36" - SCALE: 1"=20'-0" NORTH



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A1 ARCHITECTURAL SITE PLAN
SCALE: 1" = 20'-0"

LEGEND

- PROPERTY LINE
- SETBACK LINE
- EXTERIOR AMENITY/OPEN SPACE/ LANDSCAPE AREA

ARCHITECTURAL SITE
PLAN

AS-101

PROJECT #:
210036
ISSUE DATE:
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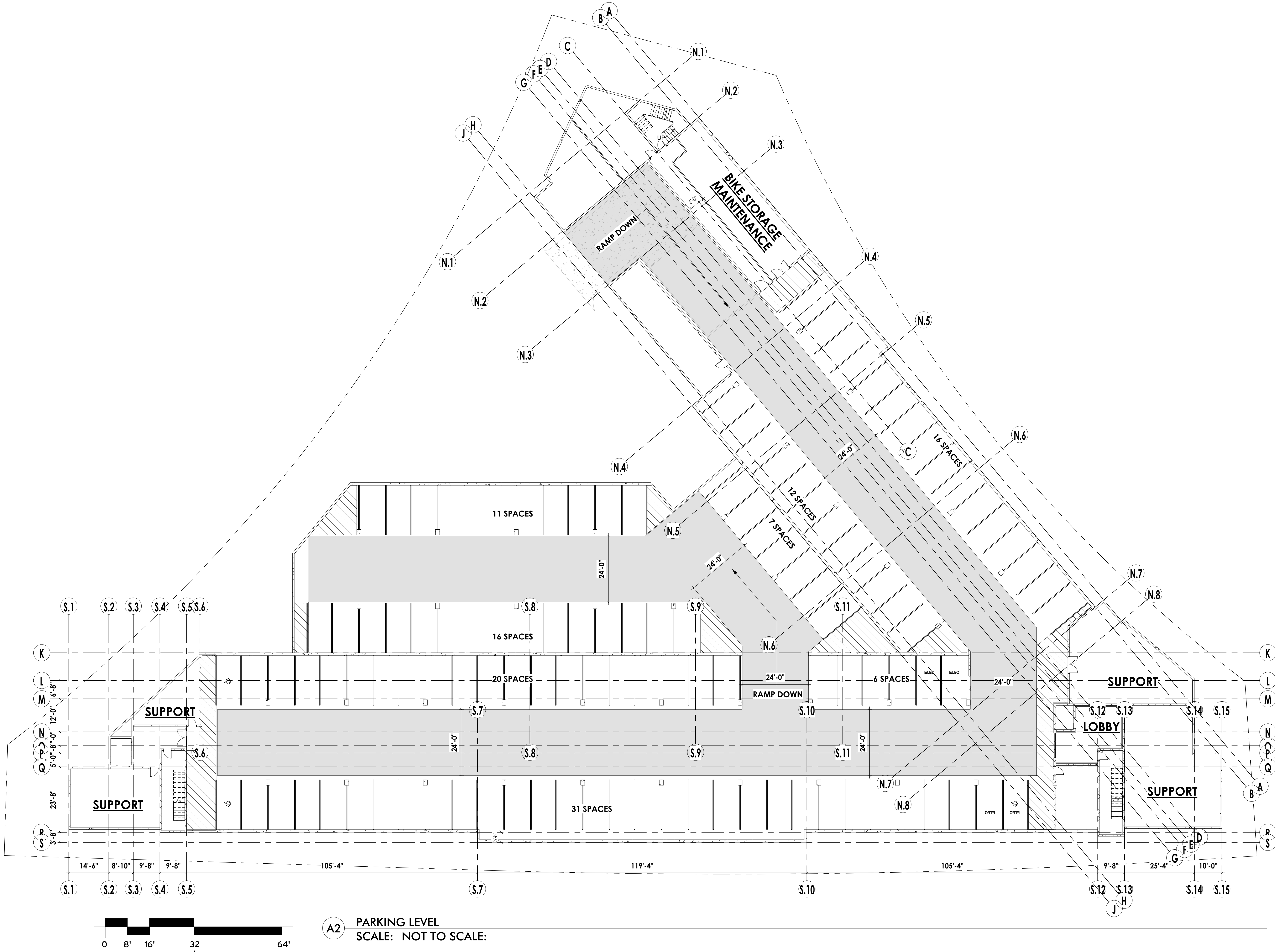
HOMESTAKE MPD
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1875 Homestake Road
Park City, Utah

CIVIL:
TALISMAN
STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

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PARKING LEVEL PLAN

AE-101

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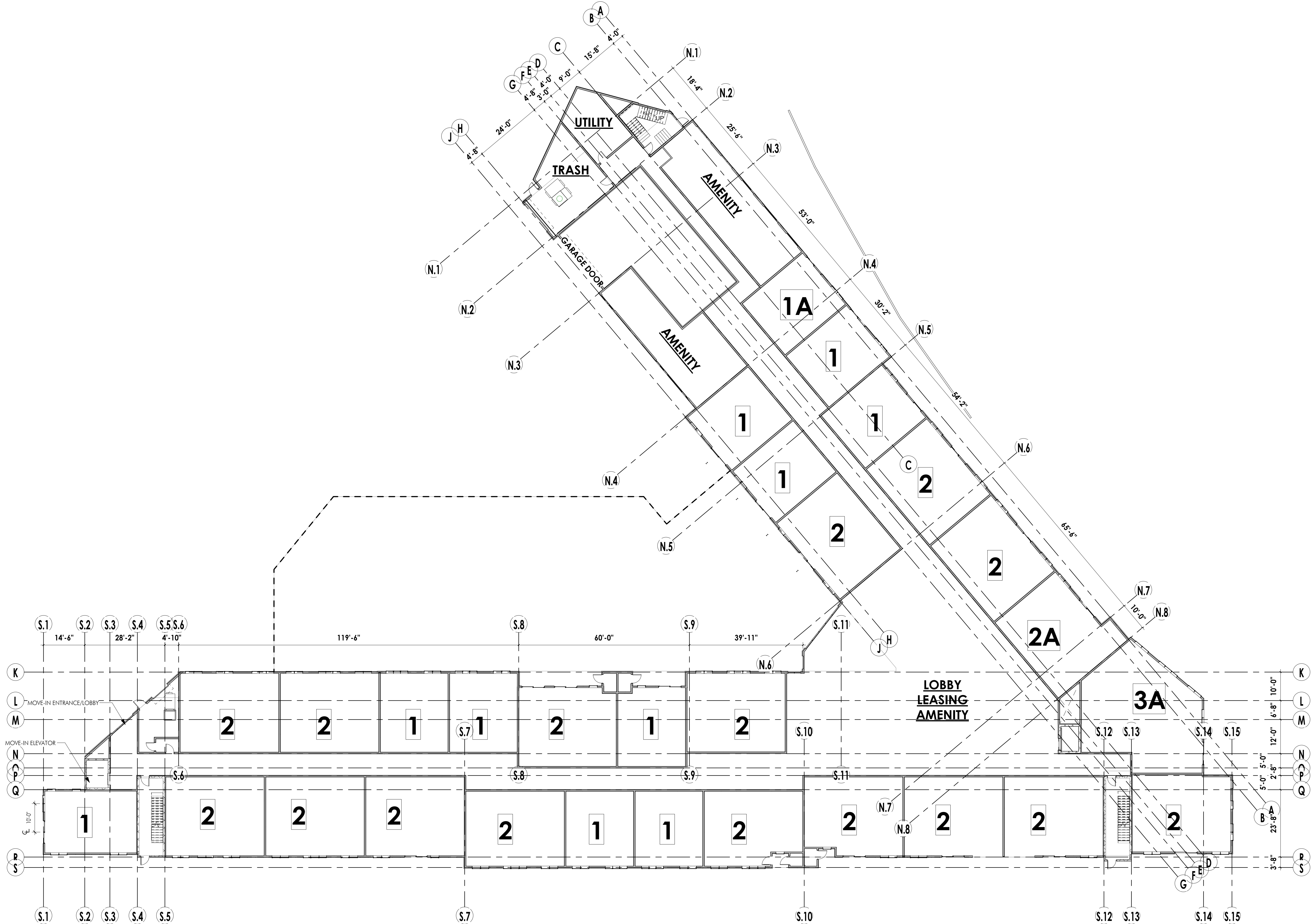
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GROUND LEVEL FLOOR
PLAN

AE-102

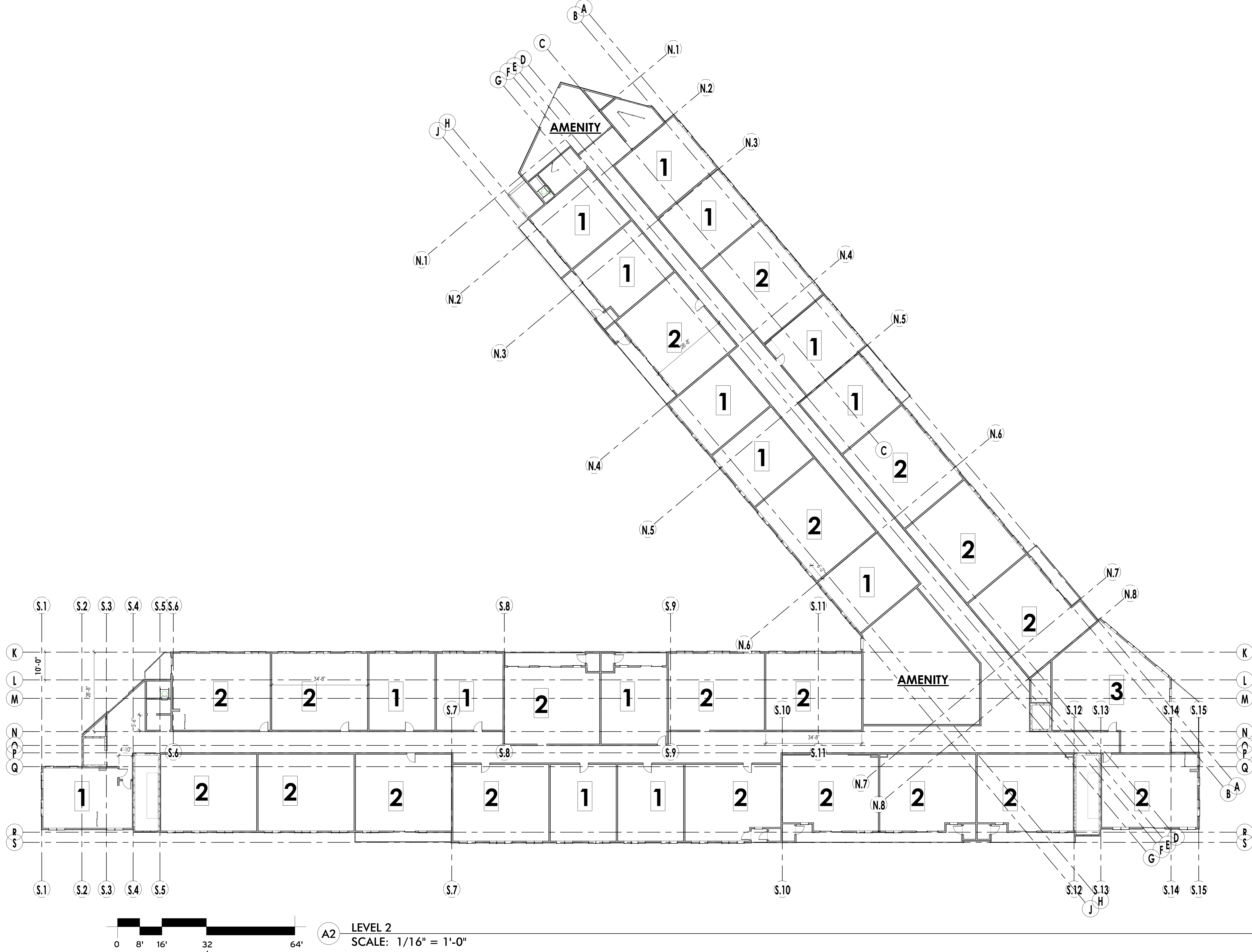
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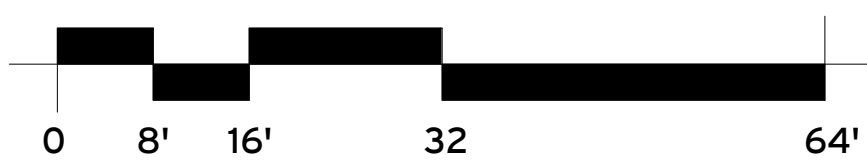
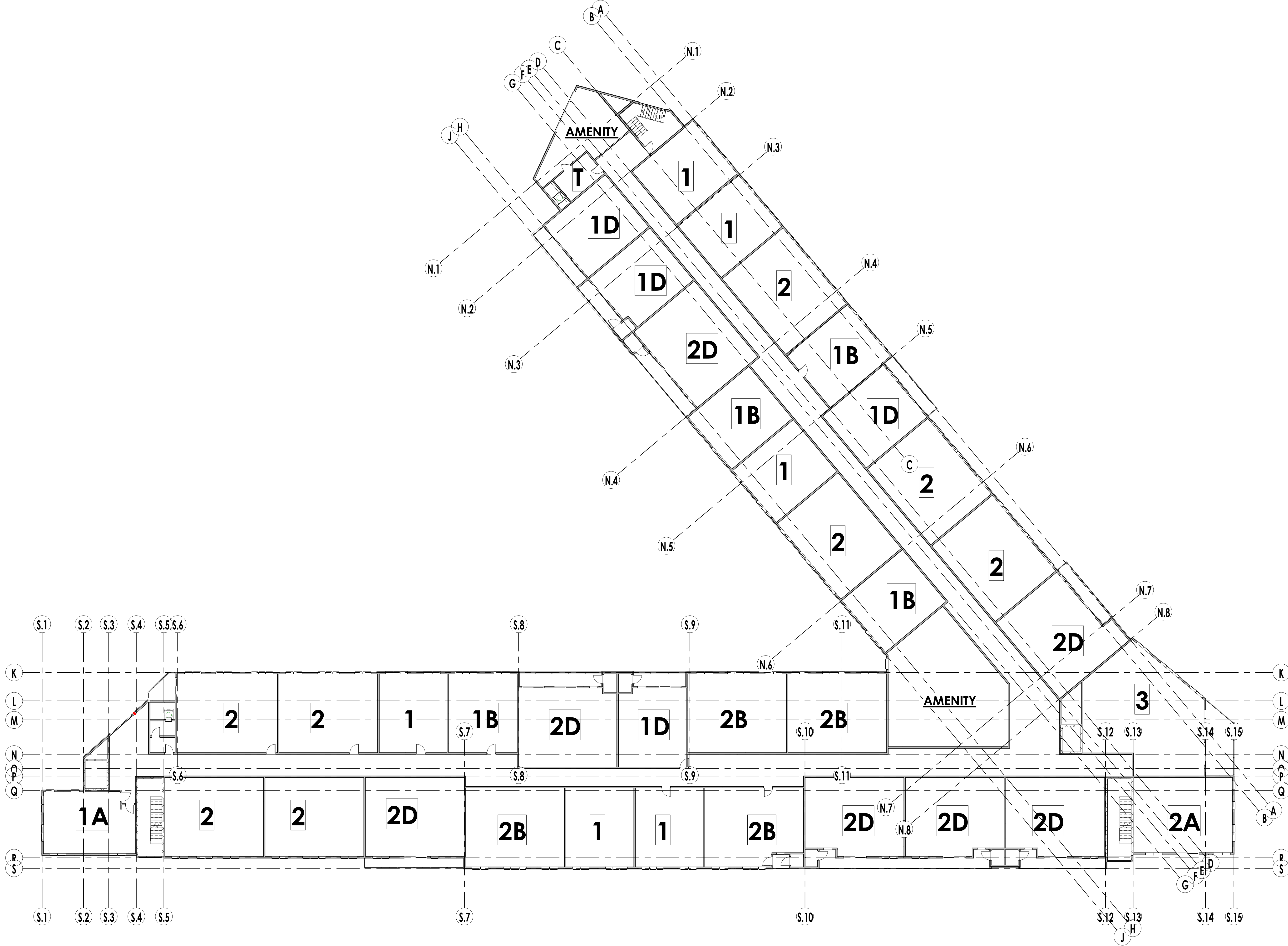
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SECOND LEVEL FLOOR
PLAN

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A2 THIRD LEVEL FLOOR PLAN
SCALE: 1/16" = 1'-0"

THIRD LEVEL FLOOR PLAN

HOMESTAKE MPD
AFFORDABLE HOUSING

1875 Homestake Road
Park City, Utah

PROJECT #: 210036
ISSUE DATE: 09/02/2022
ISSUE: MPD-CUP APPLICATION
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STRUCTURAL: PVE INC
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: SIB DESIGN
INTERIOR: PVE INC

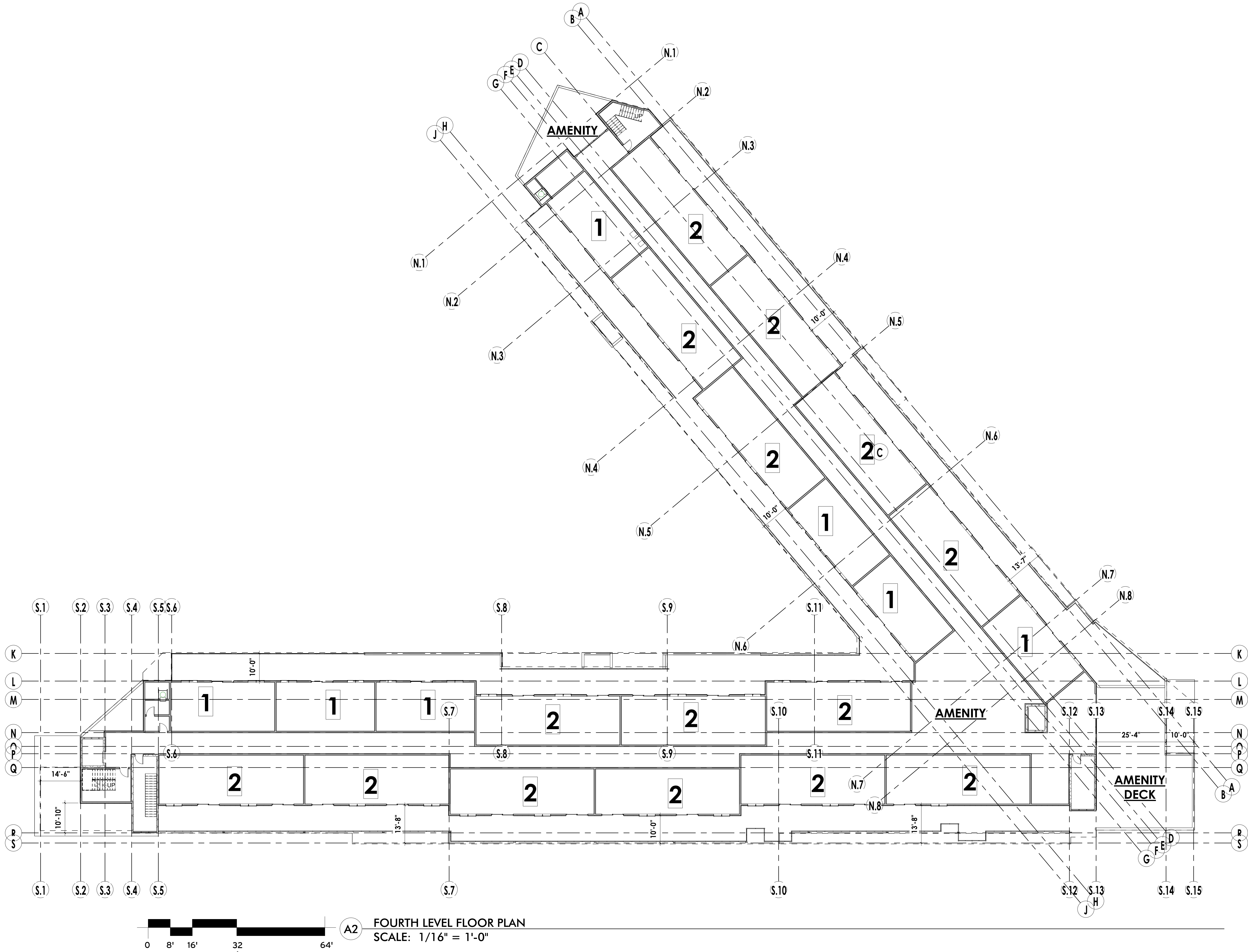
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STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

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AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

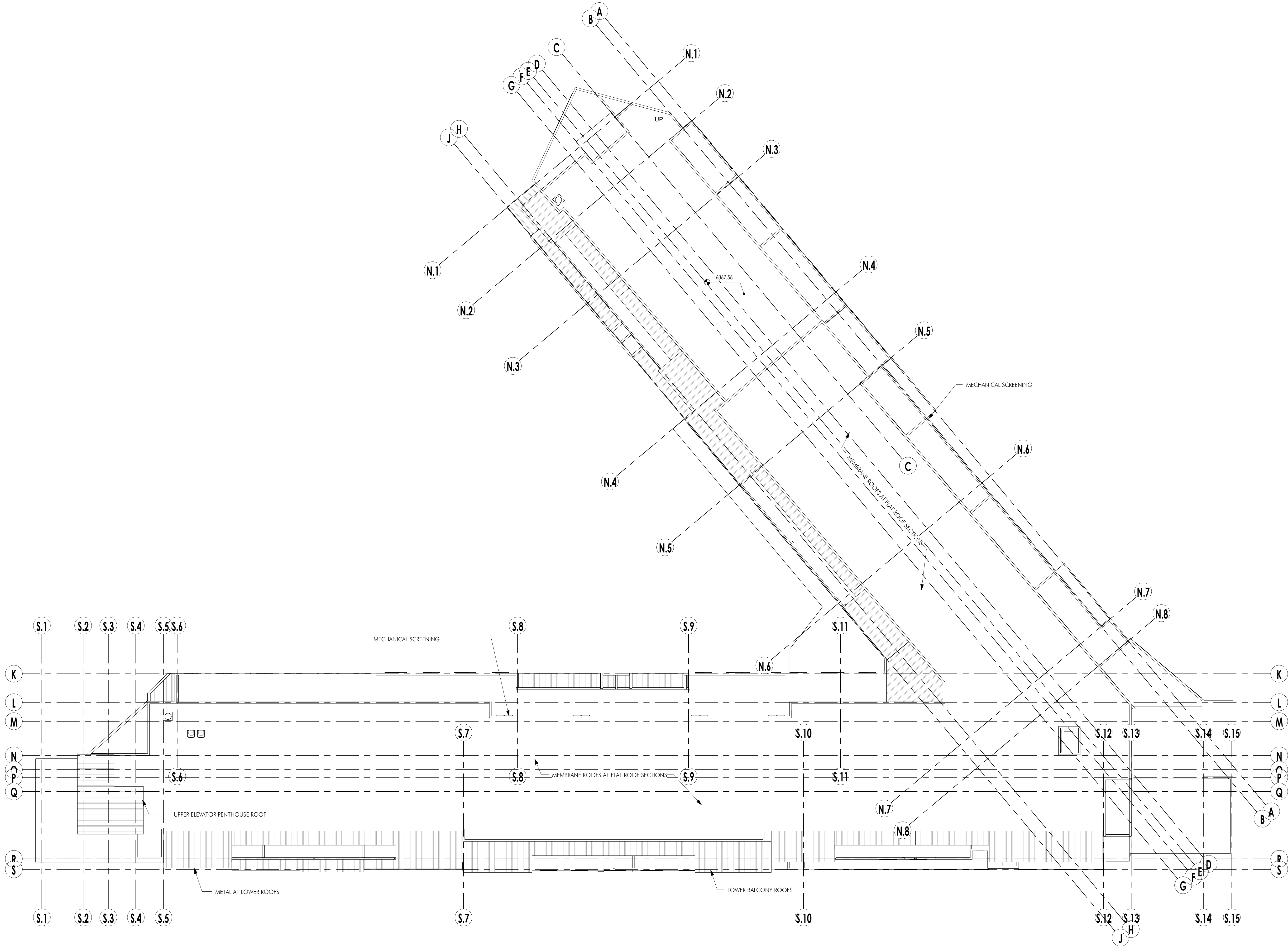
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FOURTH LEVEL FLOOR
PLAN

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A2 ARCHITECTURAL ROOF PLAN
SCALE: 1/16" = 1'-0"

WOW

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STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

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1875 Homestake Road
Park City, Utah

PROJECT #:
210036
ISSUE DATE:
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ISSUE:
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ARCHITECTURAL ROOF
PLAN

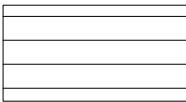
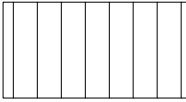
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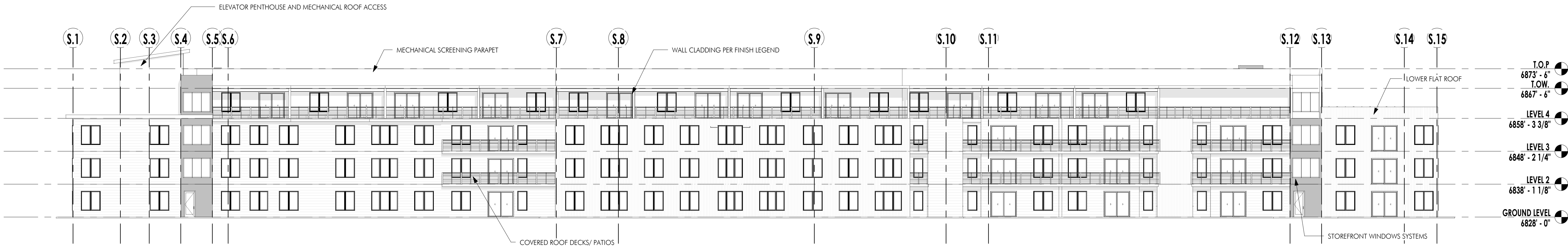
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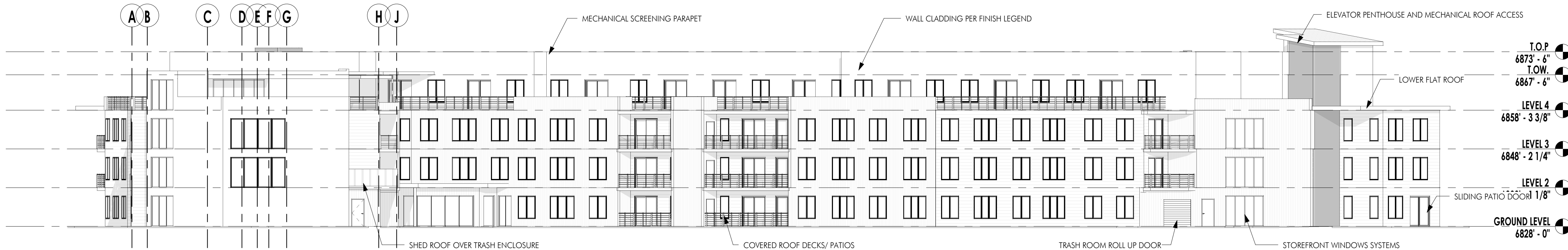
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	VERTICAL SIDING -
	CEMENTITIOUS SIDING -
	ACCENT STONE/MASONRY
	ROOFING: STANDING SEAM METAL ROOF

LEGEND

	WALL TYPE TAG. SEE AE-601, AE-602 & AE-603 FOR DETAILS
	STOREFRONT TAG. SEE AE-705 FOR DETAILS
	REVISION TAG
	ELEVATION TAG
	SECTION/ ELEVATION MARKER
	BUILT-IN / CASEWORK TAG
	DOOR TAG
	WINDOW TAG



B1 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



A1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"

**HOMESTAKE MPD
AFFORDABLE HOUSING**
1875 Homestake Road
Park City, Utah

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ELEVATIONS
AE-201
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STRUCTURAL:
MECHANICAL:
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ELECTRICAL:
PVE INC
LANDSCAPE:
SIB DESIGN
INTERIOR:

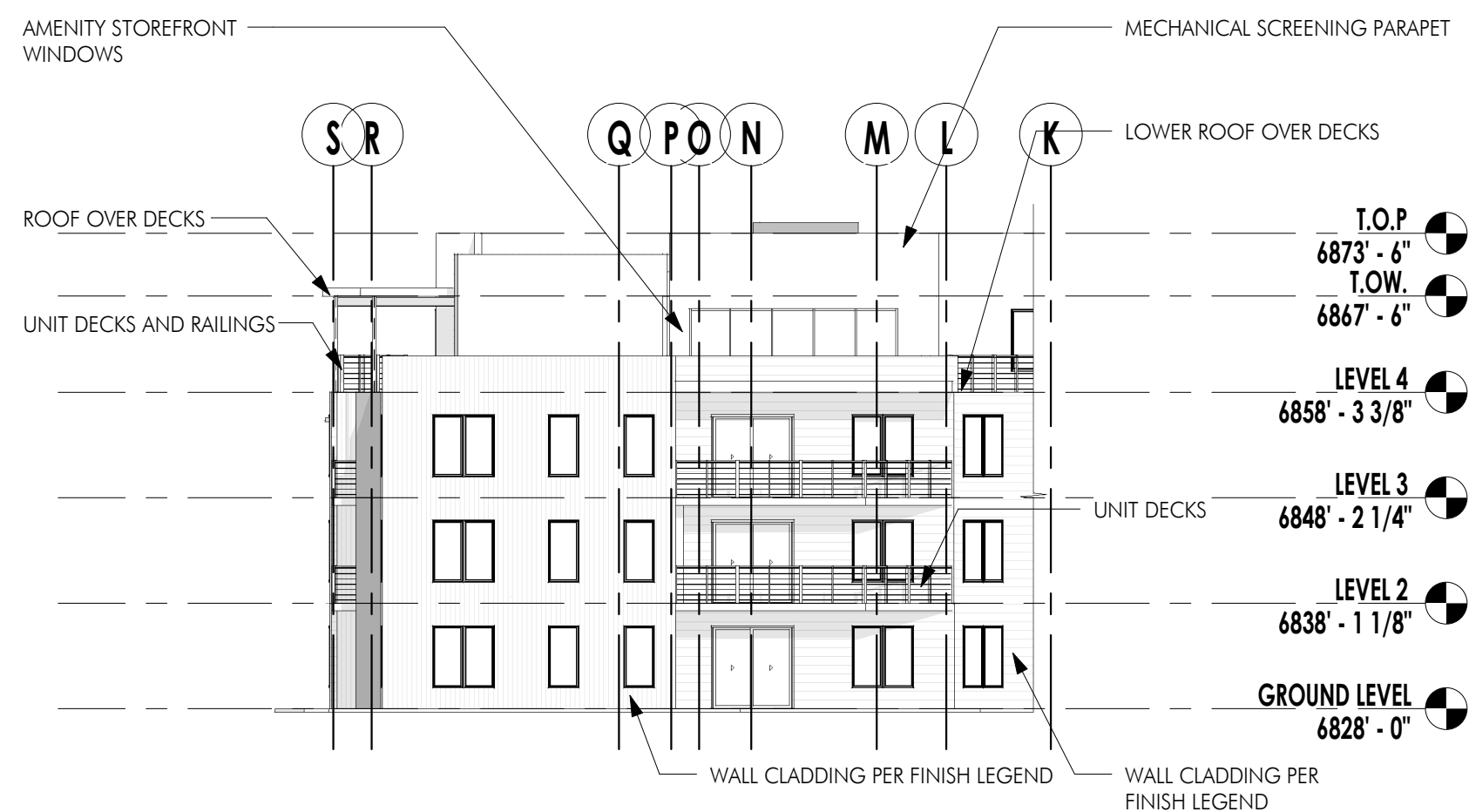
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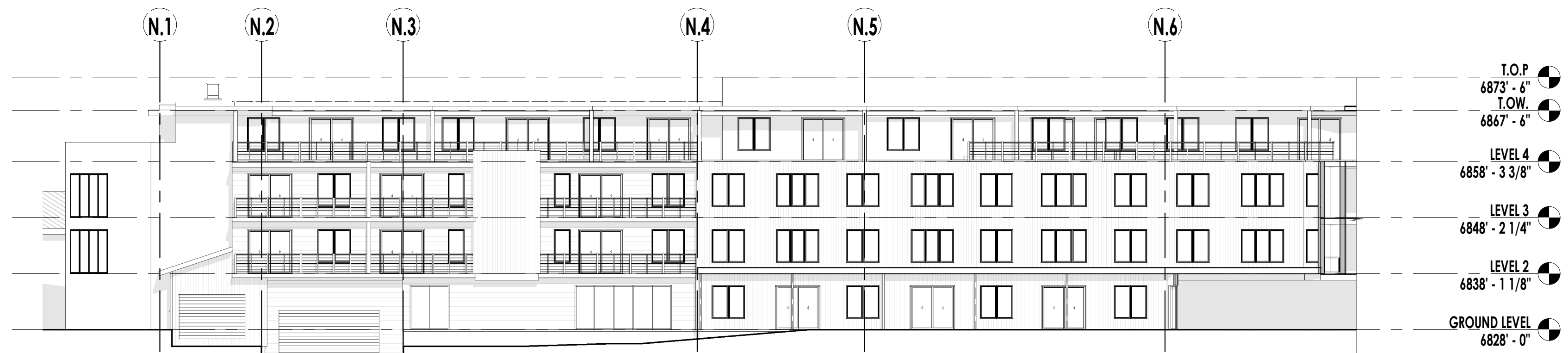
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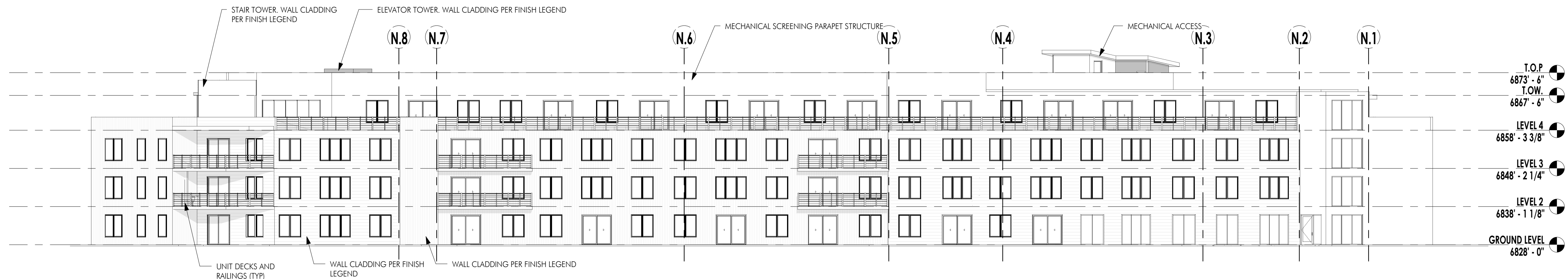
D1 NORTH INTERIOR ELEVATION
SCALE: 1/16" = 1'-0"



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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STRUCTURAL: PVE INC
MECHANICAL: PVE INC
ELECTRICAL: PVE INC
LANDSCAPE: SIB DESIGN
INTERIOR:

HOMESTAKE MPD
AFFORDABLE HOUSING
1875 Homestake Road
Park City, Utah

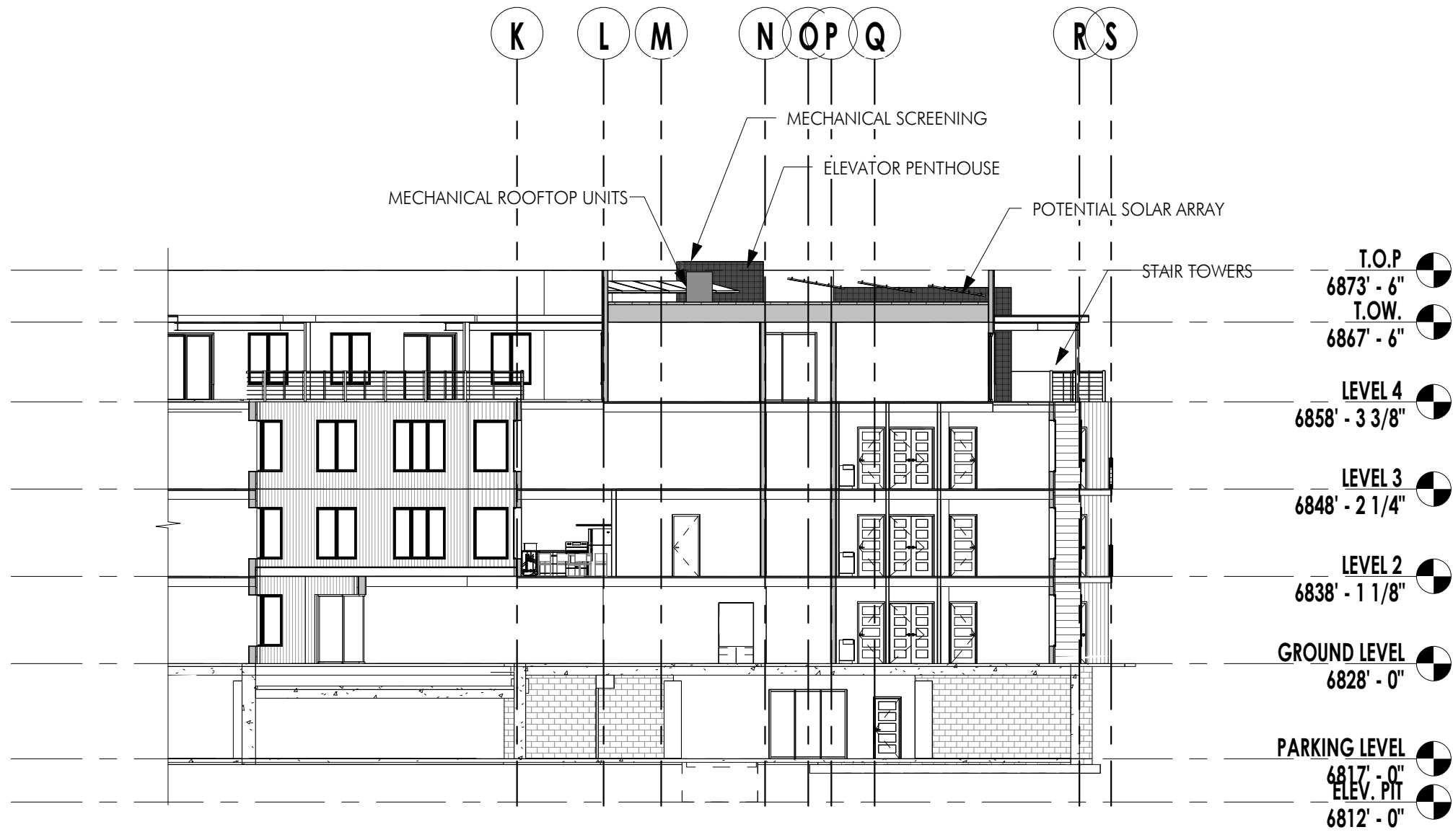
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ISSUE DATE: 07/02/2022
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ELEVATIONS

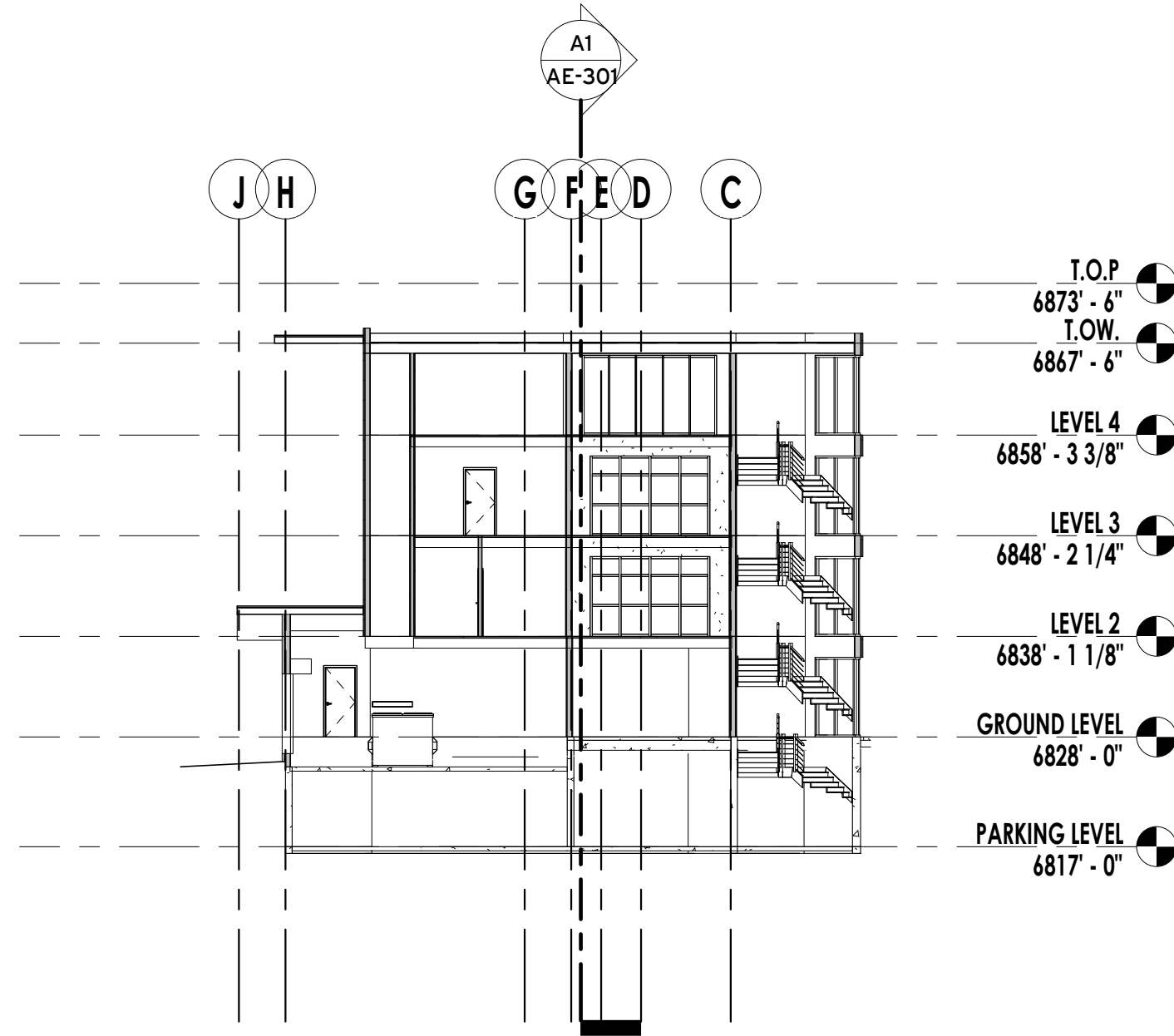
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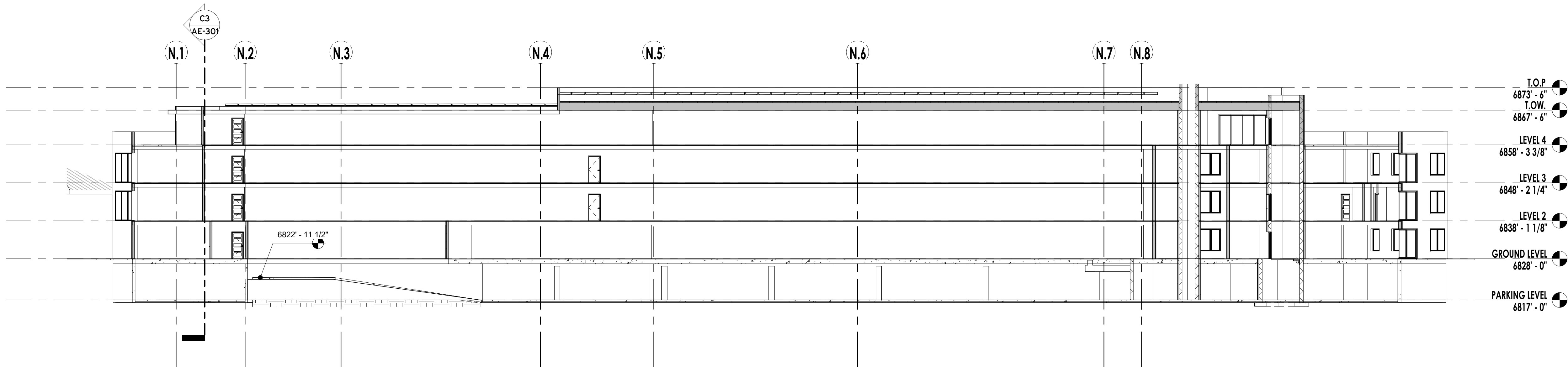
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C1 SOUTH CROSS SECTION
SCALE: 1/16" = 1'-0"



C3 NORTH CROSS SECTION
SCALE: 1/16" = 1'-0"



A1 RAMP SECTION
SCALE: 1/16" = 1'-0"

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BUILDING SECTIONS

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STRUCTURAL:
MECHANICAL:
PVE INC
ELECTRICAL:
PVE INC
LANDSCAPE:
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INTERIOR:

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WOW

September 2, 2022

Rebecca Ward
Spencer Cawley

RE: Public Outreach for the Homestake Project

Rebecca and Spencer,

We have held several formal and a multitude of one-on-one and smaller neighbor meetings to determine the opinions and concerns of the neighbors that both live in the Homestake neighborhood as well as have commercial interests. The dialogue has been very wide-ranging and has overall been very enlightening and has added considerably to the understanding of the issues surrounding this proposal. Below is a list of the public outreach endeavors that we have had. In addition to the below, there has been literally dozens of interactions, on a daily basis, with members of the public who are interested in what is going on. We continue to take input and will continue to take input as the process matures.

February 25, 2022. – Speak with Jesse Shetler, Mark Fisher, Ronnie and other business owners to the north of the project

February 28, 2022. – Meet with Diego Zagara, Park City Community Foundation and YIMBY representative (Yes In My Backyard). Discussed community support, Latino outreach, Economic development, cooperative child care, etc.

March 3, 2022 – Noticed neighborhood Meeting (please see attached flyer). Notice was placed on every vehicle that was present in the area the week prior as well as emailed to every fee title owner in both the Homestake and Claimjumper condominium Projects. Space was reserved at the Doubletree (Yarrow) Hotel and refreshments were served. The dialogue was brisk and very productive. Approx. attendance was @20 individuals. Comments were as follows. Repeat comments were edited out.

- No nightly rentals.
- Parking was impacted by “people from elsewhere” (not Homestake/Claimjumper).
- The City used the parking for Main St.
- Concerns about soils.
- Concerns about substation.
- Liked that the project was walkable.
- Access close to everything.
- Walking access to Windy Ridge area.

- Street parking.
- In favor of moving recycle center.
- Concerns about size/height.
- Concerns about the length of construction.
- Homestake should be widened.
- Should not widen or use Munchkin.
- Homestake a shortcut.
- Traffic concerns.
- Long-term rentals only.
- Angry about past interactions with City-no respect, being talked down to.
- Kids areas.
- Vibrancy w/o size.
- Liked small commercial uses.

March 7, 2022 – Noticed neighborhood meeting, noticing in conjunction with the neighborhood meeting above. Again, held at the Doubletree (Yarrow) and again refreshments and light food was served. Attendance was @25 people over the evening. The dialogue was more limited at this meeting due to two hecklers that continued to interrupt the presentation and the members of the audience. While constructive comment was generated, it was difficult to communicate effectively. The following comments were generated.

- Traffic.
- Road access.
- Speed of cars.
- Costs of water.
- Availability of water.
- Garbage plan.
- Density.
- Should be rentals.
- Units will not be affordable (see above heckler comments....).
- Units are being built for non-residents.
- They will be slum rentals.
- Can't enforce overcrowding.
- Can't enforce on-going compliance.
- Should all be primary residents.
- Will we rent to undocumented people?
- Toxic mitigation, fumes, dust, hours.
- Should be a light at Homestake/Kearns.
- Skin substation.
- Faraday shields, EMFs
- Pedestrian access is a big deal.
- Potential exit to Munchkin only.
- Noise.

- E-bike stations.
- Enforec parking.
- Bike racks.

March 17, 2022 – Meet with representatives from commercial businesses.

March 21, 2022 – Met with Park City Board of Realtors, community activist, media, Special Needs groups, government officials and local business owners. Strong support. Parking discussed.

March 23, 2022 – Met with former Mayor and others to discuss communication and concerns.

March 25, 2022 – Meet with representatives from several Park City activist groups. General support for the project.

April 5, 2022 - Met with several members of Park City activist groups. Shared concept plans. Strong support for the concept. Some concerns about parking and height.

April 19, 2022 – Met with adjacent property owners to discuss concerns. Generally supportive, concerns about height.

May 2, 2022 – Met with local religious leaders to discuss the plans. Strong support, particularly for the Latino population. Strong offers to help.

May 12, 2022 – Met with adjacent property owners. They were very supportive of the project; wanted to block out a group of rooms for their employees. We explained this was not possible.

May 19, 2022 – Met with other business owners and property owners regarding heir concerns. Mostly centered around parking dn pedestrian walkability. Suggested increase in commercial use to reduce trips.

June 6, 2022 – Additional meetings with Local business owners.

June 13, 2022 – Joined a City-sponsored open house to discuss the project with interested members of the community. Refreshments were served. There were several “booths” and Homestake was one of them. Good turn-out; 60-70 people. Good comments from the public and comments were favorable and encouraging.

In addition to the above, there have been many, many one-on-one conversations with interested stakeholders. A conservative estimation is that there are 5-6 calls/meetings or emails per week with people interested in the project in one form or another. The number of these meetings and the content is extensive and far-ranging. Suffice to say, there have probably been over 100 interactions with members of the public regarding this proposed project.

Pleas let me know if any additional information or documentation is desired.

Sincerely,

Rory Murphy

Rory Murphy

February 23, 2022

RE: Homestake Workforce Housing Proposal

To Whom It Concerns,

Our group, J. Fisher Company and Rory Murphy, are currently analyzing a workforce housing project on a parcel of property owned by Park City Municipal Corporation that is adjacent to your condominium. The property is identified on the Exhibit attached to this letter. It is very important to us, the City Staff, Commission and Council that we discuss potential issues and concerns with the public, particularly those that live and own property adjacent to the parcel.

We are inviting you to attend a meeting with your neighbors at the Hilton Doubletree Hotel (The Yarrow) located at 1800 Park Avenue in Park City. The meetings will be held from 5:30 to 7:30 in the Ivers Hearst Room (2nd Floor). We have two dates scheduled, Wednesday, March 2nd and Tuesday, March 8th. You are welcome to attend either or both meetings.

We will plan to give a brief presentation and then open the floor to you questions and concerns. We will be available following the meeting for one-on-one discussions as well. Light refreshments will be served. We would like to understand your input and ideas and discuss possible collaborations and solutions. As the owners and occupants, you are in the best position to understand how this proposed project may affect your neighborhood.

Thank you for your consideration and we appreciate your time. Please do not hesitate to contact us at paladinparkcity@aol.com or call me at 435-640-5068. Written comments are also welcome.

Sincerely,

Rory Murphy

September 6, 2022

Rebecca Ward, Assistant Planning Director
Ryan Blair, Director of Sustainability
Spencer Cawley, Planner 1

Sustainability Report, Homestake Affordable Condominiums

Dear Rebecca, Ryan and Spencer,

Park City strives to be at the forefront of sustainability and to that end has set ambitious goals to address our climate. Included in those goals are: to be net-zero carbon and run on 100% renewable electricity for city operations by 2022, and for the whole community by 2030 through Resolution 28-2017. The recommendations of this resolution include the following items:

- Integrate performance evaluations beginning in design process.
- Measure for one-year post-occupancy to ensure building performance alignment to net zero building standard.
- Requires renewable energy to be produced on site to cover the facility's annual need (no off-site credits).
- Capturing efficiencies, to leads to significant financial savings over the lifetime of the facility by engaging Energy Modelers and Commissioning Agents.
- Verification pathways include International Living Future Institute's Energy Petal certification; a score of zero on the Zero Energy Performance Index; ZE plus electric-ready from Enterprise Green Communities 2020 Criteria; LEED Zero and Passive House certification.

While private development is not subject to the requirements of Resolution 28-2017, it must nonetheless make and attain sustainable goals in order to reach alignment with the City and community. It does need to be made clear that the Homestake project is an affordable housing project, is subject to the financial constraints of an affordable housing project will not be able to achieve Net Zero without significant third-party financial contribution.

As a private development, our approach is a wholistic approach which begins with macro level site analysis and carries through to the granular details of the fixtures selected at the end of the project.

Site Selection

Sustainability begins with site selection, and The Homestake is ideally situated for walkability and connectivity to all the basic amenities of life. By selecting this site as the first Private/Public Affordable Housing MPD, the initial step was taken towards a sustainable project. Our goal is to enhance the built in advantages of this site by providing site amenities such as bike storage, electric bicycle stations and on site EV charging stations for residents to further limit automobile traffic and enhance the walkability.

Building Orientation and Site Planning

The Homestake is oriented on the site to maximize passive solar strategies. With the majority of the units and building facades oriented in primarily North/South direction, the design team has the ability to work with the sun to provide passive heating in the cooler months and shade in the warmer months.

Building Design Features

The next criteria for successfully integrating sustainable design lies with a comprehensive whole building design, incorporating all aspects of the built product. As a team, we are committed to working with our consultants to provide early and sustained energy modelling to guide components of design, and as suggested, engaging with Rocky Mountain Power to establish guidelines and work with initiatives to further our sustainable goals.

The building will be designed to meet the criteria set forth in the IECC 2021 codes which far exceed current adopted regulations in the State of Utah. As part of this initiative, the following enhancements and design strategies will be incorporated:

- 1) Building Envelope Design Strategies and Enhancements
 - a) Continuous liquid applied air/weather barriers
 - b) Continuous exterior insulation
 - c) Enhanced wall and roof insulation, including spray applied or continuous roof insulation - R23 blow in walls , R50 attic, R5 exterior door
 - d) Energy Star Rated Doors and windows - .28 U value windows
- 2) Water Strategies
 - a) Reduce water usage by a minimum of 20 percent compared to the baseline water use
 - b) Specify EPA Water-sense labeled products and fixtures
 - c) Use water efficient landscaping, utilize water re-use and harvesting strategies to reduce outdoor potable water usage by fifty percent
 - d) High Efficiency water heating - .62 EF or better
- 3) Mechanical, Lighting and Indoor Air
 - a) All electric building mechanical systems – utilizing minimums in the following:
 - i) 96% AFUE furnace
 - ii) 13 seer AC
 - iii) Air source heat pumps.. 8.2 HSPF/15 SEER/12 EER minimum
 - b) Utilizing predicted Energy Use Intensity energy modeling to guide building and mechanical systems design with the goal set forth in future net zero building design
 - c) Per IECC – ERI of 46 as a baseline
 - d) Design to reduce EUI with a site limit of 24
 - e) Providing ample roof top space for potential photovoltaic incorporation
 - f) Utilizing all LED lighting and daylighting strategies to minimize electrical loads related to lighting
 - g) Energy Star Rated Appliances
 - h) Mechanical ventilation meeting requirements of ASHRAE 62.2
 - i) Exhaust Range Hoods to the exterior
 - j) Limit duct leakage to a maximum of 4%

k) All units will be designed and verified to pass blower door test.

Finally, our intention is to work closely with the City Sustainability Department and local utilities to find all practical solutions to create the most sustainable project we are able to. We are thankful for the opportunity to work with the City Staff on this project and strive to achieve the highest sustainability rating within the financial constraints of the project. We are submitting this report to Planning and Sustainability simultaneously. We look forward to hearing comments from both Departments.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Murphy', with a large checkmark-like flourish at the end.

Rory Murphy
435-640-5068

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

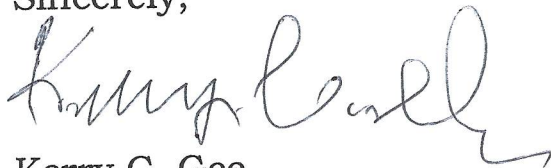
subdivision do warrant further study of the Homestake parcel and mitigation if proven to be required. Lead and other metals can prove to be hazardous if exposures occur under the right circumstances.

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

**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

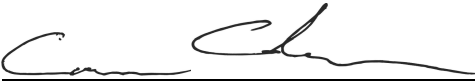
September 13, 2022

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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LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

HOMESTAKE PARCEL

September 13, 2022
INTRODUCTION

1.0 INTRODUCTION

On behalf of J. Fisher Companies ("Client"), and in accordance with Stantec Consulting Services Inc.'s ("Stantec") July 8, 2022 *Proposal and Cost Estimate*, Stantec conducted a limited topsoil and subsurface soil investigation at the Homestake parcel located at 1875 Homestake Road in Park City, Summit County, Utah ("Property"). The intent of the investigation was to investigate if, and to what degree, soils might be impacted by heavy metals at specific locations where the Client is considering redevelopment activities, including proposed construction of abovegrade residences and underground parking structures. This report presents a summary of field activities and analytical results associated with the investigation.

The limited soil investigation was conducted in response to the Client's and Stantec's review of historical *Phase I Environmental Site Assessment (ESA) Reports* (Terracon, 2016 and 2017), a *Limited Site Investigation Report* (Terracon, 2016), and a more recent *Site Assessment Report* (Blue Ledge Consulting, LLC, 2021), documents prepared on behalf of the Park City Municipal Corporation (PCMC) and shared with the Client. The 2016 and 2017 investigations included the Property and off-site lands located immediately north of the Property, which extended from the generalized northern Property boundary to Kearns Boulevard (a distance of approximately 400 feet).

The 2016 investigation included field-screening of soils at eight soil test borings to 20 to 25 feet below grade, utilizing a portable x-ray fluorescence (XRF) analyzer to screen for metals and a portable photoionization detector (PID) to screen for volatile organic compound (VOC) constituents. The 2016 XRF study identified localized Property topsoil and near-surface soil (generally within the upper two feet of the ground surface) that contained lead concentrations in excess of PCMC's *Soil Ordinance* screening level for lead at occupied properties (200 milligrams per kilogram (mg/kg); i.e., parts per million-ppm). Reportedly, all other metal XRF concentrations were deemed representative of typical background metal concentrations. Field-screening of soils using the PID indicated no qualitative signs of VOCs.

This 2022 limited soil investigation, conducted on August 22, 2022, included the collection of topsoil and subsurface soil samples and field-screening for metals using an XRF analyzer, with select soil samples being submitted for quantitative laboratory analysis of the eight Resource Conservation and Recovery Act (RCRA) Metals by Method EPA 6010B/C/D (mercury: EPA 7471A). Stantec, the Client, and PCMC representatives agreed on the sampling locations in advance of the investigation, as outlined and proposed within Stantec's July 8, 2022 Proposal. In accordance with United States Environmental Protection Agency (US EPA) *Method 6200. Field Portable X-Ray Fluorescence Spectrometry for the Determination of Elemental Concentrations in Soil and Sediment*, the XRF field results were used in part to identify which soil samples were analyzed by the laboratory.

The 2022 site and soil test boring locations are identified on Figures 1 and 2, respectively herein. Metal results and sampling depths of particular interest are presented on Figure 3. A copy of the



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

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INTRODUCTION

laboratory Quality Assurance/Quality Control (QA/QC) Level III result report is attached as Appendix A.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT

HOMESTAKE PARCEL

September 13, 2022
SOIL SAMPLING ACTIVITIES

2.0 SOIL SAMPLING ACTIVITIES

In advance of field drilling activities, Stantec spray-painted the proposed boring locations for easy reference when locating buried utilities. Stantec coordinated a private ground-penetrating radar (GPR) utility locate by GPRS, LLC (GPRS) of Salt Lake City, Utah and a public utility locate by Blue Stakes Utility Locators of Utah (Blue Stakes). GPRS and Blue Stakes did not identify any buried utilities within 10 feet of any proposed soil test boring location.

2.1 SOIL SAMPLING PROTOCOL

On August 22, 2022, a Stantec geologist observed the drilling and sampling of 17 soil test borings by Direct Push Services, LLC of Salt Lake City, Utah, utilizing direct-push technology (reference Figure 2). Each soil test boring was drilled and sampled using a GeoProbe™ direct-push drill rig, equipped with an approximate 3.25-inch (3.25-in.) diameter, steel drive-point that was pushed hydraulically into the subsurface. Soil samples were collected continuously within new disposable, 5-feet long, clear-acrylic, sampling tubes for easy visual inspection and sample collection.

Stantec observed that the land surface was covered by an approximate 4-inch thick, asphalt-paved surface. There appeared to be a thin layer of imported or other roadbase material located between the bottom of the asphalt cover and underlying soil material, although at some borings it was difficult to differentiate between possible imported material and underlying soils. During soil sampling, Stantec screened soil samples for qualitative signs (visual and olfactory observations) of potential contamination. Stantec did not observe any qualitative signs of potential contamination at any of the borings.

At ten of the shallow topsoil sampling boreholes noted on Figure 2 (borings HS-2, -4, -6, -8, -10, -12, -14, -15, -16, and HS-17), Stantec used a portable XRF analyzer to screen soils in approximate six-inch vertical intervals within the upper, approximate 1.5 feet (i.e., 3-in., 9-in., 15-in. depths beneath the bottom of the asphalt pavement, etc.) of soils located immediately beneath the asphalt-paved surface. At the seven deep soil test boreholes (borings HS-1, -3, -5, -7, -9, -11, and HS-13), Stantec used the XRF to screen soils in approximate 2.5-ft. intervals within the upper, approximate 20 feet (i.e., 3-in., 2.5-ft., 5-ft., 7.5-ft., 10-ft., 12.5-ft., 15-ft., 17.5-ft., and 20-ft.) of soils beneath the asphalt pavement. Stantec's uppermost soil sample collected beneath the asphalt-paved, parking lot was collected of material that appeared to represent uppermost natural soil (i.e., not asphalt material or underlying roadbase, etc.).

Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils at depths between 15 to 20 feet, including increasing moisture content with increasing depth.



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022
SOIL SAMPLING ACTIVITIES

All soil samples were screened in the field for 11 of the 13 Priority Pollutant Metals using a hand-held, XRF analyzer (i.e., Niton™ XL2 GOLDD analyzer). Prior to analyzing samples, the calibration of the XRF analyzer was checked using a RCRA 500 standard and a blank standard (pure silica sand). Beryllium is too light for analysis by typical hand-held, XRF analyzers, and the Niton XRF did not screen for Thallium. Neither metal is anticipated to be of environmental concern, related to the Property or nearby, surrounding lands, based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years. The XRF Limit of Detection (LOD) differed for each metal, typically between 5 to 10 ppm.

Stantec's field geologist extended the X-ray detector end of the XRF analyzer atop each sample to measure the outer, exposed surface of soil, in general accordance with the XRF analyzing protocol detailed within US EPA Method 6200. All XRF readings were logged within the XRF analyzer and then downloaded subsequently onto a Stantec computer for archiving.

Stantec reviewed the XRF results in terms of criteria outlined within Stantec's July 8, 2022 Proposal, including at least one soil representative of each of the highest, moderate, and lowest lead concentrations and 12 additional samples that exhibited some of the highest lead or other metal concentrations, to help select which specific soil samples would be analyzed quantitatively by the laboratory. In some instances, Stantec collected samples for laboratory analysis which represented sampling intervals that were either overlying or underlying soils that exhibited slightly elevated lead or other metal XRF concentrations.

As outlined within Stantec's Proposal, a total of 15 soil samples were collected within laboratory-provided sample containers for quantitative analysis of the eight Resource Conservation and Recovery Act (RCRA) metals by Method EPA 6010B/C/D (Mercury by EPA 7471A). Stantec's field geologist utilized nitrile gloves during soil sample collection and XRF screening. Following sample collection, each container was labeled as to sample location, date, and analysis and then hand-delivered to Chemtech-Ford Laboratories of Salt Lake City, Utah, a Utah-certified, analytical laboratory. Strict Chain-of Custody (CoC) and Quality Assurance/Quality Control (QA/QC) protocol were administered throughout the sampling program and delivery of samples to the laboratory.

Following sampling activities, each borehole was backfill-abandoned with bentonite pellets, from the bottom of each borehole, progressing upward and including an asphalt-patch material emplaced within the upper approximate 1- to 1.5 feet, flush to grade. Stantec inspected the backfilled boreholes on the evening of August 22 and the morning of August 23, 2002 to verify that all borings' asphalt backfill had cured flush with the existing asphalt-paved, land surface.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022
SOIL SAMPLING ACTIVITIES

2.2 SOIL ANALYTICAL RESULTS

Attached Table 1 presents a summary of Stantec's XRF field-screening results, while attached Table 2 presents a comparative analysis of XRF and laboratory results. A copy of the analytical report is presented as Appendix A herein.

In consideration of the heterogenous nature of the lithologic characteristics of the soil materials (sand, gravel, pebbles, rock fragments, etc.), it is not surprising that XRF field-screening results and analytical laboratory results may differ. However, in general, Stantec's review of XRF and laboratory results indicate reasonable correlation between the data. Stantec's review of the XRF and laboratory results indicates that all but seven soil samples exhibited metal concentrations deemed representative of natural background metal concentrations – based on Stantec's extensive experience sampling and analyzing several hundred soil samples throughout the region during the past several years.

Seven soil samples exhibited a lead concentration in excess of the PCMC's *Soil Ordinance* screening level of 200 ppm:

<u>Sample</u>	<u>Depth (below asphalt)</u>	<u>XRF Lead (ppm*)</u>	<u>Lab Lead (ppm)</u>
HS-1-2.5	2.5 feet	592	531
HS-2-1	9-inches	541	193 (less than 200 ppm)
HS-3-2.5	2.5 feet	471	668
HS-5-2.5	2.5 feet	6,686	11,000
HS-6-1.5	15-inches	589	1,730
HS-16-1	9-inches	413	374
HS-17-1	9-inches	440	572

* ppm – milligrams per kilogram; aka, parts per million

XRF and laboratory lead concentrations in all other soil samples are deemed by Stantec to represent typical background lead concentrations. The US EPA Risk-Based Screening Level (RSL) for lead, deemed protective of residential land use, is 400 ppm. The RSL for lead under industrial land use scenarios is 800 ppm. Aside from lead and arsenic, no other metal concentration in any soil sample exceeded a corollary RSL deemed protective of residential land use.

It is well-documented throughout Utah that natural background concentrations of arsenic almost always exceed the US EPA's residential RSL for arsenic of 0.68 ppm, which is based on national, generic exposure factors. Stantec's review of the analytical data indicates that there were only three soil samples that exhibited what Stantec believes to be representative of arsenic concentrations in excess of natural background conditions, namely laboratory samples: HS-5-2.5 (arsenic at 260 ppm); HS-6-1.5 (79.2 ppm); and HS-17-1 (61 ppm). As listed above, each of the three samples also exhibited elevated lead concentrations. All other XRF and laboratory arsenic concentrations are deemed representative of typical, natural background arsenic concentrations.

LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022

SUMMARY OBSERVATIONS AND CONCLUSIONS

3.0 SUMMARY OBSERVATIONS AND CONCLUSIONS

This limited soil sampling investigation provided a timely and cost-effective means by which soil beneath the asphalt-paved, land surface were investigated for heavy metal presence. The intent of the investigation was not to fully delineate potential metal contamination at the property but provide data to help estimate potential presence and generalized concentrations of metals within near-surface and subsurface soils beneath the property.

The XRF and laboratory results should be reviewed in light of corollary boring locations and soil sampling depths for extrapolation of subsurface soil conditions and lateral and vertical metal concentrations laterally between the different soil test borings and vertically within individual soil boreholes. Since individual XRF and laboratory samples were collected at specific sampling depths within each individual soil test boring (every 6-inches at shallow borings and at 2.5-ft. intervals at the 20-ft. deep borings), the results should be used to estimate metal concentrations across the property in adjacent, overlying, and/or underlying soils that were not XRF field-screened or laboratory-analyzed.

At the time of investigation, the property was covered by an approximate, 4-inch thick, asphalt-paved, vehicle parking lot. Subsurface soils were comprised of a heterogeneous mix of unsaturated, varying brown/tan to gray, medium- to coarse-grained sand, gravel, and pebbles within a silt-rich matrix, as well as a few interspersed, small fragments of highly-weathered, red sandstone. At each of the seven 20-ft. deep borings, Stantec observed clay- to silt-rich soils between 15 to 20 feet, including increasing moisture content with increasing depth to borehole completion depths of 20 feet below grade. Stantec estimated that the depth to the water table may approximate 20 or more feet below grade.

Topsoil and near-surface soil sampling across the property indicated that at least the upper six inches of soil beneath the bottom of the approximate four inch thick, asphalt parking lot appear to contain metal concentrations representative of typical, natural background metal concentrations. The results suggest the possibility that, under future potential land redevelopment activities which may include removal of the asphalt pavement, the upper six inches of soil (if exposed to the natural elements but not disturbed) may pose little to no risk to human health as regards heavy metal concentrations in topsoil.

For instance, as long as the upper six inches of soil is not penetrated, it is possible that movement of pedestrians, vehicles, and/or equipment across exposed property topsoil may pose no unacceptable risk to human health and the environment. Since the upper six inches of soil appear to reflect natural background conditions and metal concentrations, risk associated with potential direct physical contact (dermal exposure) and/or air dispersion of soil/particulate matter (inhalation and/or ingestion exposure) appears to be of little to no significant risk as regards metal concentrations in the soil. For instance, as long as the upper six inches of soil is not penetrated, it may be possible to mobilize vehicles, construction trailers, and earth-moving



LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT HOMESTAKE PARCEL

September 13, 2022

SUMMARY OBSERVATIONS AND CONCLUSIONS

equipment onto the property in preparation for future land redevelopment with little to no risk to human health and the environment as regards metal concentrations in topsoil.

However, if the upper six inches of soil at the property is penetrated during future land redevelopment activities, thereby exposing underlying, subsurface soil to the natural atmosphere, there are localized subsurface soils that *may* pose unacceptable risk to human health. As identified on Figure 3, three soil samples contained lead concentrations in excess of 200 ppm at a depth of nine inches below the bottom of the asphalt, namely samples HS-2-1, HS-16-1, and HS-17-1. The next deepest depth at which an elevated lead concentration was identified in any boring was at 15 inches beneath the bottom of the asphalt parking lot at lone boring HS-6. The next depth at which an elevated lead concentration was identified was at 2.5-ft. beneath the bottom of the asphalt parking lot at borings HS-1, HS-3, and HS-5. Subsurface soils at deeper depths at borings HS-1, -3, -5, -7, -9, -11, and HS-13 appeared to reflect typical, natural background metal concentrations, which are anticipated to pose little to no risk to human health and the environment as regards metal concentrations.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

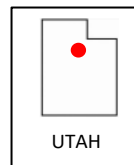
Figure 1 General Property Location Map



INSET

SUMMIT COUNTY TAX ASSESSOR OFFICE RECORDS

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)



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

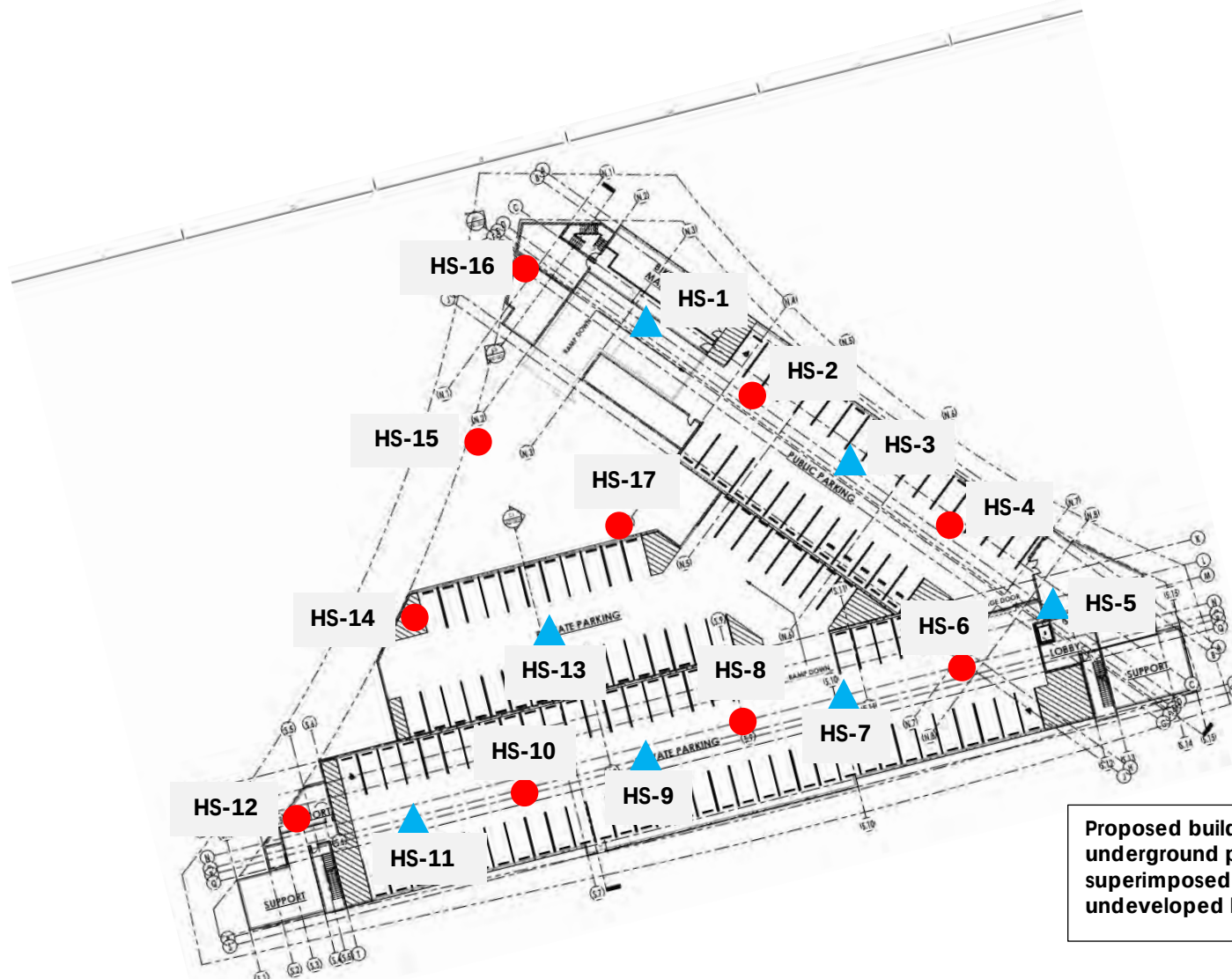
Figure 1

**General Property Location,
Aerial Map**

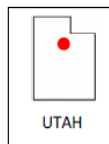
Disclaimer: Stantec assumes no responsibility for data supplied in electronic format. The recipient accepts full responsibility for verifying the accuracy and completeness of the data. The recipient releases Stantec, its officers, employees, consultants and agents, from any and all claims arising in any way from the content or provision of the data.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
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Figure 2 Soil Test Boring Location Map



SUMMIT COUNTY TAX ASSESSOR OFFICE RECORDS
Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)



- HS – Topsoil (0 to 18 inches) Boring
- ▲ HS – Subsurface Soil (20-ft. depth) Boring

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T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

DRAWN BY: JR	1ST REVIEW: CC	2ND REVIEW: SS
DATE: 8/23/2022		PROJECT NO: 203722755

PCMC-Homestake Project

Figure 2
Soil Test Boring Locations

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

Figure 3 Laboratory Analytical Results

Only those samples with Lead (Pb) laboratory concentrations in excess of PCMC's Soil Ordinance screening level for lead of 200 ppm are noted herein.

All other samples are "clean."

Depths are below the asphalt-paved, land surface.

HS-16: Clean at 3-inches and 15-inches...Pb at 374 ppm at 9-inches.

HS-1: Clean at 3-inches and at 5-ft...Pb at 531 ppm at 2.5-ft.

HS-2: Clean at 3-inches and at 15-inches...XRF Pb at 541 ppm at and laboratory 193 ppm at 9-inches.

HS-15

HS-3: Clean at 3-inches and at 5-ft...Pb at 668 ppm at 2.5-ft.

HS-17: Clean at 3-inches and 15-inches...Pb at 572 ppm at 9-inches.

HS-14

HS-5: Clean at 3-inches and at 5-ft.
Pb at 11,000 ppm at 2.5-ft.

HS-6: Clean at 3-inches and at 9-inches...Pb at 1,730 ppm at 15-inches.

HS-12

HS-11

HS-13

HS-8

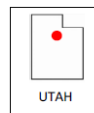
HS-7

HS-10

HS-9

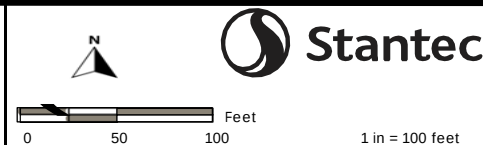
SUMMIT COUNTY TAX ASSESSOR OFFICE RECORDS

Parcel # YARD-B-1AM-X; Lot B (~ 1.86-acres)



● HS – Topsoil (0 to 18 inches) Boring: clean at 3-, 9-, & 15-inches...except where noted.

▲ HS – Subsurface Soil (20-ft. depth) Boring: clean at 3-inches and 2.5-, 5-, 7.5-, 10-, 12.5-, 15-, 17.5- and 20-feet...except where noted.



T2S, R4E Section 9 Summit County UT
NAD 1983 UTM Zone 12N

DRAWN BY: JR

1ST REVIEW: CC

2ND REVIEW: SS

DATE: 9/7/2022

PROJECT NO: 203722755

PCMC-Homestake Project

Figure 3 Laboratory Results

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

TABLE 1 XRF FIELD-SCREENING RESULTS

TABLE 1. XRF FIELD-SCREENING RESULTS

Homestake Property
Park City, Utah

SAMPLE	Sb**	Cd	Ag	Pb, Lead	Se	As	Hg	Zn	Cu	Ni	Cr
HS-1 (3-inches) *	23.04	13	8.55	< LOD ***	< LOD	6.54	< LOD	32.21	16.92	< LOD	126.1
HS-1-2.5 (2.5-ft.)	21.65	14.47	< LOD	592.28	< LOD	46.82	< LOD	2137.7	78.55	< LOD	< LOD
HS-1-5 (5-ft.)	33.35	12.17	11.34	31.98	< LOD	12.57	< LOD	236.32	< LOD	< LOD	< LOD
HS-1-7.5 (7.5-ft.)	23.75	< LOD	< LOD	30.46	< LOD	13.42	< LOD	129.11	< LOD	< LOD	< LOD
HS-1-10 (10-ft.)	40.81	13.92	14.7	107.61	< LOD	20.52	< LOD	164.04	37.57	37.93	< LOD
HS-1-12.5 (12.5-ft.)	26.2	11.19	9.81	54.2	< LOD	8.92	< LOD	206.64	18.55	< LOD	< LOD
HS-1-15 (15-ft.)	32.3	9	8.44	52.28	< LOD	15.58	< LOD	142.17	24.7	32.05	< LOD
HS-1-17.5 (17.5-ft.)	33.04	11.71	< LOD	30.3	< LOD	14.85	< LOD	136.31	< LOD	< LOD	< LOD
HS-1-20 (20-ft.)	42.67	12.66	12.35	27.13	< LOD	26.67	< LOD	267.41	19.02	< LOD	< LOD
HS-2-0.5 (3-inches)	38.8	< LOD	10.17	< LOD	< LOD	6.53	< LOD	41.82	25.52	< LOD	< LOD
HS-2-1 (9-inches)	46.22	32.65	< LOD	541.15	< LOD	< LOD	< LOD	924.75	63.18	< LOD	< LOD
HS-2-1.5 (15-inches)	< LOD	< LOD	< LOD	29.15	< LOD	11.92	< LOD	762.45	25.07	< LOD	< LOD
HS-3 (3-inches)	42.27	18.55	9.51	14.7	< LOD	< LOD	< LOD	39.29	24	28.09	< LOD
HS-3-2.5 (2.5-ft.)	20.19	< LOD	< LOD	471.96	< LOD	21.03	< LOD	1291.6	59.39	< LOD	< LOD
HS-3-5 (5-ft.)	35.96	15.83	9.87	38.53	< LOD	16.17	< LOD	132.41	20.59	33.51	< LOD
HS-3-7.5 (7.5-ft.)	28.97	< LOD	< LOD	55.54	< LOD	23.76	< LOD	140.63	20.46	< LOD	< LOD
HS-3-10 (10-ft.)	18.73	< LOD	< LOD	58.95	< LOD	16.18	< LOD	165.13	19.35	< LOD	< LOD
HS-3-12.5 (12.5-ft.)	23.31	< LOD	< LOD	28.82	< LOD	12.8	< LOD	76.62	16.13	< LOD	87.55
HS-3-15 (15-ft.)	31.63	8.6	< LOD	20.57	< LOD	8.69	< LOD	107.53	54.85	38.58	< LOD
HS-3-17.5 (17.5-ft.)	< LOD	< LOD	< LOD	20.89	< LOD	12.68	< LOD	93.65	34.37	< LOD	< LOD
HS-3-20 (20-ft.)	22.79	< LOD	< LOD	45.45	< LOD	14.25	< LOD	115.74	33.13	36.95	115.2
HS-4-0.5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	7.7	< LOD	29.82	17.82	< LOD	< LOD
HS-4-1 (9-inches)	33.11	8.53	8.73	16.16	< LOD	5.62	< LOD	75.19	348.6	< LOD	< LOD
HS-4-1.5 (15-inches)	< LOD	< LOD	< LOD	34.16	< LOD	17.33	< LOD	186.45	35.69	< LOD	< LOD
HS-5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	12.84	< LOD	47.58	27.97	< LOD	< LOD
HS-5-2.5 (2.5-ft.)	253.4	13.57	64.52	6686.27	< LOD	107.5	9.7	3821.3	399.7	< LOD	< LOD
HS-5-5 (5-ft.)	< LOD	< LOD	< LOD	79.86	< LOD	24.65	< LOD	2974.5	21.37	39.69	< LOD
HS-5-7.5 (7.5-ft.)	< LOD	9.99	< LOD	64.51	< LOD	23.07	< LOD	1306.2	22.37	29.25	< LOD
HS-5-10 (10-ft.)	34.67	13.64	13.56	< LOD	< LOD	9.74	< LOD	236.09	< LOD	< LOD	< LOD
HS-5-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	69	< LOD	17.95	< LOD	243.84	26	29.21	< LOD
HS-5-15 (15-ft.)	16.61	< LOD	< LOD	50.03	< LOD	21.34	< LOD	186.81	25.31	< LOD	< LOD
HS-5-17.5 (17.5-ft.)	20.35	< LOD	< LOD	44.34	< LOD	26.82	< LOD	185.91	33.31	23.17	109.7
HS-5-20 (20-ft.)	21.96	< LOD	8.49	24.36	< LOD	12.74	< LOD	135.66	18.04	< LOD	< LOD
HS-6-0.5 (3-inches)	< LOD	< LOD	< LOD	< LOD	< LOD	9.6	< LOD	66.56	33.09	< LOD	< LOD
HS-6-1 (9-inches)	54.06	15.05	8.92	61.93	< LOD	< LOD	< LOD	217.57	22.4	< LOD	< LOD
HS-6-1.5 (15-inches)	44.73	9.29	< LOD	589.75	< LOD	< LOD	< LOD	1212.5	60.28	< LOD	< LOD
HS-7 (3-inches)	21.31	< LOD	8.98	< LOD	< LOD	12.57	< LOD	39.2	25.08	< LOD	< LOD
HS-7-2.5 (2.5-ft.)	20.56	< LOD	< LOD	81.15	< LOD	17.1	< LOD	192.88	23.65	< LOD	< LOD
HS-7-5 (5-ft.)	57.24	15.74	9.32	41.31	< LOD	27.83	6.46	245.83	21.04	40.77	< LOD
HS-7-7.5 (7.5-ft.)	17.54	< LOD	< LOD	46.93	< LOD	17.11	< LOD	132.98	26.35	< LOD	< LOD

TABLE 1. XRF FIELD-SCREENING RESULTS

Homestake Property
Park City, Utah

SAMPLE	Sb	Cd	Ag	Pb, Lead	Se	As, Arsenic	Hg	Zn	Cu	Ni	Cr
HS-7-10 (10-ft.)	< LOD	< LOD	< LOD	63.86	< LOD	18.7	< LOD	156.09	22.5	24.62	< LOD
HS-7-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	23.93	< LOD	13.63	< LOD	116.09	15.49	25.9	< LOD
HS-7-15 (15-ft.)	48.97	16.06	13.04	40.1	< LOD	13.69	< LOD	110.31	27.52	< LOD	< LOD
HS-7-17.5 (17.5-ft.)	21.81	< LOD	< LOD	73.61	< LOD	19.71	< LOD	144.61	39.94	36.57	< LOD
HS-7-20 (20-ft.)	< LOD	< LOD	< LOD	16.58	< LOD	14.46	< LOD	136.53	25.25	< LOD	< LOD
HS-8-0.5 (3-inches)	52.92	14.38	15.22	< LOD	< LOD	10.45	< LOD	54.77	37.53	< LOD	< LOD
HS-8-1 (9-inches)	52.67	13.51	15.31	14.47	< LOD	8.73	< LOD	48.37	30.63	< LOD	< LOD
HS-8-1.5 (15-inches)	17.05	< LOD	< LOD	170.29	< LOD	13.49	< LOD	529.19	128.3	26.71	< LOD
HS-9 (3-inches)	32.56	< LOD	< LOD	13.1	< LOD	6.9	< LOD	41.07	34.47	< LOD	138.8
HS-9-2.5 (2.5-ft.)	35.36	11.86	9.44	46.82	< LOD	14.55	< LOD	130.96	21.05	< LOD	< LOD
HS-9-5 (5-ft.)	27.11	10.88	7.41	26.46	< LOD	16.65	< LOD	171.12	20.06	< LOD	< LOD
HS-9-7.5 (7.5-ft.)	20.88	12.19	9.41	38.2	< LOD	20.82	< LOD	96.66	22.42	< LOD	< LOD
HS-9-10 (10-ft.)	39.61	10.63	11.56	90.56	< LOD	25.22	< LOD	168.88	27.73	29.83	< LOD
HS-9-12.5 (12.5-ft.)	35.23	13.47	10.21	43.89	< LOD	19.55	< LOD	140.59	25.78	< LOD	< LOD
HS-9-15 (15-ft.)	43.76	16.76	13.43	19.68	< LOD	13.03	< LOD	91.86	14.86	< LOD	< LOD
HS-9-17.5 (17.5-ft.)	20.03	< LOD	6.85	31.3	< LOD	13.88	< LOD	105.82	27.43	30.96	113.8
HS-9-20 (20-ft.)	26.53	< LOD	< LOD	27.24	< LOD	16.28	< LOD	96.26	13.94	< LOD	97.37
HS-10-0.5 (3-inches)	38.08	14.23	18.23	< LOD	< LOD	13.28	< LOD	61.91	< LOD	< LOD	< LOD
HS-10-1 (9-inches)	36.89	13.25	7.32	9.36	< LOD	7.8	< LOD	43.31	32.23	< LOD	< LOD
HS-10-1.5 (15-inches)	< LOD	< LOD	< LOD	6.37	< LOD	8.24	< LOD	44.14	22.71	< LOD	< LOD
HS-11 (3-inches)	34.36	10.34	8.39	< LOD	< LOD	7.33	< LOD	46.8	43.74	31.99	< LOD
HS-11-2.5 (2.5-ft.)	15	< LOD	< LOD	13.96	< LOD	6.92	< LOD	69.04	34.34	< LOD	115.9
HS-11-5 (5-ft.)	29.85	< LOD	< LOD	65.89	< LOD	14.97	< LOD	166.22	15.54	< LOD	< LOD
HS-11-7.5 (7.5-ft.)	26.75	< LOD	< LOD	32.61	< LOD	16.1	< LOD	141.66	< LOD	40.01	102
HS-11-10 (10-ft.)	24.3	< LOD	< LOD	78.62	< LOD	24.87	< LOD	134.28	18.75	< LOD	< LOD
HS-11-12.5 (12.5-ft.)	44.91	11.74	12.21	70.2	< LOD	15.53	< LOD	89.84	16.86	< LOD	122.3
HS-11-15 (15-ft.)	21.79	8.3	< LOD	50.82	< LOD	13.68	< LOD	179.39	19.68	< LOD	< LOD
HS-11-17.5 (17.5-ft.)	31.57	10.1	9.76	77.62	< LOD	15.18	< LOD	121.89	24.78	< LOD	< LOD
HS-11-20 (20-ft.)	36.11	11.51	7.71	18.74	< LOD	19.11	< LOD	211.89	12.79	< LOD	< LOD
HS-12-0.5 (3-inches)	69.23	23.33	24.12	12.04	< LOD	7.94	< LOD	51.07	< LOD	< LOD	< LOD
HS-12-1 (9-inches)	25.61	< LOD	< LOD	75.42	< LOD	21.29	< LOD	285.43	32.04	< LOD	< LOD
HS-12-1.5 (15-inches)	31.71	8.99	< LOD	130.33	< LOD	23.12	< LOD	310.82	40.39	< LOD	< LOD
HS-13 (3-inches)	39.3	14.54	15.46	12.32	< LOD	< LOD	< LOD	40.6	42.95	< LOD	< LOD
HS-13-2.5 (2.5-ft.)	36.47	12.6	8.5	32.92	< LOD	14.94	< LOD	98.46	44.87	< LOD	< LOD
HS-13-5 (5-ft.)	26.72	< LOD	12.46	< LOD	< LOD	11.74	< LOD	70.08	< LOD	< LOD	< LOD
HS-13-7.5 (7.5-ft.)	38.85	11.16	11.17	84.01	< LOD	20.48	< LOD	150	25.38	31.91	< LOD
HS-13-10 (10-ft.)	13.74	< LOD	< LOD	99.94	< LOD	18.88	< LOD	177.36	31.54	< LOD	< LOD
HS-13-12.5 (12.5-ft.)	< LOD	< LOD	< LOD	51.04	< LOD	17.76	< LOD	114.38	13.97	< LOD	< LOD
HS-13-15 (15-ft.)	< LOD	< LOD	< LOD	29.86	< LOD	9.31	< LOD	121.19	18.21	24.18	< LOD
HS-13-17.5 (17.5-ft.)	25.54	< LOD	< LOD	20.77	< LOD	13.56	< LOD	156.75	82.27	< LOD	< LOD

TABLE 1. XRF FIELD-SCREENING RESULTS

Homestake Property
Park City, Utah

SAMPLE	Sb	Cd	Ag	Pb	Se	As	Hg	Zn	Cu	Ni	Cr
HS-13-20 (20-ft.)	< LOD	< LOD	< LOD	< LOD	< LOD	< LOD	< LOD	51.58	< LOD	< LOD	< LOD
HS-14-0.5 (3-inches)	46.73	13.22	11.77	< LOD	< LOD	10.62	< LOD	52.66	52.66	31.9	119.1
HS-14-1 (9-inches)	57.28	14.39	18.53	28.15	< LOD	< LOD	< LOD	309.36	34.77	< LOD	< LOD
HS-14-1.5 (15-inches)	35.52	< LOD	16.79	17.52	< LOD	16.13	< LOD	66.2	< LOD	< LOD	< LOD
HS-15-0.5 (3-inches)	48.09	21.05	13.46	6.69	< LOD	7.54	< LOD	31.17	30.39	23.89	< LOD
HS-15-1 (9-inches))	50	< LOD	< LOD	52.43	< LOD	< LOD	< LOD	91.71	38.92	< LOD	< LOD
HS-15-1.5 (1.5-ft.)	< LOD	< LOD	< LOD	44.7	< LOD	14.85	< LOD	133.65	21.33	< LOD	< LOD
HS-16-0.5 (3-inches)	23.86	< LOD	< LOD	< LOD	< LOD	13.06	< LOD	45.19	35.91	< LOD	< LOD
HS-16-1 (9-inches)	52.13	10.67	11.11	413.5	< LOD	25.12	< LOD	527.18	75.52	28.41	< LOD
HS-16-1.5 (15-inches)	< LOD	< LOD	< LOD	32.21	< LOD	12.05	< LOD	162.76	26.89	< LOD	< LOD
HS-17-0.5 (3-inches)	24.24	12.54	7.72	13.9	< LOD	9.48	< LOD	71.41	31.15	< LOD	< LOD
HS-17-1 (9-inches)	< LOD	< LOD	< LOD	440.1	< LOD	27	< LOD	787.58	64.76	< LOD	< LOD
HS-17-1.5 (15-inches)	38.89	19.68	7.97	141.06	< LOD	< LOD	< LOD	319.6	28.98	< LOD	< LOD

All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.

* Depth beneath the approximate 4-inch thick, asphalt-paved, land surface.

Sb**: Antimony

Cd: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Zn: Zinc

Cu: Copper

Ni: Nickel

Cr: Chromium

< LOD ***: Less than Limit of Detection (all LOD < corollary US EPA Risk-Based Screening Levels [RSLs]).

Emboldened Lead (Pb) XRF Field Results exceed PCMC Soils Ordinance screening level of 200 ppm for occupied properties.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

TABLE 2 COMPARATIVE ANALYSIS OF XRF AND LABORATORY ANALYTICAL RESULTS

TABLE 2. XRF and Laboratory Comparative Analysis
Homestake Property
Park City, Utah

SAMPLE	Cd * XRF	Cd lab	Ag XRF	Ag lab	Pb XRF	Pb lab	Se XRF	Se lab	As XRF	As lab	Hg XRF	Hg lab	Cr XRF	Cr lab
HS-1	13	0.319 J	8.55	< 0.479	< LOD **	15.2	< LOD	< 4.79	6.54	5.35 J	< LOD	0.02 J	126.1	13.7
HS-1-2.5	14.47	17.60	< LOD	3.54	592.28	531.00	< LOD	< 12.7	46.82	25 J	< LOD	1.24	< LOD	20.7
HS-2-1	32.65	5.20	< LOD	1.7	541.15	193.00	< LOD	< 3.52	< LOD	11.7	< LOD	1.04	< LOD	12.7
HS-3-2.5	< LOD	11.7	< LOD	4.58	471.96	668.00	< LOD	< 13.3	21.03	32.30	< LOD	0.73	< LOD	21.1
HS-5	< LOD	0.171 J	< LOD	0.152 J	< LOD	30.2	< LOD	< 3.28	12.84	8.35	< LOD	0.02 J	< LOD	6.92
HS-5-2.5	13.57	39.30	64.52	45.10	6686.27	11000.00	< LOD	< 10.4	107.5	260.0	9.7	2.7	< LOD	12.2
HS-5-5	< LOD	12.1	< LOD	0.646 J	79.86	81.10	< LOD	< 5.38	24.65	17.80	< LOD	0.48	< LOD	19.8
HS-5-7.5	9.99	17.20	< LOD	0.672 J	64.51	73.70	< LOD	< 5.42	23.07	45.10	< LOD	0.5	< LOD	21.6
HS-6-1	15.05	9.42	8.92	1.64 J	61.93	179.00	< LOD	< 16.4	< LOD	14 J	< LOD	0.03	< LOD	19.3
HS-6-1.5	9.29	21.20	< LOD	12.9	589.75	1730.00	< LOD	< 10.8	< LOD	79.2	< LOD	0.98	< LOD	21.9
HS-7-5	15.74	1.45 J	9.32	< 1.12	41.31	32.40	< LOD	< 11.2	27.83	30.10	6.46	0.05	< LOD	21.7
HS-11-10	< LOD	0.977 J	< LOD	0.448 J	78.62	107.00	< LOD	< 3.39	24.87	24.10	< LOD	0.04	< LOD	21.4
HS-12-0.5	23.33	0.168 J	24.12	0.285	12.04	7.26	< LOD	< 2.85	7.94	3.89 J	< LOD	0.03	< LOD	8.5
HS-16-1	10.67	3.42	11.11	3.01	413.5	374.0	< LOD	< 2.94	25.12	14.90	< LOD	0.77	< LOD	10.7
HS-17-1	< LOD	9.28	< LOD	3.6	440.1	572.0	< LOD	< 15.1	27	61	< LOD	1.51	< LOD	20.8

All Results in milligrams per kilogram (mg/kg); i.e., parts per million-ppm.

Cd*: Cadmium

Ag: Silver

Pb: Lead

Se: Selenium

As: Arsenic

Hg: Mercury

Cr: Chromium

< LOD **: Less than XRF Limit of Detection (all LOD < corollary US EPA Risk-Based Screening Levels [RSLs]).

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration.

Emboldened Lead (Pb) Results exceed PCMC Soils Ordinance screening level of 200 ppm for occupied properties.

**LIMITED SOIL SAMPLING INVESTIGATION SUMMARY REPORT
HOMESTAKE PARCEL**

APPENDIX A

A Copy of Chemtech-Ford Laboratories' Soil Result Report



9/6/2022

Work Order: 22H2269
Project: Homestake

Stantec Consulting Inc.
Attn: John Russell
2890 East Cottonwood Parkway, Suite 300
Salt Lake City, UT 84121

Client Service Contact: 801.262.7299

The analyses presented on this report were performed in accordance with the National Environmental Laboratory Accreditation Program (NELAP) unless noted in the comments, flags, or case narrative. If the report is to be used for regulatory compliance, it should be presented in its entirety, and not be altered.



Approved By:

Mark Broadhead, Project Manager



Project: Homestake

Project Manager: John Russell

<u>Laboratory ID</u>	<u>Sample Name</u>
22H2269-01	HS-1
22H2269-02	HS-1-2.5
22H2269-03	HS-2-1
22H2269-04	HS-3-2.5
22H2269-05	HS-5
22H2269-06	HS-5-2.5
22H2269-07	HS-5-5
22H2269-08	HS-5-7.5
22H2269-09	HS-6-1
22H2269-10	HS-6-1.5
22H2269-11	HS-7-5
22H2269-12	HS-11-10
22H2269-13	HS-12-0.5
22H2269-14	HS-16-1
22H2269-15	HS-17-1

Work Order Report Narrative

Sample Preparation

All samples were prepared within method specified holding times. No preparation issues were noted.

Method Blanks

All blank values were within method acceptance criteria. No blank values exceeded the minimum reporting limit for any analysis in this work order.

Laboratory Control Samples

All laboratory control samples were within method acceptance criteria.

Method Spikes

All method spike recoveries were within method acceptance criteria, except as noted by qualifying flags.

Method Spike Duplicates

All method spike duplicates were within method acceptance criteria, except as noted by qualifying flags.

Corrective Actions

There are no corrective actions associated with this work order.



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Sandy, UT 84070
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Certificate of Analysis

Stantec Consulting Inc.
John Russell
2890 East Cottonwood Parkway, Suite 300
Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-1

Matrix: Solid

Lab ID: 22H2269-01

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	99.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	5.35	mg/kg dry	9.58	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	54.5	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.319	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	13.7	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	15.2	mg/kg dry	4.79	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.02	mg/kg dry	0.03	EPA 7471A	8/26/22	8/29/22	J
Selenium, Total	ND	mg/kg dry	4.79	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	0.479	EPA 6010B/C/D	8/23/22	8/25/22	



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-1-2.5

Matrix: Solid

Lab ID: 22H2269-02

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	86.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	25.0	mg/kg dry	25.4	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	177	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	17.6	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	20.7	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	531	mg/kg dry	12.7	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.24	mg/kg dry	0.02	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	12.7	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	3.54	mg/kg dry	1.27	EPA 6010B/C/D	8/23/22	8/25/22	



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-2-1

Matrix: Solid

Lab ID: 22H2269-03

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	92.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	11.7	mg/kg dry	7.04	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	87.3	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	5.20	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	12.7	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	193	mg/kg dry	3.52	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.04	mg/kg dry	0.02	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	3.52	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	1.70	mg/kg dry	0.352	EPA 6010B/C/D	8/23/22	8/25/22	



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-3-2.5

Matrix: Solid

Lab ID: 22H2269-04

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	84.8	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	32.3	mg/kg dry	26.6	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	175	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	11.7	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.1	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	668	mg/kg dry	13.3	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.73	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	13.3	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	4.58	mg/kg dry	1.33	EPA 6010B/C/D	8/23/22	8/25/22	



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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

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	99.5	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	8.35	mg/kg dry	6.56	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	31.3	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.171	mg/kg dry	0.656	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	6.92	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	30.2	mg/kg dry	3.28	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.02	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	J
Selenium, Total	ND	mg/kg dry	3.28	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.152	mg/kg dry	0.328	EPA 6010B/C/D	8/23/22	8/25/22	J



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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-5-2.5

Matrix: Solid

Lab ID: 22H2269-06

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	87.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	260	mg/kg dry	20.7	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	209	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	39.3	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	12.2	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	11000	mg/kg dry	10.4	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	2.72	mg/kg dry	0.31	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	10.4	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	45.1	mg/kg dry	1.04	EPA 6010B/C/D	8/23/22	8/25/22	



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Certificate of Analysis

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John Russell
2890 East Cottonwood Parkway, Suite 300
Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-5-5

Matrix: Solid

Lab ID: 22H2269-07

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	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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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-5-7.5

Matrix: Solid

Lab ID: 22H2269-08

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	90.7	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	45.1	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	54.9	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	17.2	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.6	mg/kg dry	0.542	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	73.7	mg/kg dry	5.42	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.50	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	5.42	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.672	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	J



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-6-1

Matrix: Solid

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

Lab ID: 22H2269-09

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	91.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	14.0	mg/kg dry	32.7	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	223	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	9.42	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	19.3	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	179	mg/kg dry	16.4	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.03	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	16.4	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	1.24	mg/kg dry	1.64	EPA 6010B/C/D	8/23/22	8/25/22	J



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-6-1.5

Matrix: Solid

Lab ID: 22H2269-10

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	84.4	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	79.2	mg/kg dry	21.7	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	162	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	21.2	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	21.9	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	1730	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.98	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	10.8	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	12.9	mg/kg dry	1.08	EPA 6010B/C/D	8/23/22	8/25/22	



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PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-7-5

Matrix: Solid

Lab ID: 22H2269-11

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	92.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	30.1	mg/kg dry	22.4	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	29.0	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	1.45	mg/kg dry	1.86	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	21.7	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	32.4	mg/kg dry	11.2	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.05	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	11.2	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	1.12	EPA 6010B/C/D	8/23/22	8/25/22	



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PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-11-10

Matrix: Solid

Lab ID: 22H2269-12

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	94.1	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	24.1	mg/kg dry	6.78	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	35.2	mg/kg dry	0.339	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.977	mg/kg dry	1.02	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	21.4	mg/kg dry	0.339	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	107	mg/kg dry	3.39	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.04	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	3.39	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	0.448	mg/kg dry	1.02	EPA 6010B/C/D	8/23/22	8/25/22	J



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PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-12-0.5

Matrix: Solid

Lab ID: 22H2269-13

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	98.2	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	3.89	mg/kg dry	5.69	EPA 6010B/C/D	8/23/22	8/25/22	J
Barium, Total	39.8	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	0.168	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	J
Chromium, Total	8.50	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	7.26	mg/kg dry	2.85	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	0.03	mg/kg dry	0.03	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	2.85	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	ND	mg/kg dry	0.285	EPA 6010B/C/D	8/23/22	8/25/22	



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Salt Lake City, UT 84121

PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-16-1

Matrix: Solid

Lab ID: 22H2269-14

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	92.2	%	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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PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Sample ID: HS-17-1

Matrix: Solid

Lab ID: 22H2269-15

Date Sampled: 8/22/22 0:00

Sampled By: Cameron Cordner

	<u>Result</u>	<u>Units</u>	<u>Minimum Reporting Limit</u>	<u>Method</u>	<u>Preparation Date/Time</u>	<u>Analysis Date/Time</u>	<u>Flag(s)</u>
Inorganic							
Total Solids	86.3	%	0.1	EPA 8000C	8/24/22	8/25/22	
Metals							
Arsenic, Total	60.6	mg/kg dry	30.2	EPA 6010B/C/D	8/23/22	8/25/22	
Barium, Total	171	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Cadmium, Total	9.28	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Chromium, Total	20.8	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	
Lead, Total	572	mg/kg dry	15.1	EPA 6010B/C/D	8/23/22	8/25/22	
Mercury, Total	1.51	mg/kg dry	0.22	EPA 7471A	8/25/22	8/29/22	
Selenium, Total	ND	mg/kg dry	15.1	EPA 6010B/C/D	8/23/22	8/25/22	
Silver, Total	3.60	mg/kg dry	1.51	EPA 6010B/C/D	8/23/22	8/25/22	



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PO#: 203722755
Receipt: 8/23/22 15:18 @ 2.7 °C
Date Reported: 9/6/2022
Project Name: Homestake

Report Footnotes

Abbreviations

ND = Not detected at the corresponding Minimum Reporting Limit (MRL).

1 mg/L = one milligram per liter or 1 mg/kg = one milligram per kilogram = 1 part per million.

1 ug/L = one microgram per liter or 1 ug/kg = one microgram per kilogram = 1 part per billion.

1 ng/L = one nanogram per liter or 1 ng/kg = one nanogram per kilogram = 1 part per trillion.

Flag Descriptions

J = Detected but below the Reporting Limit; therefore, result is an estimated concentration (CLP J-Flag).

CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

1 of 2

COMPANY: Stantec
 ADDRESS: 2890 E Cottonwood Parkway, Suite 300
 CITY/STATE/ZIP: Salt Lake City, UT 84121
 PHONE #: 801-703-1927
 CONTACT: John Russell
 EMAIL: john.russelliii@stantec.com
 PROJECT: 2037 CE Homestead
 PO Number: 203722755
 INVOICE EMAIL ADDRESS: See contact

RUSH Due Date*:

QC Level
3

QC levels definition: QC1: none QC2: Batch QC, random sample
 QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
 QC4: 40% surcharge. Add raw data



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 Sandy, UT 84070
 Phone: 801-262-7299
 www.chemtechford.com

22H2269 (1 of 2)

Sample condition		Delivery Method	
☐ Custody Seal	☒ Correct Containers	☐ UPS	☐ USPS
☒ Container Intact	☐ Sufficient Sample Volume	☐ FedEx	☐ Chemtech-Ford Courier
☒ COC/Labels Agree	☐ Headspace Present (VOC)	☐ Temperature Blank	☐ Customer Courier
☒ Received on Ice	☒ Received within Holding Time	☐ Walk-in	

Lab Use Only	CLIENT SAMPLE INFORMATION			
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX
-01	1 HS-1	8/22/22		Soil
-02	2 HS-1-2.5			
-03	3 HS-2-1			
-04	4 HS-3-2.5			
-05	5 HS-5			
-06	6 HS-5-2.5			
-07	7 HS-5-5			
-08	8 HS-5-7.5			
-09	9 HS-6-1			
-10	10 HS-6-1.5			

TESTS REQUESTED														
S RURA Metals														

Sampled by: [print] <u>Cameron Cordner</u>	Sampled by: [signature] <u>[Signature]</u>	ON ICE ☒ NOT ON ICE ☐ Temp (C°): <u>2.7</u>
Special Instructions:		Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.
Relinquished by: [signature] <u>[Signature]</u>	Date/Time <u>8/23/22 15:18</u>	Received by: [signature] <u>[Signature]</u>
Relinquished by: [signature]	Date/Time	Received by: [signature]
Relinquished by: [signature]	Date/Time	Received by: [signature]

Payment Terms are net 30 days OAC. 1.5% interest charge per month (18% per annum). Client agrees to pay collection costs and attorney's fees.

CHAIN OF CUSTODY - SAMPLE SUBMITTAL FORM

2 of 2

COMPANY: Stantec
 ADDRESS: 2890 E Cottonwood Parkway, Suite 300
 CITY/STATE/ZIP: Salt Lake City, UT 84121
 PHONE #: 801-703-1927
 CONTACT: John Russell
 EMAIL: john.russell@stantec.com
 PROJECT: Homesite
 PO Number: 203722755
 INVOICE EMAIL ADDRESS: see contact

RUSH Due Date*:

QC Level
3

QC levels definition: QC1: none QC2: Batch QC, random sample
 QC3: 25% surcharge. Narrative plus Batch QC, your sample selected
 QC4: 40% surcharge. Add raw data



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 Sandy, UT 84070
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22H 2269 (2 of 2)

Sample condition		Delivery Method	
Custody Seal	Correct Containers	UPS	USPS
Container Intact	Sufficient Sample Volume	FedEx	Chemtech-Ford Courier
COC/Labels Agree	Headspace Present (VOC)	Walk-in	Customer Courier
Received on Ice	Temperature Blank		
	Received within Holding Time		

Lab Use Only	CLIENT SAMPLE INFORMATION			
	LOCATION / IDENTIFICATION	DATE	TIME	MATRIX
-10	1 HS-7-5	8/22/22		Soil
-11	2 HS-11-10	↓		↓
-12	3 HS-12-0.5			
-13	4 HS-16-1			
-14	5 HS-17-1	↓		↓
DB	6			
	7			
	8			
	9			
	10			

TESTS REQUESTED											
8 RCRA Metals											

Sampled by: [print] <u>Cameron Cordeiro</u>	Sampled by: [signature] <u>Cameron Cordeiro</u>	ON ICE NOT ON ICE Temp (C°): <u>2.7</u>
Special Instructions:		Samples received outside the EPA recommended temperature range of 0-6 C° may be rejected.
Relinquished by: [signature] <u>Cameron Cordeiro</u>	Date/Time <u>8/23/22 15:15</u>	Received by: [signature] <u>Denise Brun</u>
Relinquished by: [signature]	Date/Time	Received by: [signature]
Relinquished by: [signature]	Date/Time	Received by: [signature]

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.

July 5, 2022
U-0718

Jack Waldher
J Fisher Companies
1216 W Legacy Crossing Blvd, Suite 300
Centerville, UT 84014

**RE: Above-Ground Historic Structures Review for the Property at 1875
Homestake Road in Park City, Summit County, Utah**

Dear Mr. Waldher,

Commonwealth Heritage Group, Inc. (Commonwealth) completed a preliminary above-ground resources assessment for J Fisher Companies (Client) for the 1875 Homestake Road Property (Project) in Section 9 of T2S R4E, Summit County, Utah (Figure 1). The Client provided mapping and a description of the Project to Commonwealth in June of 2022.

This inventory was done to meet Park City's municipal code 15-6.1-11 (O) regarding Affordable Master Planned Developments. The code indicates that "Applicants shall submit a map and inventory of Historic Structures and Sites on the Property and a Historic Structures Report prepared by a Qualified Historic Preservation Professional."

This letter report provides the results of the background research as well as an assessment of the potential for the project area to contain National Register of Historic Places (NRHP) eligible or listed above-ground *historic properties* that are protected under the National Historic Preservation Act. For the background research, Commonwealth conducted a literature review at the Utah State Historic Preservation Office (SHPO), compiling information derived from the National and State Registers of Historic Places, historic aerials, and maps to determine if any architectural/historical resources are known to be in the project area.

Above-Ground Resources

For the 1875 Homestake Road Project, the Above-Ground area of potential effect (APE), which accounts for indirect effects, is considered to include those cultural resources (buildings, structures, objects, or sites) that are in the Project Area and a one-parcel/property-deep around it. Commonwealth conducted a literature review for this area to identify any previously recorded above-ground resources (Figure 2). Review of SHPO survey files revealed that there are no

July 5, 2022

Page 2

previously recorded above-ground resources in the Above-Ground Study Area. The Park City Historic District was noted; however, the district is located over 0.5 miles away from the current project.

Through field survey, Commonwealth Architectural Historian Katie Beck, identified no properties that are over 50 years old in the Above-Ground APE. Historic aerial imagery indicates that all of the above-ground resources in the Above-Ground APE were constructed after 1975. Therefore, the Project will have no effect on historic above-ground properties.

Recommendations

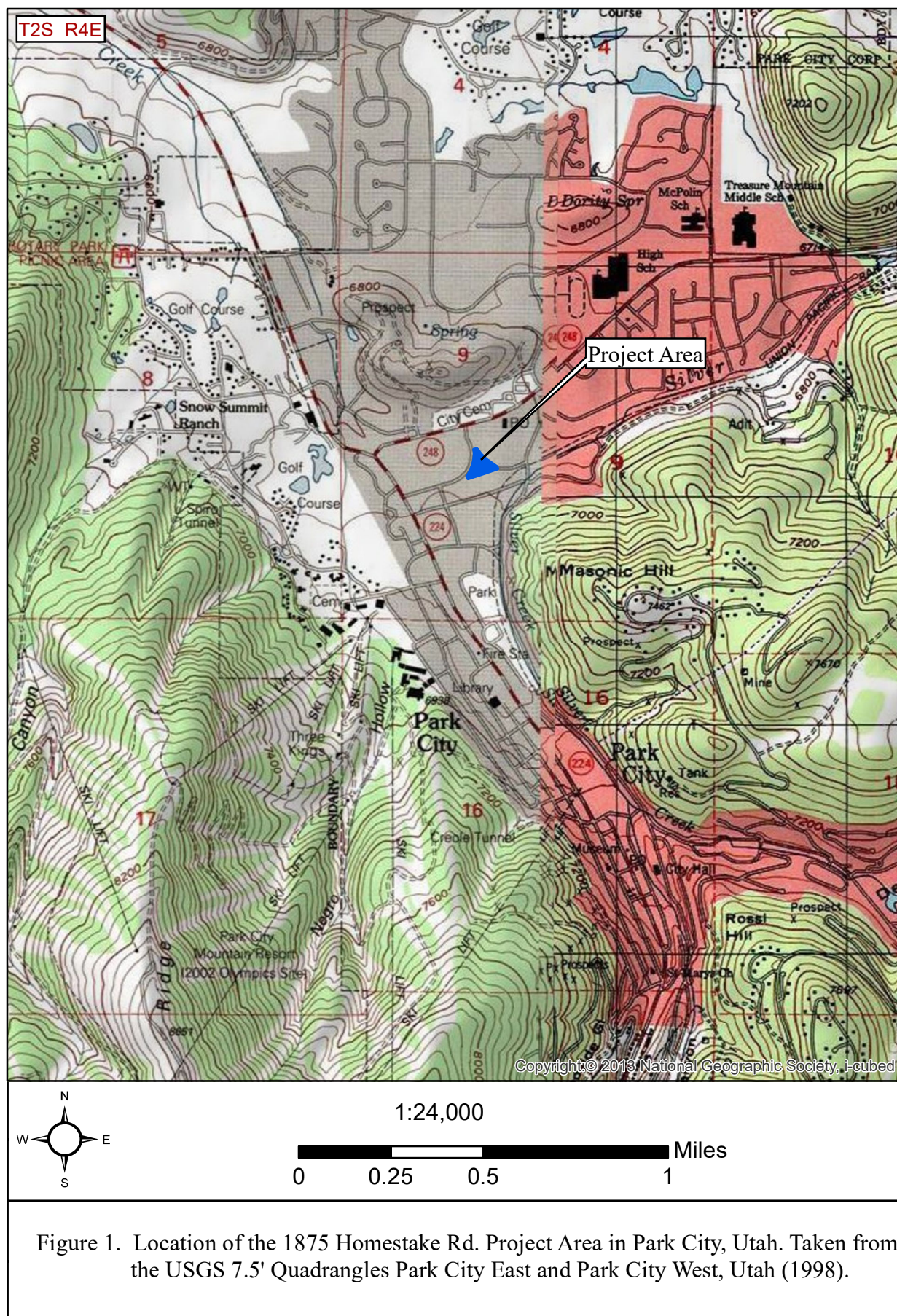
Based on the literature review, there are no previously recorded above-ground resources in the Above-Ground APE or in the Above-Ground Study Area. Commonwealth identified no above-ground resources over 50 years of age as a result of survey in the Above-Ground APE as well. No effects on historic above-ground properties are anticipated as a result of the proposed Project activities.

Commonwealth is pleased to have been able to assist with the above-ground resources review for the 1875 Homestake Road Project. Please do not hesitate to call me, if you have any additional questions or concerns related to this letter or require assistance with future cultural resources projects.

Sincerely,

A handwritten signature in black ink that reads "Wendy Simmons Johnson". The signature is written in a cursive, flowing style.

Wendy Simmons Johnson
Regional Director
wjohnson@chg-inc.com
P. 801-394-0013



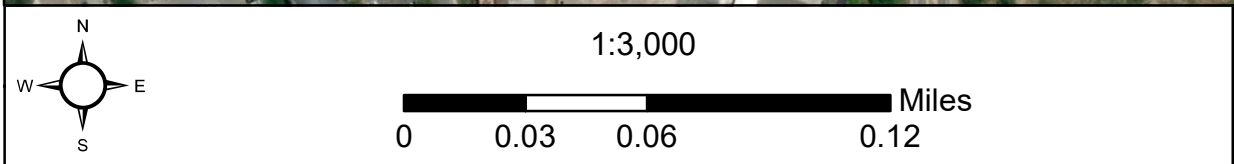
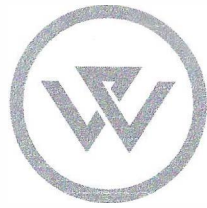


Figure 2. Aerial view of the 1875 Homestake Rd. Project Area in Park City, Utah.



OLIVE WEST

PARKING MANAGEMENT PLAN HOMESTAKE – PARK CITY, UT

Based on the current concept plans for the Homestake property, we would propose implementing the following parking recommendations and management plan:

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

September 1, 2022

Rebecca Ward, Assistant Planning Director
Spencer Cawley, Planner 1
Park City Planning Department
Park City Municipal Corporation
445 Marsac Avenue
PO Box 1450
Park City, Utah 84060

Substation Requests from Planning Department and Planning Commission

Rebecca and Spencer,

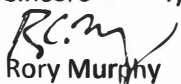
Please find attached to this report the items you requested for our Homestake Affordable Housing application that pertain to the nearby UP&L substation. The bulk of this Exhibit D. is the study performed by EMF Utah, LLC to record the Magnetic Field data points and the Magnetic Field data points from different distances from the substation as well as from different heights, to represent the climbing floors. The data was obtained using a scissor lift which was transported to the site to get readings at 10', 20' and 30'. The height of the scissor lift was 32', so we obtained the data we could.

The first two reports are focused entirely on the data and the two attached Addendums, one from the National Cancer Institute and one from the University of Iowa. The University of Iowa report is generally considered to be a benchmark/gold-standard document and is utilized throughout the country. It is difficult, if not impossible, to find any reports that are peer-reviewed and not biased in nature from a private source. In other words, there is a great deal of disinformation out there and there is typically an agenda associated with such reports.

Two other items associated with the substation were a request to see the details on the proposed separating wall between the project and the substation as well as any proposed artwork. associated with the request. The second request to see pictures of the wrapped portion of the substation to show the insulation from EMF output. These photos are on the second page of this document.

Please do not hesitate to contact me with questions or additional requests.

Sincerely,
ly,


Rory Murphy
435-640-5068
paladinparkcity@aol.com

From: paladinparkcity@aol.com,

To: paladinparkcity@aol.com,

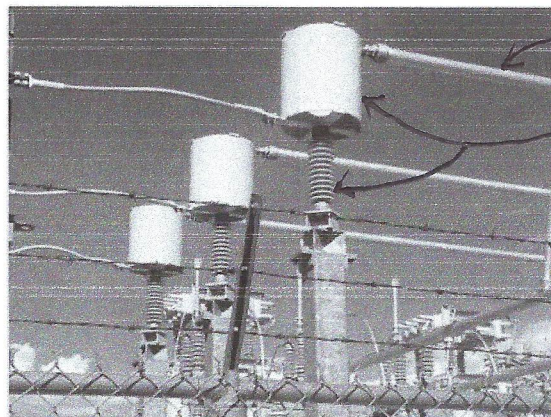
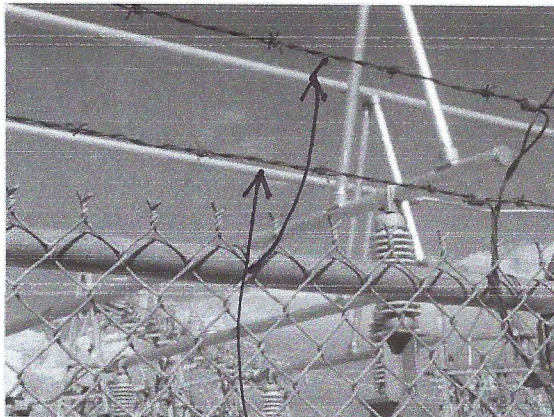
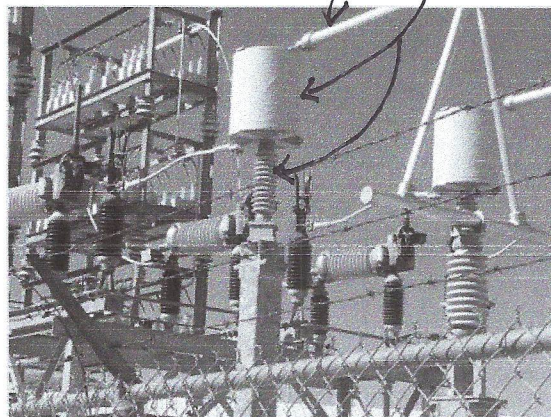
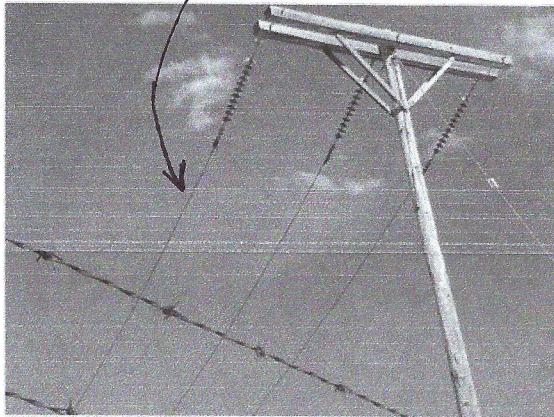
Date: Thu, Sep 1, 2022 4:41 pm

Attachments: 20220901_162814.jpg (2070K), 20220901_162801.jpg (3042K), 20220901_162743.jpg (2552K), 20220901_162720.jpg (2752K)

Sent from my Verizon, Samsung Galaxy smartphone

UNCOVERED DISTRIBUTION
WIRES

4 Attached Images



INSULATED WIRES

INSULATED WIRES



EMF UTAH, LLC

AUGUST 23, 2022 - 1875 HOMESTAKE RD.

MAGNETIC FIELD SURVEY



SURVEY PERFORMED BY:

BRENT ROTONDI, EMF SPECIALIST (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, but have performed EMF surveys in Oregon, Idaho, and California, as well.

Learn more about us at emfutah.com

MEASURING EQUIPMENT

The survey was performed with the Gigahertz Solutions - NFA1000 EMF meter utilizing its gaussmeter function.

More information can be found at gigahertz-solutions.com

SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a magnetic field survey of the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation on the adjacent property to the parking lot.

EMF UTAH took magnetic field measurements at 12 locations of varying distance from the fence line closest to the electrical substation.

In addition to ground level readings, with the assistance of a 30 foot vertical capacity

scissor lift, we took magnetic field readings from approximately 10', 20', and 30' heights at the nine locations representative of where the future structure will be.

These additional readings allowed us to survey what the magnetic field levels would look like for a building with multiple floors.

IMPORTANT

01 - These magnetic field survey readings are a snapshot in time and aren't predictive of what the readings will be at any point in the future or indicative of what the readings were in the past. These can and do change for a variety of reasons.

02 - EMF UTAH LLC and its employees make no claims regarding the health & safety (current, past or future) of a survey site based on EMF levels measured. Clients are advised to read the current health and safety documentation provided by federal, state, county and city environmental safety divisions, along with 3rd party environmental and technical organizations before making their own determination regarding the health and safety risk of the survey site.





MAGNETIC FIELD SURVEY LOCATIONS

THESE ARE THE APPROXIMATE LOCATIONS OF THE 12 POINTS WHERE READINGS WERE TAKEN ON THE PROPERTY

The white letters on the above image of the 1875 Homestake Rd. parking lot indicate the approximate locations of the 12 survey points.

Locations A, B and C along the fence had readings taken only at ground level due to safety considerations and lack of access due to parked vehicles.

The remaining locations D through L also had measurements taken at ground level along with having measurements taken at close approximations of the following:

- 10' above ground.
- 20' above ground
- 30' above ground

The heights of these additional measurements were achieved with the assistance of a scissor lift.

The following measurement data is presented for each survey location and for each available height.

The subsequent section presents the measurements in a manner that better visually represents how the magnetic fields decrease in intensity with distance from the source.

MAGNETIC FIELD MEASUREMENTS

ALL MEASUREMENTS IN MILLIGAUSS OR MG

LOCATION A - FENCE

GROUND LEVEL

READINGS IN MILLIGAUSS

.74

LOCATION B - FENCE

GROUND LEVEL

READINGS IN MILLIGAUSS

4.4

LOCATION C - FENCE

GROUND LEVEL

READINGS IN MILLIGAUSS

13.1

LOCATION D

GROUND

READINGS IN MILLIGAUSS

.56

10' HIGH

READINGS IN MILLIGAUSS

.56

20' HIGH

READINGS IN MILLIGAUSS

.55

30' HIGH

READINGS IN MILLIGAUSS

.54

LOCATION E

GROUND

READINGS IN MILLIGAUSS

1.45

10' HIGH

READINGS IN MILLIGAUSS

1.57

20' HIGH

READINGS IN MILLIGAUSS

.89

30' HIGH

READINGS IN MILLIGAUSS

.56

05

LOCATION F

GROUND

READINGS IN MILLIGAUSS

2.7

10' HIGH

READINGS IN MILLIGAUSS

1.65

20' HIGH

READINGS IN MILLIGAUSS

1.2

30' HIGH

READINGS IN MILLIGAUSS

.95

LOCATION G

GROUND

READINGS IN MILLIGAUSS

.49

10' HIGH

READINGS IN MILLIGAUSS

.48

20' HIGH

READINGS IN MILLIGAUSS

.47

30' HIGH

READINGS IN MILLIGAUSS

.45

LOCATION H

GROUND READINGS IN MILLIGAUSS	.61
---	------------

10' HIGH READINGS IN MILLIGAUSS	.69
---	------------

20' HIGH READINGS IN MILLIGAUSS	.52
---	------------

30' HIGH READINGS IN MILLIGAUSS	.47
---	------------

LOCATION I

GROUND READINGS IN MILLIGAUSS	.77
---	------------

10' HIGH READINGS IN MILLIGAUSS	.52
---	------------

20' HIGH READINGS IN MILLIGAUSS	.48
---	------------

30' HIGH READINGS IN MILLIGAUSS	.44
---	------------

LOCATION J

GROUND READINGS IN MILLIGAUSS	.42
---	------------

10' HIGH READINGS IN MILLIGAUSS	.38
---	------------

20' HIGH READINGS IN MILLIGAUSS	.38
---	------------

30' HIGH READINGS IN MILLIGAUSS	.37
---	------------

LOCATION K

GROUND READINGS IN MILLIGAUSS	.45
---	------------

10' HIGH READINGS IN MILLIGAUSS	.39
---	------------

20' HIGH READINGS IN MILLIGAUSS	.37
---	------------

30' HIGH READINGS IN MILLIGAUSS	.37
---	------------

LOCATION L

GROUND

READINGS IN MILLIGAUSS

.50

10' HIGH

READINGS IN MILLIGAUSS

.39

20' HIGH

READINGS IN MILLIGAUSS

.33

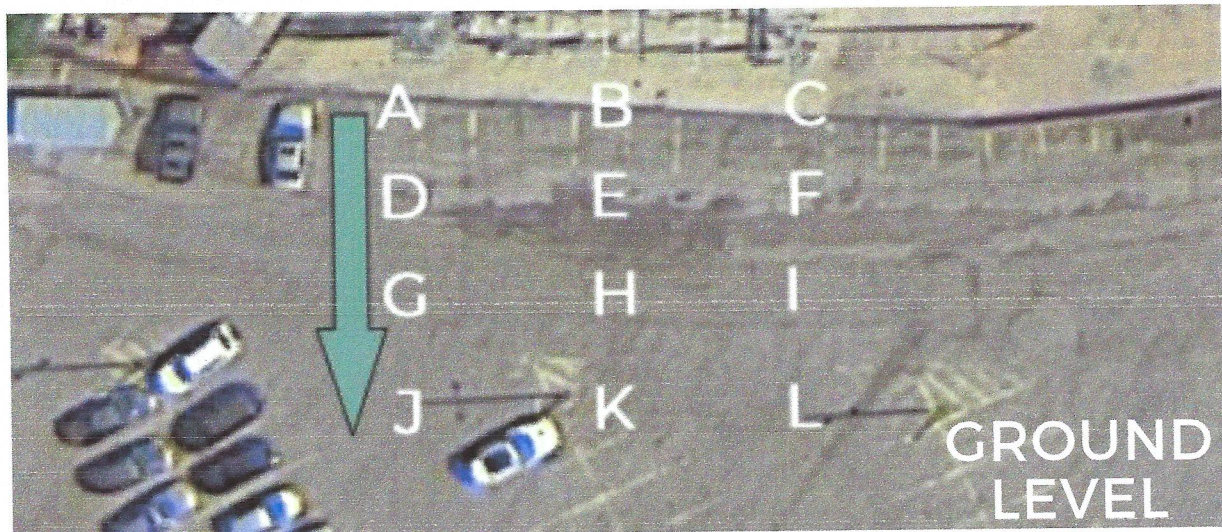
30' HIGH

READINGS IN MILLIGAUSS

.32

GROUPED MEASUREMENTS FROM GROUND LEVEL

TO HELP ILLUSTRATE THE EFFECT DISTANCE HAS
REDUCTION OF MAGNETIC FIELDS BY DISTANCE



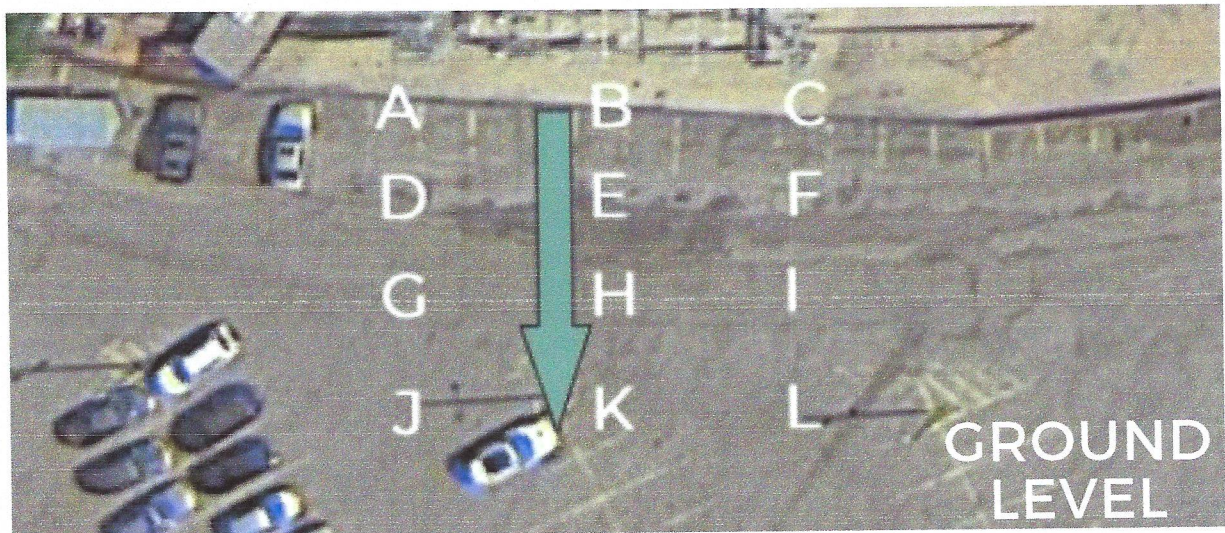
GROUND LEVEL - LOCATIONS A-J

LOCATION A READINGS IN MILLIGAUSS	.74
---	------------

LOCATION D READINGS IN MILLIGAUSS	.56
---	------------

LOCATION G READINGS IN MILLIGAUSS	.49
---	------------

LOCATION J READINGS IN MILLIGAUSS	.42
---	------------



GROUND LEVEL - LOCATIONS B-K

LOCATION B

READINGS IN MILLIGAUSS

4.4

LOCATION E

READINGS IN MILLIGAUSS

1.45

LOCATION H

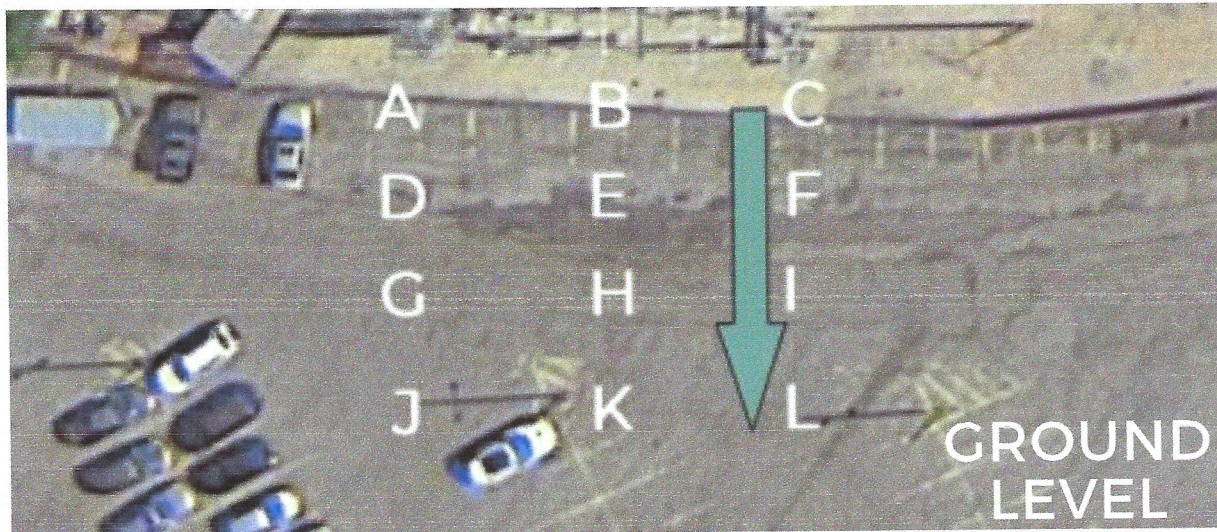
READINGS IN MILLIGAUSS

.61

LOCATION K

READINGS IN MILLIGAUSS

.45



GROUND LEVEL - LOCATIONS C-L

LOCATION C

READINGS IN MILLIGAUSS

13.1

LOCATION F

READINGS IN MILLIGAUSS

2.7

LOCATION I

READINGS IN MILLIGAUSS

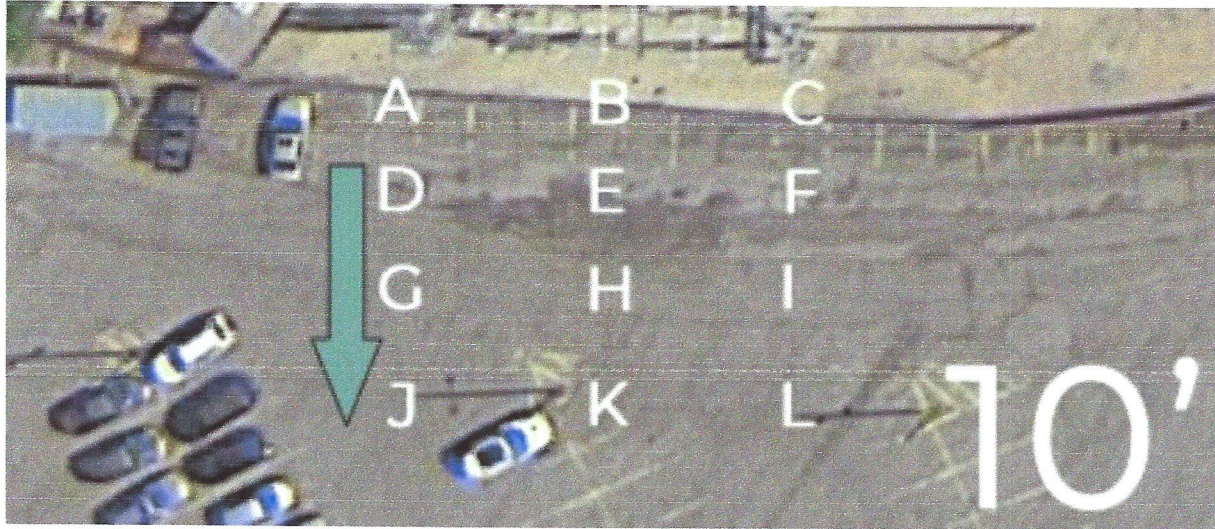
.77

LOCATION L

READINGS IN MILLIGAUSS

.50

GROUPED MEASUREMENTS BY 10' LIFT HEIGHT



10' ABOVE GROUND - LOCATIONS D-J

LOCATION D

READINGS IN MILLIGAUSS

.56

LOCATION G

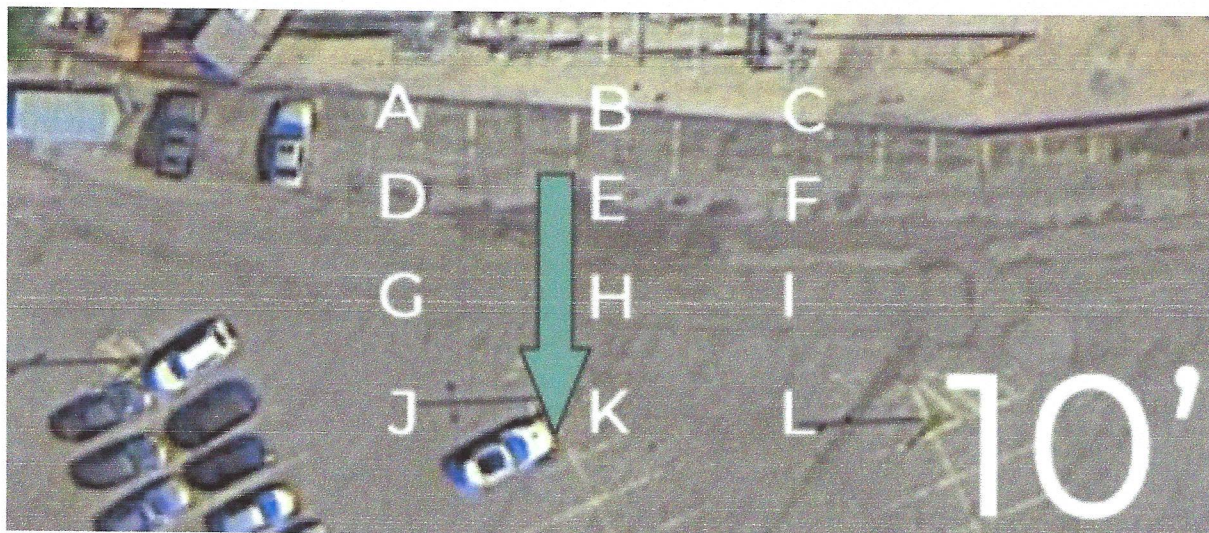
READINGS IN MILLIGAUSS

.48

LOCATION J

READINGS IN MILLIGAUSS

.38



10' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN MILLIGAUSS

1.57

LOCATION H

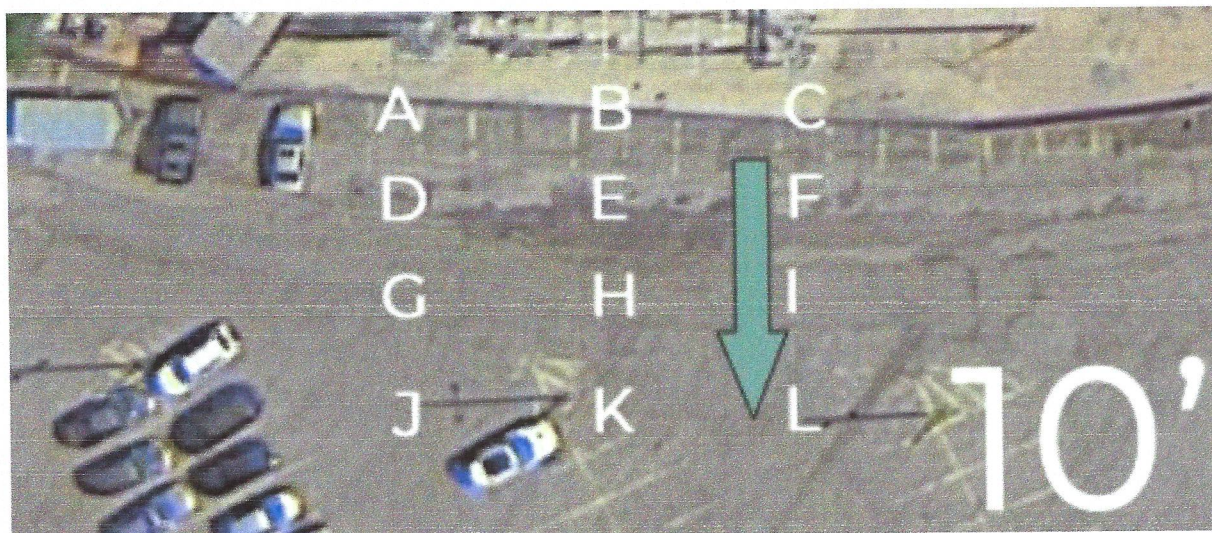
READINGS IN MILLIGAUSS

.69

LOCATION K

READINGS IN MILLIGAUSS

.39



10' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN MILLIGAUSS

1.65

LOCATION I

READINGS IN MILLIGAUSS

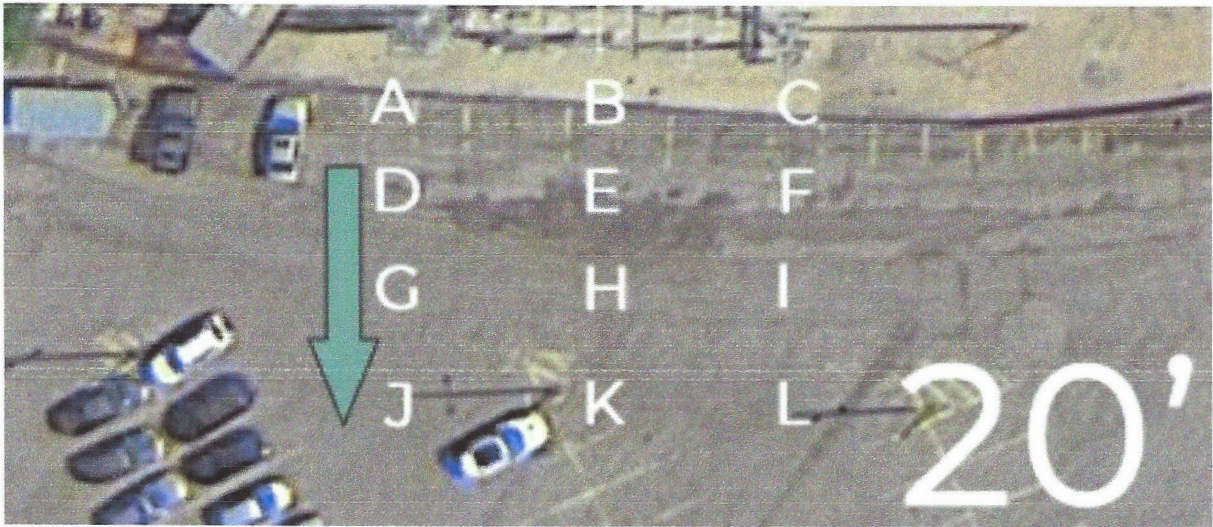
.52

LOCATION L

READINGS IN MILLIGAUSS

.39

GROUPED MEASUREMENTS BY 20' LIFT HEIGHT

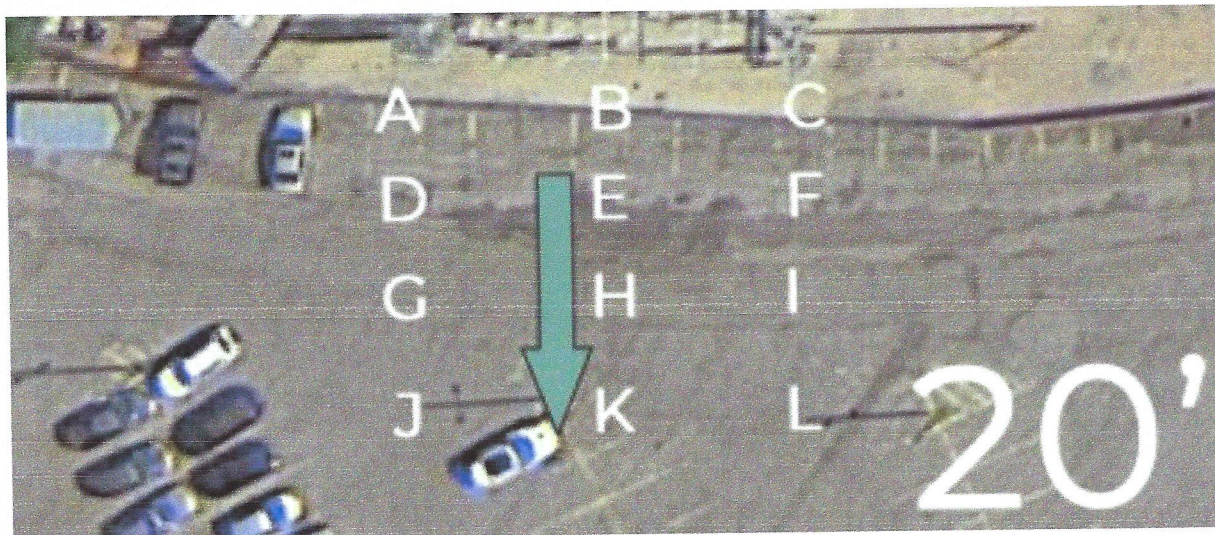


20' ABOVE GROUND - LOCATIONS D-J

LOCATION D **.55**
READINGS IN MILLIGAUSS

LOCATION G **.47**
READINGS IN MILLIGAUSS

LOCATION J **.38**
READINGS IN MILLIGAUSS



20' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN MILLIGAUSS

.89

LOCATION H

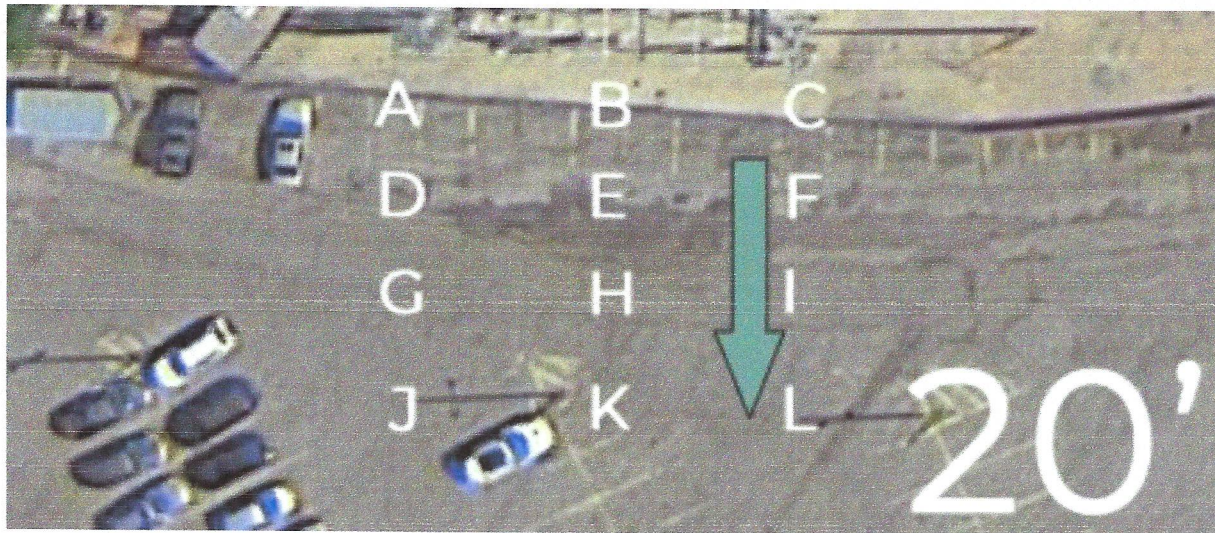
READINGS IN MILLIGAUSS

.52

LOCATION K

READINGS IN MILLIGAUSS

.37



20' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN MILLIGAUSS

1.20

LOCATION I

READINGS IN MILLIGAUSS

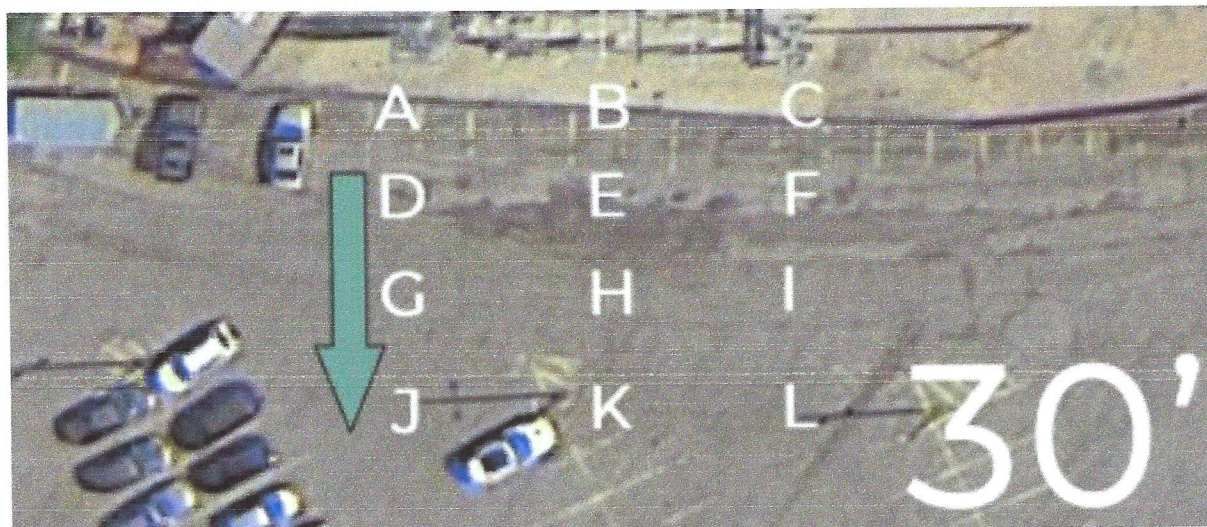
.48

LOCATION L

READINGS IN MILLIGAUSS

.33

GROUPED MEASUREMENTS BY 30' LIFT HEIGHT



30' ABOVE GROUND - LOCATIONS D-J

LOCATION D

READINGS IN MILLIGAUSS

.54

LOCATION G

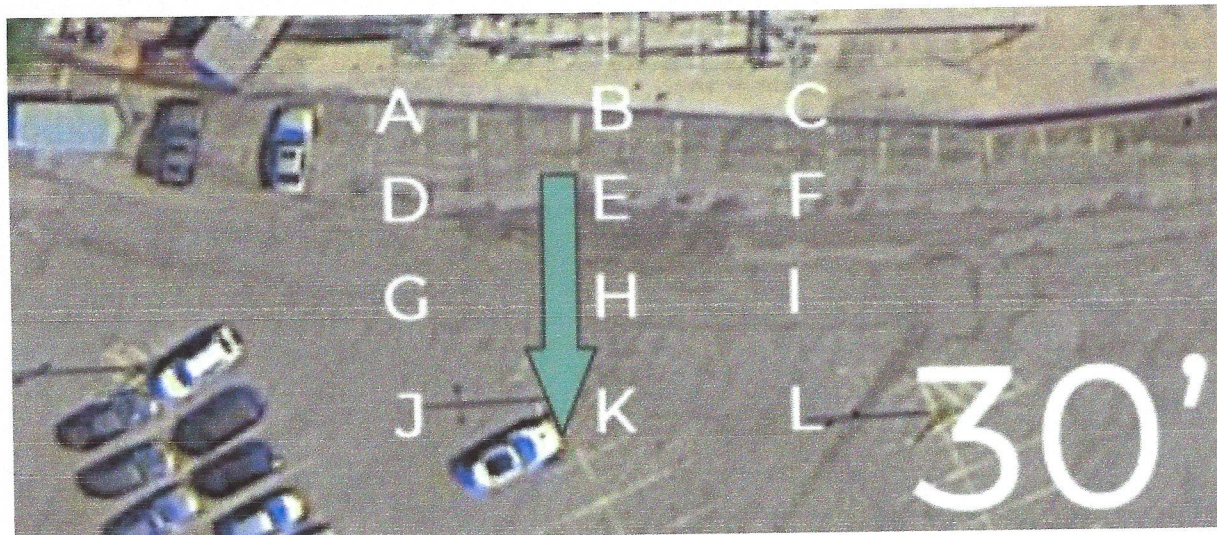
READINGS IN MILLIGAUSS

.45

LOCATION J

READINGS IN MILLIGAUSS

.37



30' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN MILLIGAUSS

.56

LOCATION H

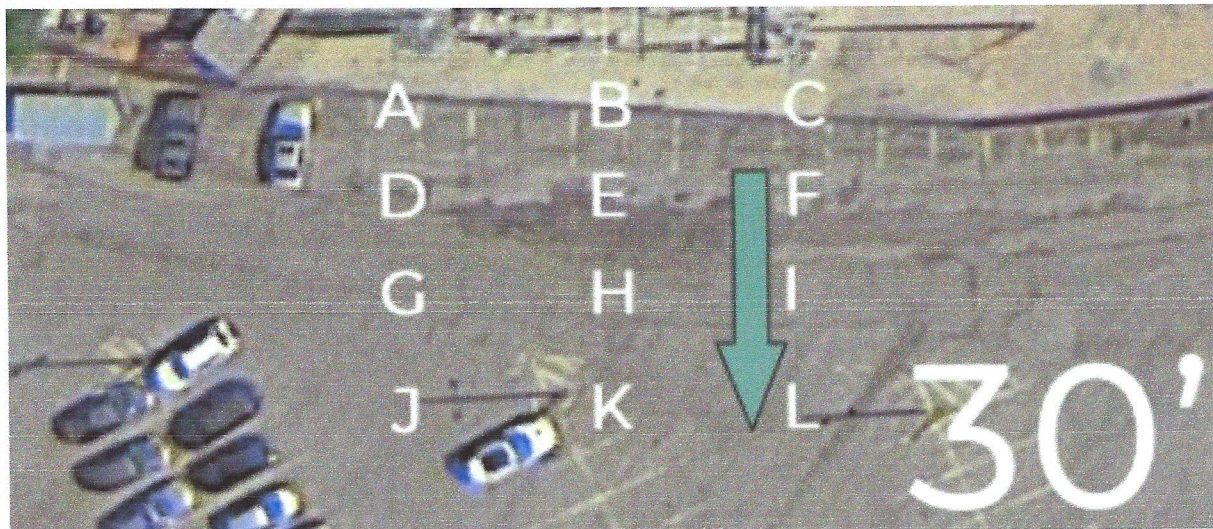
READINGS IN MILLIGAUSS

.47

LOCATION K

READINGS IN MILLIGAUSS

.37



30' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN MILLIGAUSS

.95

LOCATION I

READINGS IN MILLIGAUSS

.44

LOCATION L

READINGS IN MILLIGAUSS

.32



EMF UTAH, LLC

AUGUST 23, 2022 - 1875 HOMESTAKE RD.

ELECTRIC FIELD SURVEY



SURVEY PERFORMED BY:

BRENT ROTONDI, EMF SPECIALIST (EMRS, BBEC)

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ABOUT EMF UTAH



ABOUT EMF UTAH

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MEASURING EQUIPMENT

The survey was performed with the Gigahertz Solutions - NFA1000 EMF meter.

More information can be found at gigahertz-solutions.com

SURVEY DESCRIPTION

EMF UTAH was contacted by Rory Murphy to perform a electric field survey of the parking lot at 1875 Homestake Rd. The main concern of the client was the electrical power substation on the adjacent property to the parking lot.

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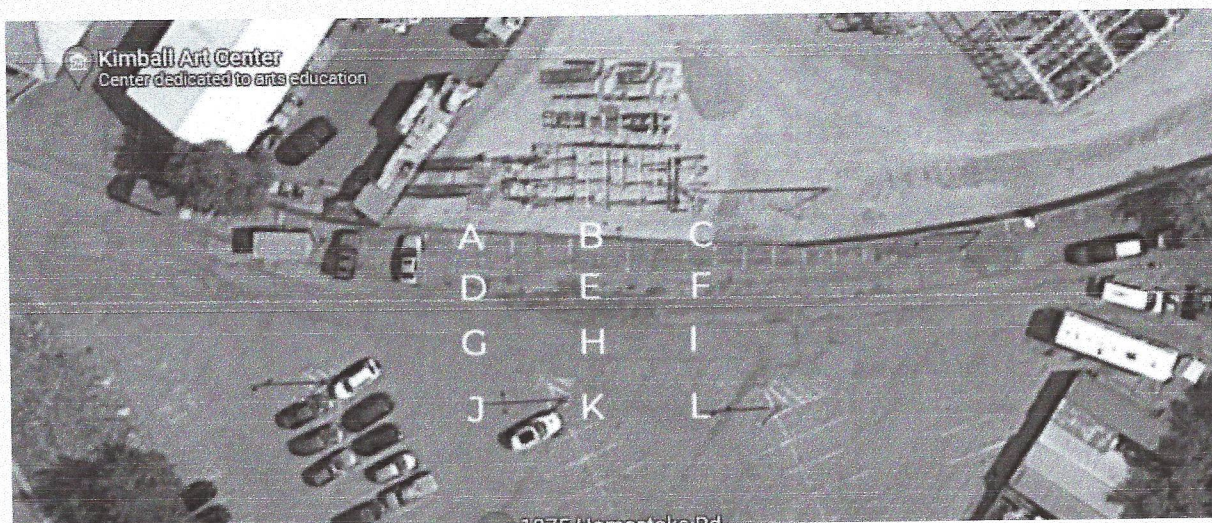
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- 20' above ground
- 30' above ground

The heights of these additional measurements were achieved with the assistance of a scissor lift.

The following measurement data is presented for each survey location and for each available height.

The subsequent section presents the measurements in a manner that better visually represents how the electric fields decrease in intensity with distance from the source.

ELECTRIC FIELD MEASUREMENTS

ALL MEASUREMENTS IN VOLTS PER METER OR V/M

LOCATION A - FENCE

GROUND LEVEL

READINGS IN VOLTS PER METER

32

LOCATION B - FENCE

GROUND LEVEL

READINGS IN VOLTS PER METER

449

LOCATION C - FENCE

GROUND LEVEL

READINGS IN VOLTS PER METER

143

LOCATION D

GROUND

READINGS IN VOLTS PER METER

31

10' HIGH

READINGS IN VOLTS PER METER

64

20' HIGH

READINGS IN VOLTS PER METER

83

30' HIGH

READINGS IN VOLTS PER METER

96

LOCATION E

GROUND

READINGS IN VOLTS PER METER

120

10' HIGH

READINGS IN VOLTS PER METER

230

20' HIGH

READINGS IN VOLTS PER METER

306

30' HIGH

READINGS IN VOLTS PER METER

324

LOCATION F

GROUND

READINGS IN VOLTS PER METER

114

10' HIGH

READINGS IN VOLTS PER METER

158

20' HIGH

READINGS IN VOLTS PER METER

229

30' HIGH

READINGS IN VOLTS PER METER

198

LOCATION G

GROUND

READINGS IN VOLTS PER METER

14

10' HIGH

READINGS IN VOLTS PER METER

29

20' HIGH

READINGS IN VOLTS PER METER

36

30' HIGH

READINGS IN VOLTS PER METER

41

LOCATION H

GROUND 30
READINGS IN VOLTS PER METER

10' HIGH 79
READINGS IN VOLTS PER METER

20' HIGH 102
READINGS IN VOLTS PER METER

30' HIGH 107
READINGS IN VOLTS PER METER

LOCATION I

GROUND 33
READINGS IN VOLTS PER METER

10' HIGH 47
READINGS IN VOLTS PER METER

20' HIGH 88
READINGS IN VOLTS PER METER

30' HIGH 69
READINGS IN VOLTS PER METER

LOCATION J

GROUND

READINGS IN VOLTS PER METER

6

10' HIGH

READINGS IN VOLTS PER METER

7

20' HIGH

READINGS IN VOLTS PER METER

9

30' HIGH

READINGS IN VOLTS PER METER

14

LOCATION K

GROUND

READINGS IN VOLTS PER METER

7

10' HIGH

READINGS IN VOLTS PER METER

13

20' HIGH

READINGS IN VOLTS PER METER

16

30' HIGH

READINGS IN VOLTS PER METER

22

LOCATION L

GROUND

READINGS IN VOLTS PER METER

11

10' HIGH

READINGS IN VOLTS PER METER

8

20' HIGH

READINGS IN VOLTS PER METER

11

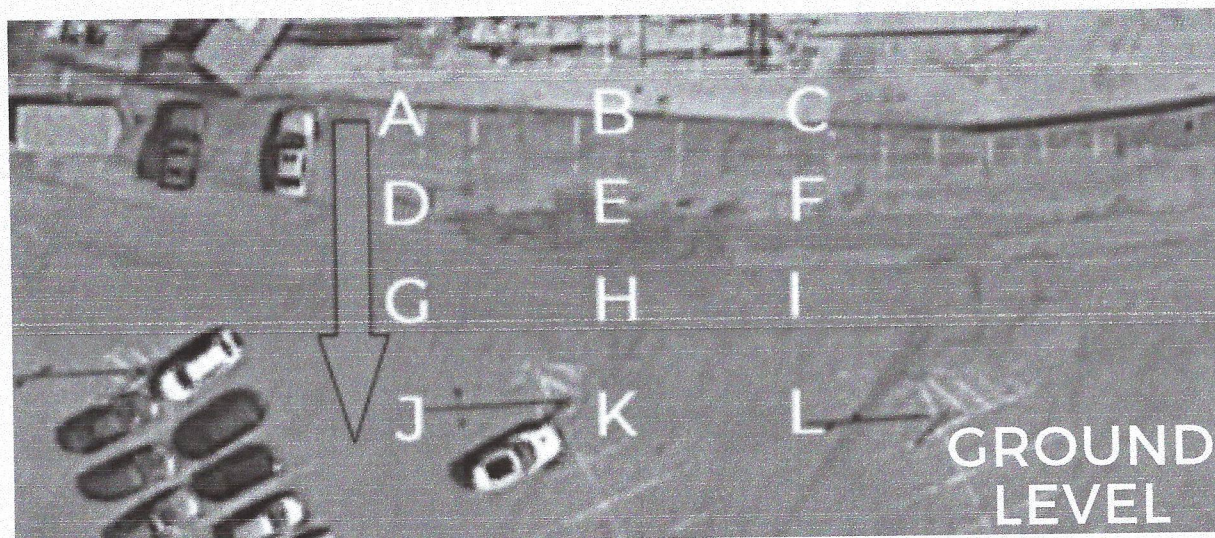
30' HIGH

READINGS IN VOLTS PER METER

10

GROUPED MEASUREMENTS FROM GROUND LEVEL

TO HELP ILLUSTRATE THE EFFECT DISTANCE HAS
REDUCTION OF ELECTRIC FIELDS BY DISTANCE



GROUND LEVEL - LOCATIONS A-J

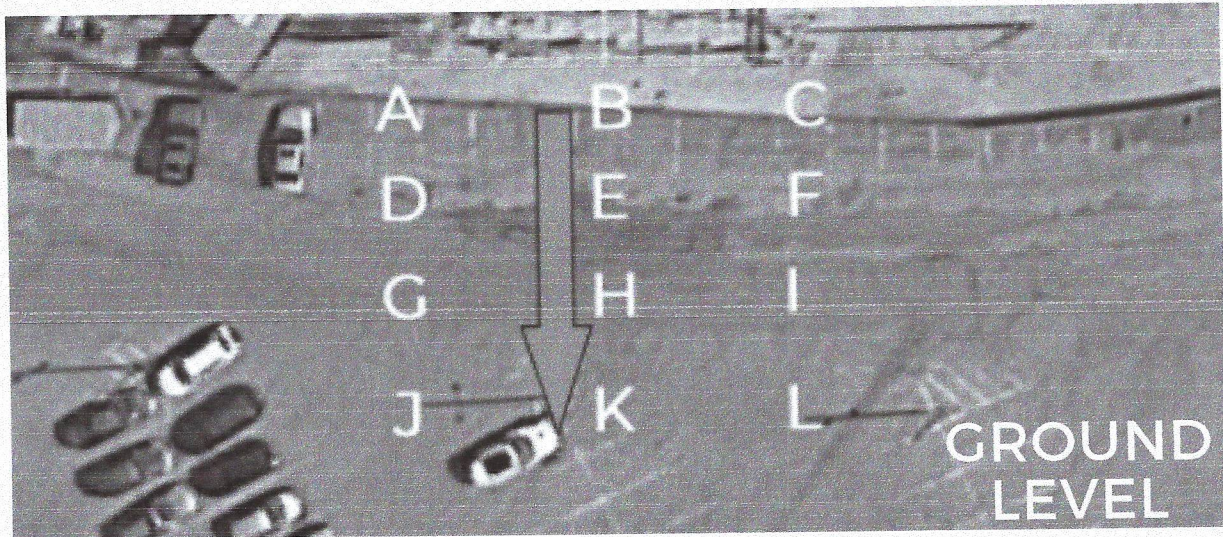
LOCATION A READINGS IN VOLTS PER METER	32
--	-----------

LOCATION D READINGS IN VOLTS PER METER	30
--	-----------

LOCATION G READINGS IN VOLTS PER METER	14
--	-----------

LOCATION J READINGS IN VOLTS PER METER	6
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10



GROUND LEVEL - LOCATIONS B-K

LOCATION B

READINGS IN VOLTS PER METER

449

LOCATION E

READINGS IN VOLTS PER METER

120

LOCATION H

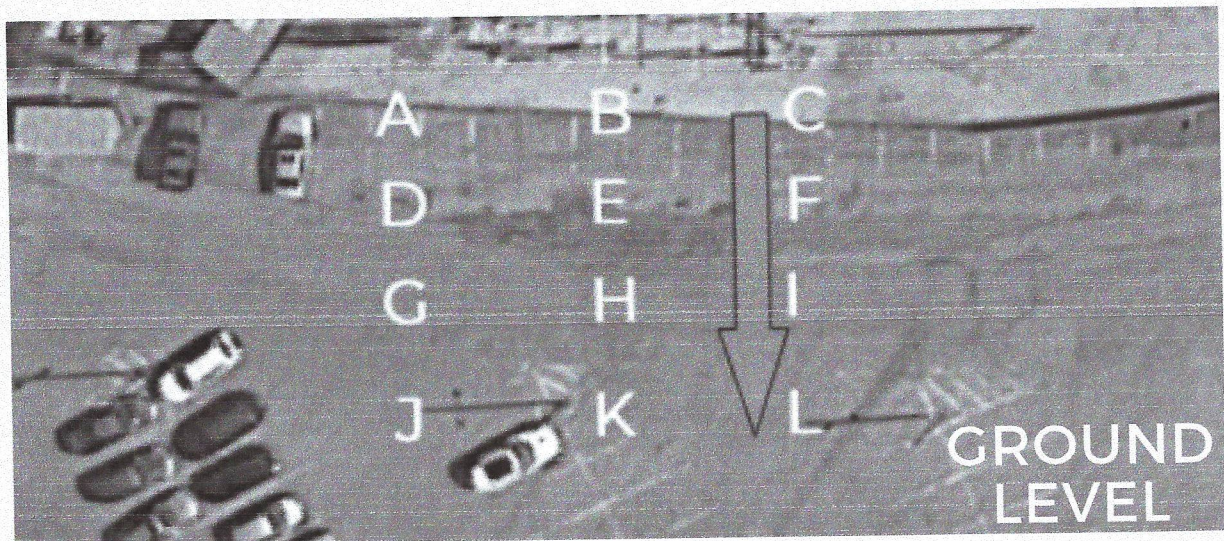
READINGS IN VOLTS PER METER

30

LOCATION K

READINGS IN VOLTS PER METER

7



GROUND LEVEL - LOCATIONS C-L

LOCATION C

READINGS IN VOLTS PER METER

143

LOCATION F

READINGS IN VOLTS PER METER

113

LOCATION I

READINGS IN VOLTS PER METER

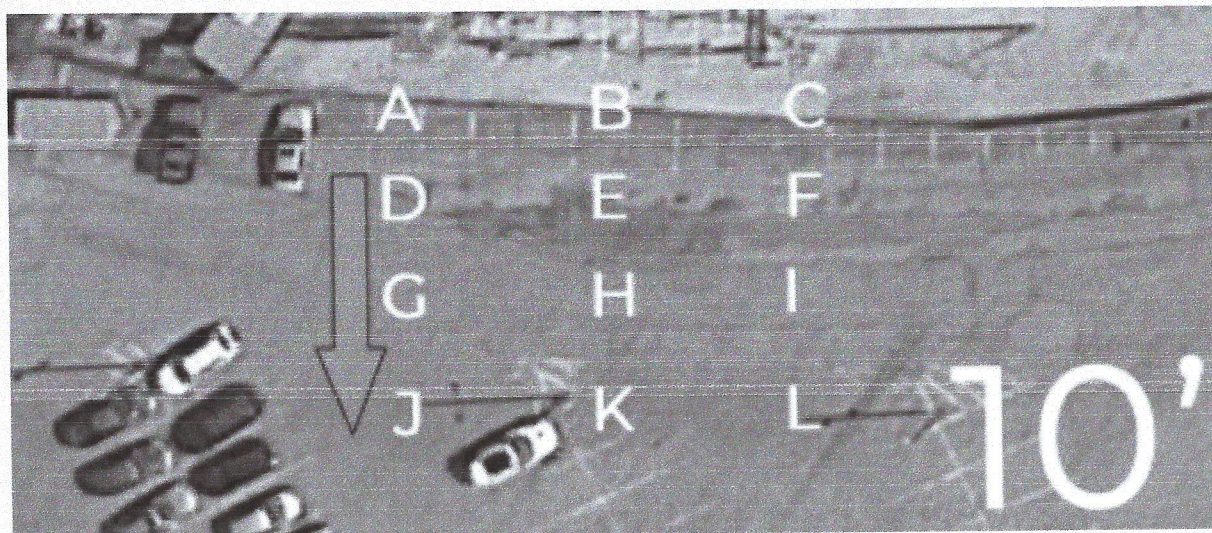
33

LOCATION L

READINGS IN VOLTS PER METER

11

GROUPED MEASUREMENTS BY 10' LIFT HEIGHT



10' ABOVE GROUND - LOCATIONS D-J

LOCATION D

READINGS IN VOLTS PER METER

64

LOCATION G

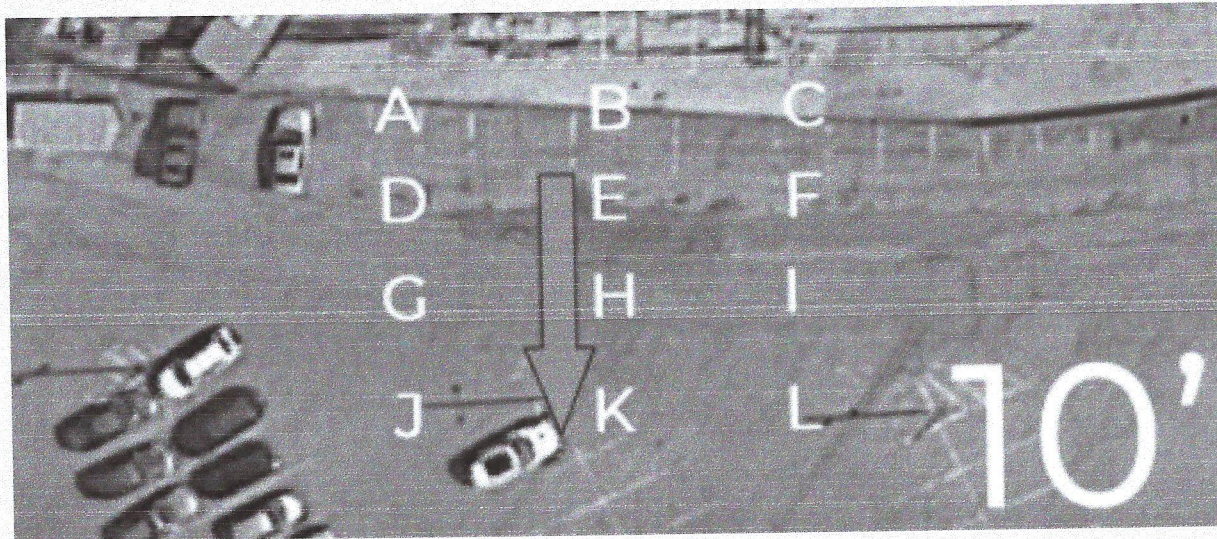
READINGS IN VOLTS PER METER

29

LOCATION J

READINGS IN VOLTS PER METER

7



10' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN VOLTS PER METER

230

LOCATION H

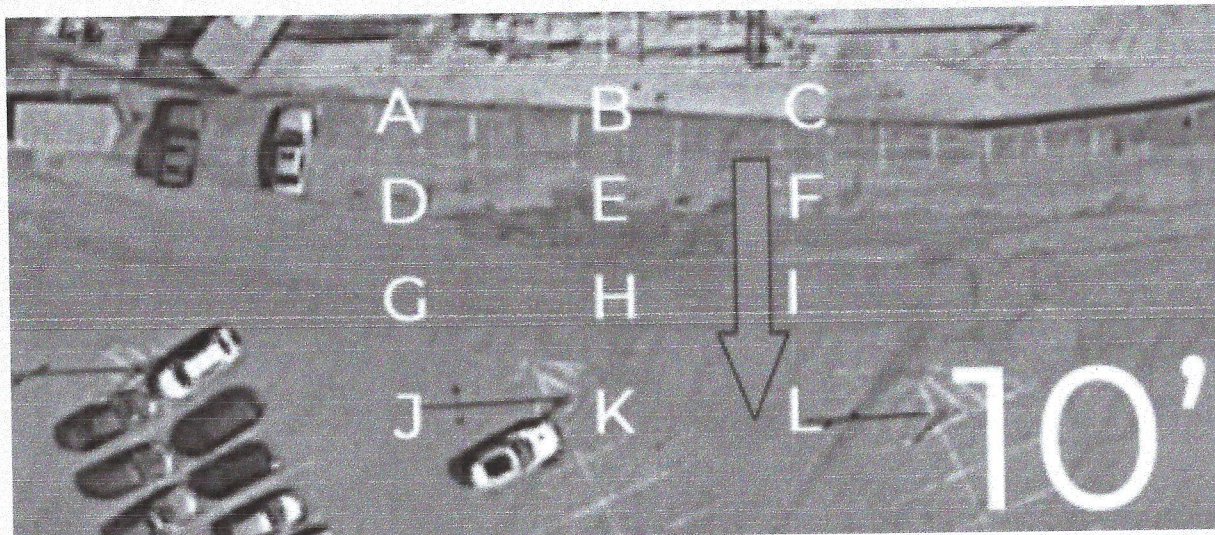
READINGS IN VOLTS PER METER

79

LOCATION K

READINGS IN VOLTS PER METER

13



10' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN VOLTS PER METER

158

LOCATION I

READINGS IN VOLTS PER METER

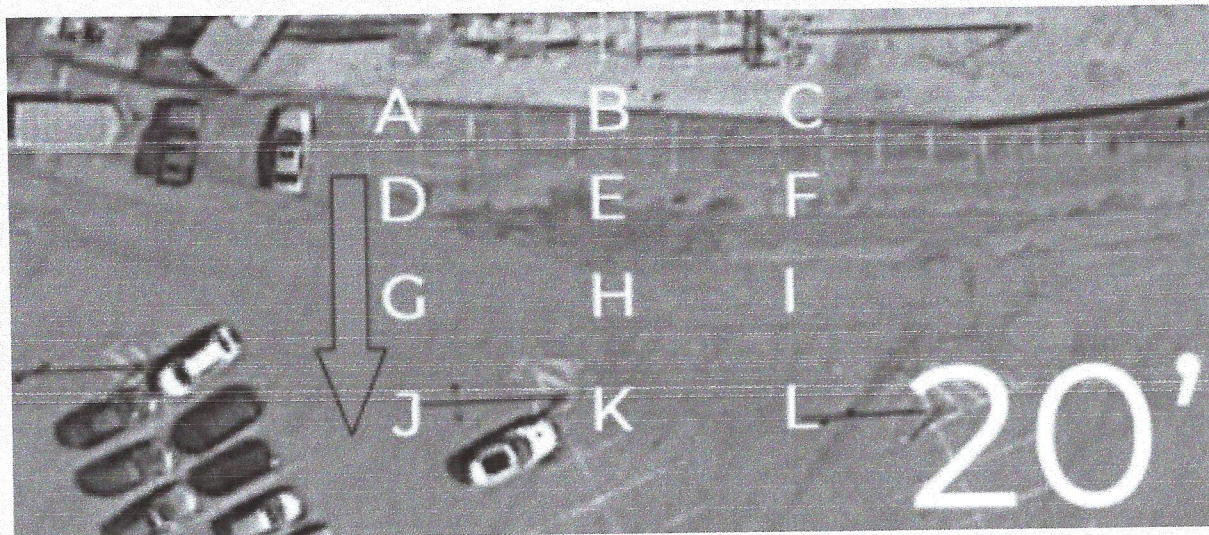
47

LOCATION L

READINGS IN VOLTS PER METER

8

GROUPED MEASUREMENTS BY 20' LIFT HEIGHT



20' ABOVE GROUND - LOCATIONS D-J

LOCATION D

READINGS IN VOLTS PER METER

88

LOCATION G

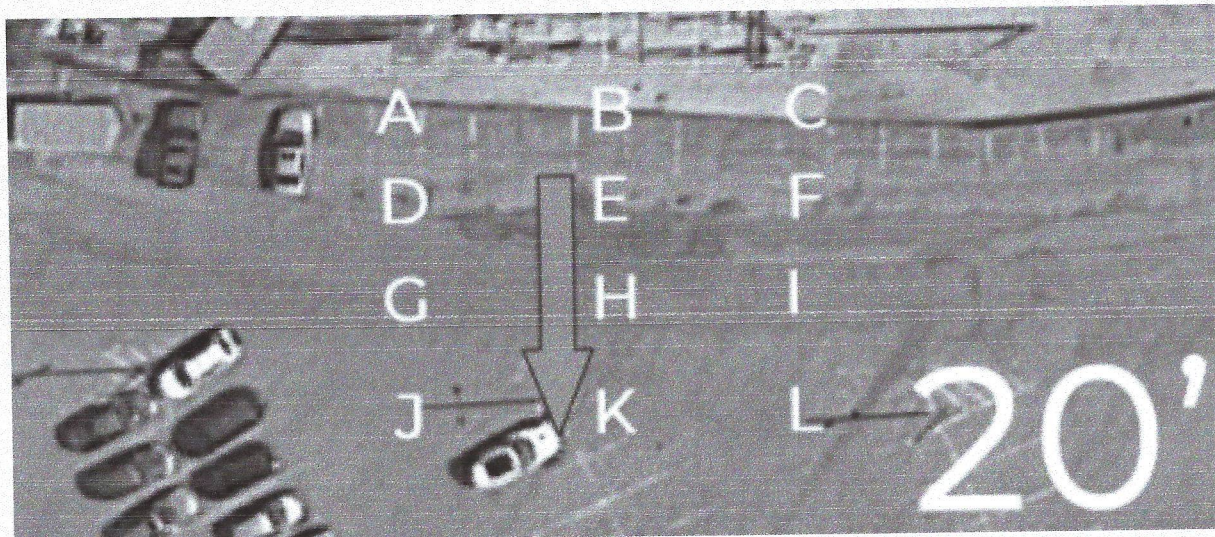
READINGS IN VOLTS PER METER

36

LOCATION J

READINGS IN VOLTS PER METER

9



20' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN VOLTS PER METER

386

LOCATION H

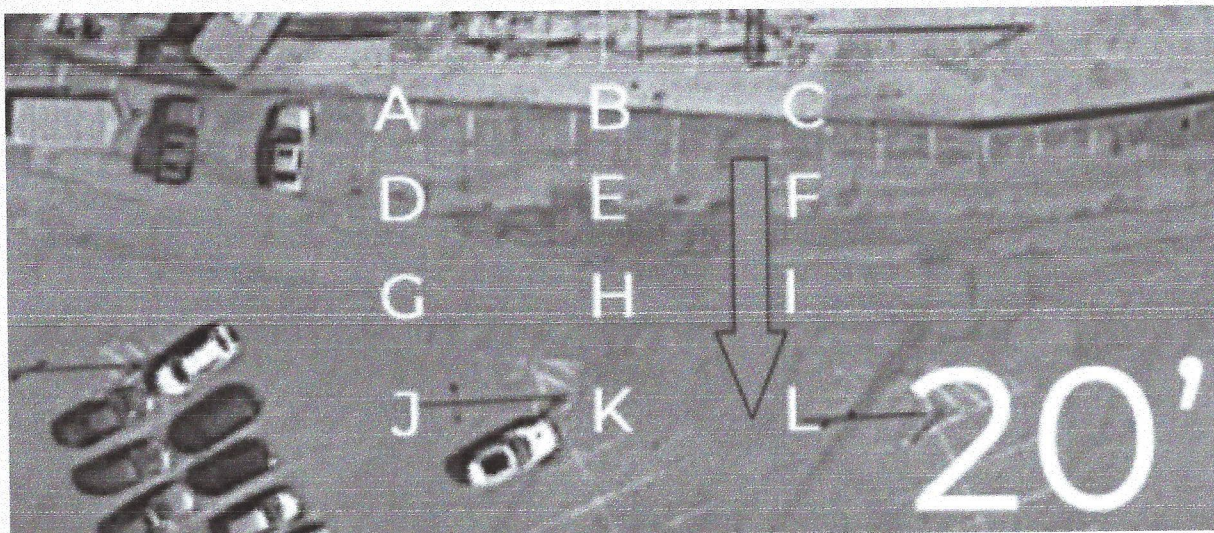
READINGS IN VOLTS PER METER

102

LOCATION K

READINGS IN VOLTS PER METER

16



20' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN VOLTS PER METER

229

LOCATION I

READINGS IN VOLTS PER METER

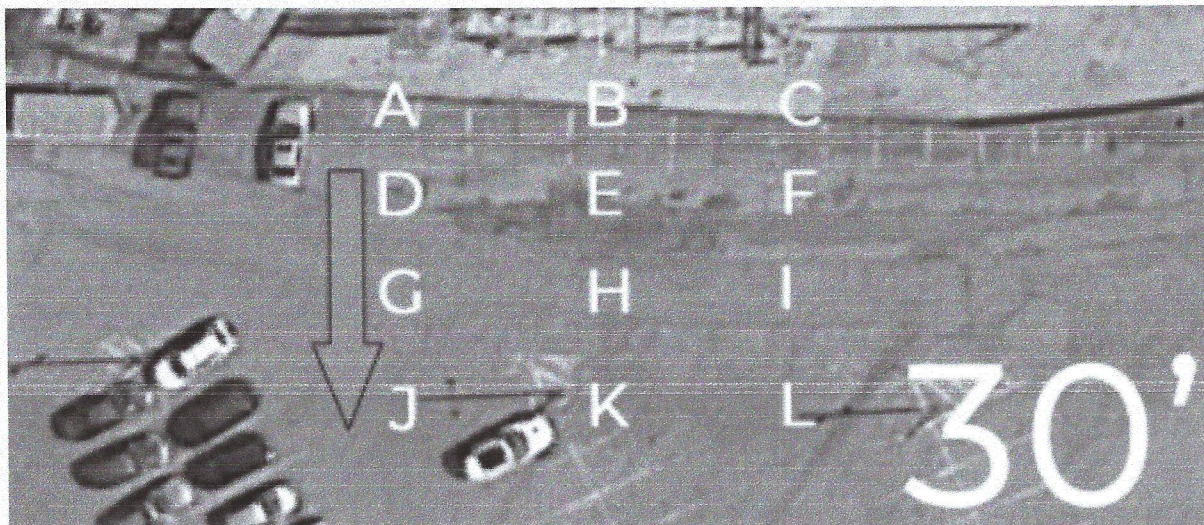
87

LOCATION L

READINGS IN VOLTS PER METER

11

GROUPED MEASUREMENTS BY 30' LIFT HEIGHT



30' ABOVE GROUND - LOCATIONS D-J

LOCATION D

READINGS IN VOLTS PER METER

96

LOCATION G

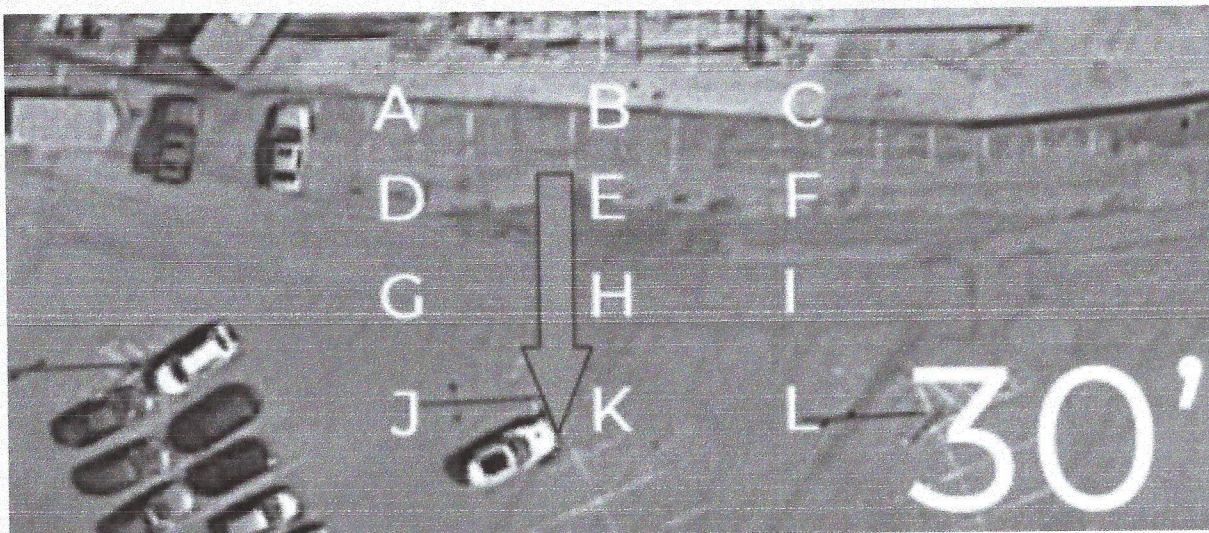
READINGS IN VOLTS PER METER

40

LOCATION J

READINGS IN VOLTS PER METER

14



30' ABOVE GROUND - LOCATIONS E-K

LOCATION E

READINGS IN VOLTS PER METER

329

LOCATION H

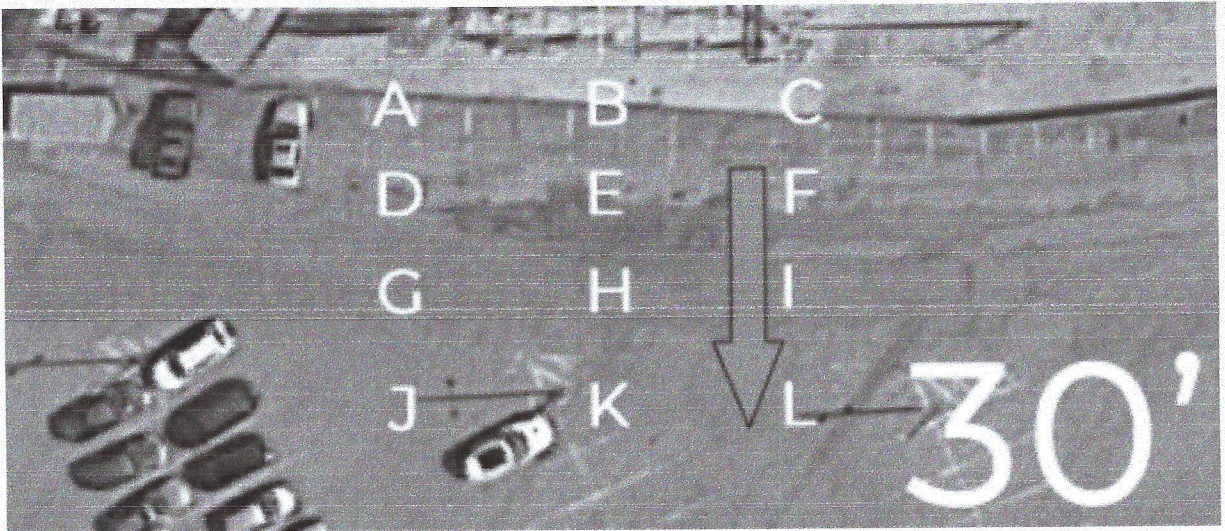
READINGS IN VOLTS PER METER

107

LOCATION K

READINGS IN VOLTS PER METER

22



30' ABOVE GROUND - LOCATIONS F-L

LOCATION F

READINGS IN VOLTS PER METER

198

LOCATION I

READINGS IN VOLTS PER METER

69

LOCATION L

READINGS IN VOLTS PER METER

11

Electromagnetic Fields and Cancer

What are electric and magnetic fields?

Electric and magnetic fields are invisible areas of energy (also called radiation) that are produced by electricity, which is the movement of electrons, or current, through a wire.

An electric field is produced by voltage, which is the pressure used to push the electrons through the wire, much like water being pushed through a pipe. As the voltage increases, the electric field increases in strength. Electric fields are measured in volts per meter (V/m).

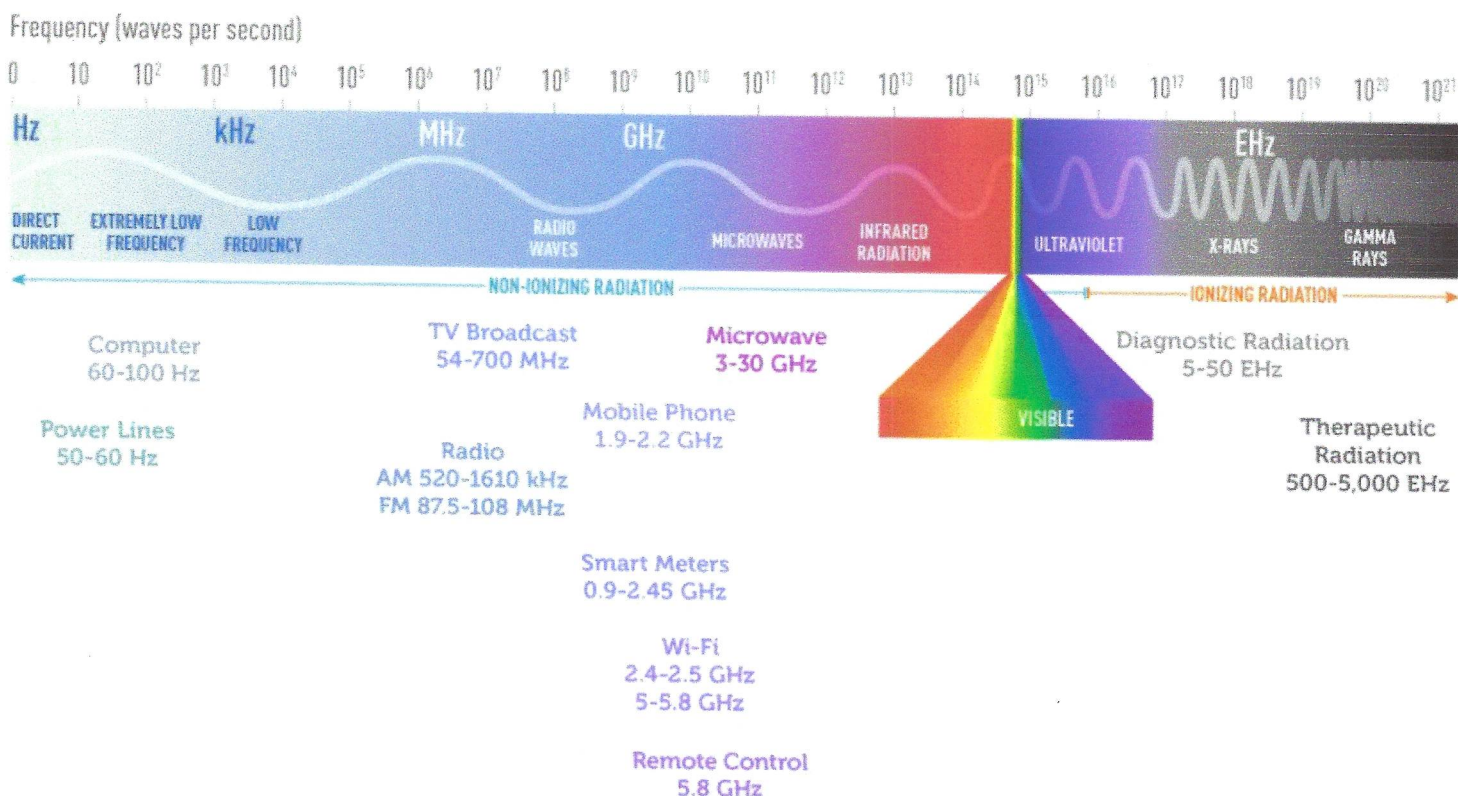
A magnetic field results from the flow of current through wires or electrical devices and increases in strength as the current increases. The strength of a magnetic field decreases rapidly with increasing distance from its source. Magnetic fields are measured in microteslas (μT , or millionths of a tesla).

Electric fields are produced whether or not a device is turned on, whereas magnetic fields are produced only when current is flowing, which usually requires a device to be turned on. Power lines produce magnetic fields continuously because current is always flowing through them. Electric fields are easily shielded or weakened by walls and other objects, whereas magnetic fields can pass through buildings, living things, and most other materials.

Electric and magnetic fields together are referred to as electromagnetic fields, or EMFs. The electric and magnetic forces in EMFs are caused by electromagnetic radiation. There are two main categories of EMFs:

- Higher-frequency EMFs, which include x-rays and gamma rays. These EMFs are in the ionizing radiation part of the electromagnetic spectrum and can damage DNA or cells directly.
- Low- to mid-frequency EMFs, which include static fields (electric or magnetic fields that do not vary with time), magnetic fields from electric power lines and appliances, radio waves, microwaves, infrared radiation, and visible light. These EMFs are in the non-ionizing radiation part of the electromagnetic spectrum and are not known to damage DNA or cells directly. Low- to mid-frequency EMFs include extremely low frequency EMFs (ELF-EMFs) and radiofrequency EMFs. ELF-EMFs have frequencies of up to 300 cycles per second, or hertz (Hz), and radiofrequency EMFs range from 3 kilohertz (3 kHz, or 3,000 Hz) to 300 gigahertz (300 GHz, or 300 billion Hz). Radiofrequency radiation is measured in watts per meter squared (W/m^2).

ELECTROMAGNETIC SPECTRUM



The electromagnetic spectrum represents all of the possible frequencies of electromagnetic energy. It ranges from extremely long wavelengths (extremely low frequency exposures such as those from power lines) to extremely short wavelengths (x-rays and gamma rays) and includes both non-ionizing and ionizing radiation.

What are common sources of non-ionizing EMFs?

There are both natural and human-made sources of non-ionizing EMFs. The earth's magnetic field, which causes the needle on a compass to point North, is one example of a naturally occurring EMF.

Human-made EMFs fall into both the ELF and radiofrequency categories of non-ionizing part of the electromagnetic spectrum. These EMFs can come from a number of sources.

Extremely low frequency EMFs (ELF-EMFs). Sources of ELF-EMFs include power lines, electrical wiring, and electrical appliances such as shavers, hair dryers, and electric blankets.

Radiofrequency radiation. The most common sources of radiofrequency radiation are wireless telecommunication devices and equipment, including cell phones, smart meters, and portable wireless devices, such as tablets and laptop computers (1). In the United States, cell phones currently operate in a frequency

range of about 1.8 to 2.2 GHz (2). (For more information about cell phones, see the NCI fact sheet [Cell Phones and Cancer Risk](#).)

Other common sources of radiofrequency radiation include:

- **Radio and television signals.** AM/FM radios and older VHF/UHF televisions operate at lower radiofrequencies than cell phones. Radio signals are AM (amplitude-modulated) or FM (frequency-modulated). AM radio is used for broadcasting over very long distances, whereas FM radio covers more localized areas. AM signals are transmitted from large arrays of antennas that are placed at high elevation on sites that are off limits to the general public because exposures close to the source can be high. Maintenance workers could receive substantial radiofrequency exposures from AM radio antennas, but the general public would not. FM radio antennas and TV broadcasting antennas, which are much smaller than AM antennas, are generally mounted at the top of high towers. Radiofrequency exposures near the base of these towers are below guideline limits (3), so exposure of the general population is very low. Sometimes small local radio and TV antennas are mounted on the top of a building; access to the roof of such buildings is usually controlled.
- **Radar, satellite stations, magnetic resonance imaging (MRI) devices, and industrial equipment.** These operate at somewhat higher radiofrequencies than cell phones (1).
- **Microwave ovens** used in homes, which also operate at somewhat higher radiofrequencies than cell phones (1). Microwave ovens are manufactured with effective shielding that has reduced the leakage of radiofrequency radiation from these appliances to barely detectable levels.
- **Cordless telephones**, which can operate on analogue or DECT (Digital Enhanced Cordless Telecommunications) technology and typically emit radiofrequencies similar to those of cell phones. However, because cordless phones have a limited range and require a nearby base, their signal strengths are generally much lower than those of cell phones (1).
- **Cell phone base stations.** Antenna towers or base stations, including those for mobile phone networks and for broadcasting for radio and for television, emit various types of radiofrequency energy. Because the majority of individuals in the general population are exposed only intermittently to base stations and broadcast antennas, it is difficult to estimate exposures for a population (4). The strength of these exposures varies based on the population density of the region, the average distance from the source, and the time of day or the day of the week (lower exposures on the weekends or at night) (1). A study that used using personal portable exposure meters to assess exposures to different sources of radiofrequency EMFs among children in Europe found that the single largest contributor to the total radiofrequency EMF exposure was the proximity to base stations (5).

In general, exposures decrease with increasing distance from the source (6). Exposures among maintenance workers have been found to vary depending on their tasks, the type of antenna, and the location of the worker in relation to the source (1). Cumulative exposures of such workers are very difficult to estimate.

- **Televisions and computer screens** produce electric and magnetic fields at various frequencies, as well as static electric fields. The liquid crystal displays found in some laptop and desktop computers do not produce substantial electric or magnetic fields. Modern computers have conductive screens that reduce static fields produced by the screen to normal background levels.
- **Wireless local area networks**, commonly known as Wi-Fi. These are specific types of wireless networking systems and an increasingly common source of radiofrequency radiation. Wireless networks use radio waves to connect Wi-Fi-enabled devices to an access point that is connected to the internet, either physically

or through some form of data connection. Most Wi-Fi devices operate at radiofrequencies that are broadly similar to cell phones, typically 2.4 to 2.5 GHz, although in recent years Wi-Fi devices that operate at somewhat higher frequencies (5, 5.3, or 5.8 GHz) have appeared (7). Radiofrequency radiation exposure from Wi-Fi devices is considerably lower than that from cell phones (8). Both sources emit levels of radiofrequency radiation that are far below the guideline of 10 W/m^2 as specified by the International Commission on Non-Ionizing Radiation Protection (3).

- **Digital electric and gas meters, also known as “smart meters.”** These devices, which operate at about the same radiofrequencies as cell phones, transmit information on consumption of electricity or gas to utility companies. Smart meters produce very low level fields that sometimes cannot be distinguished from the total background radiofrequency radiation levels inside a home (9).

For household appliances and other devices used in the home that require electricity, magnetic field levels are highest near the source of the field and decrease rapidly the farther away the user is from the source. Magnetic fields drop precipitously at a distance of about 1 foot from most appliances. For computer screens, at a distance of 12–20 inches from the screen that most persons using computers sit, magnetic fields are similarly dramatically lower.

Why are non-ionizing EMFs studied in relation to cancer?

Power lines and electrical appliances that emit non-ionizing EMFs are present everywhere in homes and workplaces. For example, wireless local networks are nearly always “on” and are increasingly commonplace in homes, schools, and many public places.

No mechanism by which ELF-EMFs or radiofrequency radiation could cause cancer has been identified. Unlike high-energy (ionizing) radiation, EMFs in the non-ionizing part of the electromagnetic spectrum cannot damage DNA or cells directly. Some scientists have speculated that ELF-EMFs could cause cancer through other mechanisms, such as by reducing levels of the hormone melatonin. There is some evidence that melatonin may suppress the development of certain tumors.

Studies of animals have not provided any indications that exposure to ELF-EMFs is associated with cancer (10–13). The few high-quality studies in animals have provided no evidence that Wi-Fi is harmful to health (8).

Although there is no known mechanism by which non-ionizing EMFs could damage DNA and cause cancer, even a small increase in risk would be of clinical importance given how widespread exposure to these fields is.

What have studies shown about possible associations between non-ionizing EMFs and cancer in children?

Numerous epidemiologic studies and comprehensive reviews of the scientific literature have evaluated possible associations between exposure to non-ionizing EMFs and risk of cancer in children (13–15). (Magnetic fields are the component of non-ionizing EMFs that are usually studied in relation to their possible health effects.) Most of the research has focused on leukemia and brain tumors, the two most common cancers in children. Studies have examined associations of these cancers with living near power lines, with magnetic fields in the home, and

with exposure of parents to high levels of magnetic fields in the workplace. No consistent evidence for an association between any source of non-ionizing EMF and cancer has been found.

Exposure from power lines. Although a study in 1979 pointed to a possible association between living near electric power lines and childhood leukemia (16), more recent studies have had mixed findings (17–25). Most of these studies did not find an association or found one only for those children who lived in homes with very high levels of magnetic fields, which are present in few residences.

Several studies have analyzed the combined data from multiple studies of power line exposure and childhood leukemia:

- A pooled analysis of nine studies reported a twofold increase in risk of childhood leukemia among children with exposures of 0.4 μT or higher. Less than 1% of the children in the studies experienced this level of exposure (26).
- A meta-analysis of 15 studies observed a 1.7-fold increase in childhood leukemia among children with exposures of 0.3 μT or higher. A little more than 3% of children in the studies experienced this level of exposure (27).
- More recently, a pooled analysis of seven studies published after 2000 reported a 1.4-fold increase in childhood leukemia among children with exposures of 0.3 μT or higher. However, less than one half of 1% of the children in the studies experienced this level of exposure (28).

For the two pooled studies and the meta-analysis, the number of highly exposed children was too small to provide stable estimates of the dose–response relationship. This means that the findings could be interpreted to reflect linear increases in risk, a threshold effect at 0.3 or 0.4 μT , or no significant increase.

The interpretation of the finding of increased childhood leukemia risk among children with the highest exposures (at least 0.3 μT) is unclear.

Exposure from electrical appliances. Another way that children can be exposed to magnetic fields is from household electrical appliances. Although magnetic fields near many electrical appliances are higher than those near power lines, appliances contribute less to a person’s total exposure to magnetic fields because most appliances are used for only short periods of time. And moving even a short distance from most electrical appliances reduces exposure dramatically. Again, studies have not found consistent evidence for an association between the use of household electrical appliances and risk of childhood leukemia (29).

Exposure to Wi-Fi. In view of the widespread use of Wi-Fi in schools, the UK Health Protection Agency (now part of [Public Health England](#)) has conducted the largest and most comprehensive measurement studies to assess exposures of children to radiofrequency electromagnetic fields from wireless computer networks (30, 31). This agency concluded that radiofrequency exposures were well below recommended maximum levels and that there was “no reason why Wi-Fi should not continue to be used in schools and in other places” (32).

A review of the published literature concluded that the few high-quality studies to date provide no evidence of biological effects from Wi-Fi exposures (7).

Exposure from cell phone base stations. Few studies have examined cancer risk in children living close to cell phone base stations or radio or television transmitters. Mobile phone base stations transmit and receive

radiofrequency signals to and from mobile phones near the station. None of the studies that estimated exposures on an individual level found an increased risk of pediatric tumors (33–35).

Parental exposure and risk in offspring. Several studies have examined possible associations between maternal or paternal exposure to high levels of magnetic fields before conception and/or during pregnancy and the risk of cancer in their future children. The results to date have been inconsistent (36, 37). This question requires further evaluation.

Exposure and cancer survival. A few studies have investigated whether magnetic field exposure is associated with prognosis or survival of children with leukemia. Several small retrospective studies of this question have yielded inconsistent results (38–40). An analysis that combined prospective data for more than 3,000 children with acute lymphoid leukemia from eight countries showed that ELF magnetic field exposure was not associated with their survival or risk of relapse (41).

What have studies shown about possible associations between non-ionizing EMFs and cancer in adults?

Many studies have examined the association between non-ionizing EMF exposure and cancer in adults, of which few studies have reported evidence of increased risk (1).

Residential exposures. The majority of epidemiologic studies have shown no relationship between breast cancer in women and exposure to extremely low frequency EMFs (ELF-EMFs) in the home (42–45), although a few individual studies have suggested an association; only one reported results that were statistically significant (46).

Workplace exposures to ELF radiation. Several studies conducted in the 1980s and early 1990s reported that people who worked in some electrical occupations that exposed them to ELF radiation (such as power station operators and telephone line workers) had higher-than-expected rates of some types of cancer, particularly leukemia, brain tumors, and male breast cancer (13). Most of the results were based on participants' job titles and not on actual measurements of their exposures. More recent studies, including some that considered exposure measurements as well as job titles, have generally not shown an increasing risk of leukemia, brain tumors, or female breast cancer with increasing exposure to magnetic fields at work (46–51).

Workplace exposures to radiofrequency radiation. A limited number of studies have evaluated risks of cancer in workers exposed to radiofrequency radiation. A large study of U.S. Navy personnel found no excess of brain tumors among those with a high probability of exposure to radar (including electronics technicians, aviation technicians, and fire control technicians); however, nonlymphocytic leukemia, particularly acute myeloid leukemia, was increased in electronics technicians in aviation squadrons, but not in Navy personnel in the other job categories (52). A case-control study among U.S. Air Force personnel found the suggestion of an increased risk of brain cancer among personnel who maintained or repaired radiofrequency or microwave-emitting equipment (53). A case-control study found the suggestion of an increased risk of death from brain cancer among men occupationally exposed to microwave and/or radiofrequency radiation, with all of the excess risk among workers in electrical and electronics jobs involving design, manufacture, repair, or installation of electrical or electronics equipment (54). There was no evidence that electrical utility workers who were exposed to pulsed electromagnetic fields produced by power lines were more likely to develop brain tumors or leukemia than the general population (55). Employees of a large manufacturer of wireless communication products were not more likely to die from brain tumors or cancers of the hematopoietic or lymphatic system than the general

population (56). A large prospective study among police officers in Great Britain found no evidence for an association between radiofrequency EMF exposure from personal radio use and the risk of all cancers combined (57). A large multinational population-based case-control study found no clear evidence that occupational exposures to radiofrequency radiation are associated with increased risks of glioma or meningioma (58).

What do expert organizations conclude about the cancer risk from EMFs?

In 2002, the International Agency for Research on Cancer (IARC), a component of the World Health Organization, appointed an expert Working Group to review all available evidence on static and extremely low frequency electric and magnetic fields (13). The Working Group classified ELF-EMFs as “possibly carcinogenic to humans,” based on limited evidence from human studies in relation to childhood leukemia. Static electric and magnetic fields and extremely low frequency electric fields were determined “not classifiable as to their carcinogenicity to humans” (13).

In 2015, the European Commission Scientific Committee on Emerging and Newly Identified Health Risks reviewed [electromagnetic fields](#) in general, as well as cell phones in particular. It found that, overall, epidemiologic studies of extremely low frequency fields show an increased risk of childhood leukemia with estimated daily average exposures above 0.3 to 0.4 μT , although no mechanisms have been identified and there is no support from experimental studies that explains these findings. It also found that the epidemiologic studies on radiofrequency exposure do not show an increased risk of brain tumors or other cancers of the head and neck region, although the possibility of an association with acoustic neuroma remains open (59).

Where can people find additional information on EMFs?

The National Institute of Environmental Health Sciences (NIEHS) website has [information](#) about EMFs and cancer.

The Occupational Safety and Health Administration website has [information](#) about workplace exposures to ELF-EMF.

The US Environmental Protection Agency website has [information](#) on power lines and other sources of EMF.

The European Commission also has general [information](#) on EMF.

The World Health Organization website also has [information](#) about EMFs and public health.

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Related Resources

[Cell Phones and Cancer Risk](#)

Reviewed: May 30, 2022

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Electromagnetic Fields Factsheet

What is EMF?

Electricity and magnetism are two closely related fundamental forces of the universe which have existed since the beginning of time. Early civilizations were aware of their existence and used the earth's natural magnetic field for navigational purposes. The use of compasses made with naturally occurring magnetic ores is older than written historical records. Until about 100 years ago, human exposure to electric and magnetic fields was limited to naturally occurring fields. With the introduction of electricity into homes and businesses, the potential for Electromagnetic Field (EMF) exposure has significantly increased. EMFs are created anywhere electricity is generated, transmitted or used.

Characteristics of Electromagnetic Fields

EMF is a combination of electrical and magnetic fields. The strength of an EMF is directly related to the amount of electricity in use (the current) and to the electrical potential (the voltage) in the electric circuit. That means the more current or the higher the voltage, the greater the EMF which could be generated.

Electric fields are measured in volts per meter (V/m). A one volt electrical potential one meter away will have an electric field of 1 V/m. This is a very small field, so it is common to see measurements which are thousands of volts per meter (kV/m).

The standard unit of magnetic field strength is called the tesla (T). The tesla is a very large unit, so measured magnetic fields are often only a few millionths of a tesla, called a microtesla (μ T). An older, nonstandard unit of magnetic field is the gauss (G). 10,000 gauss = 1 tesla.

An important characteristic of an EMF is the frequency of the electrical source. Frequency is the change in the flow of electric current over time. It can range from zero for a direct current (DC) to several millions of cycles per second. The unit of frequency is the hertz (Hz), which is equal to one electrical cycle per second. In North America, the frequency of the electrical power system is 60 Hz. Europe and other parts of the world use 50 Hz electricity. Three phase electrical devices may have EMFs with a frequency of 180 Hz. Fields at other frequencies arise when devices modify the electricity, such as computer video screens.

Why are some people worried about EMF?

Within all organisms are internally generated electrical currents which play a role in complex physiological mechanisms such as neuromuscular activity, glandular secretion, cell membrane function and the growth, development and repair of tissue. Because of the role of these internal electric fields and currents in so many basic physiological processes, concern has been raised about the possible biological effects of exposure to external, artificially produced EMFs.

Public concern regarding these effects has grown, and many countries have requested regulatory and scientific advisory groups to investigate these possible effects. In many places, there is a controversy between the proponents of restrictive regulations versus advocates of technological growth which will increase the EMF exposure of the population. There are gaps in the scientific understanding of the effects of EMFs, and many research projects are currently underway to increase that knowledge. Studies have been, and are being, conducted by the Institute of Electrical and Electronics Engineers (IEEE), United Nations World Health Organization (WHO), United States Environmental Protection Agency (EPA), United States Department of Energy (DOE) and many other organizations. The International Radiation Protection Association (IRPA) has chartered a committee called the International Non-Ionizing Radiation Committee (INIRC) to study the issue of EMFs. This committee is a scientific advisory group whose members have extensive expertise with non-ionizing radiations like microwaves and EMFs. They have published guidelines on limits of exposure to 50/60 Hz electric and magnetic fields. These recommendations considered all the available scientific information. The recommendations state that "members of the general public should not be exposed on a continuous basis to . . . electric field strengths exceeding 5 kV/m," or to magnetic fields exceeding 0.1 mT (1 gauss or 1,000 mG). Electrical workers, such as utility linemen or electrical service personnel, should not be exposed to electric fields greater than 10 kV/m except for short periods of time. Magnetic fields for occupational exposures should be limited to less than 0.5 mT (5 gauss or 5,000 mG).

Should I be worried about my exposure to EMF?

The scientific information which exists doesn't indicate that exposure levels which are commonly encountered have any health effect which requires corrective action. In 1989, the U.S. Department of Labor asked the Committee on Interagency Radiation Research and Policy Coordination (CIRRPC) to help in evaluating the articles in the popular press which reported cancer being caused by EMFs from electric power transmission lines and household appliances. CIRRPC was an executive-branch federal agency which coordinated radiation related issues between various federal agencies, such as the Nuclear Regulatory Commission, Food and Drug Administration, and EPA. A panel was formed to conduct an independent scientific review of exposure data and reported biological and health effects. The panel reviewed about 1,000 scientific articles. They concluded that there was "No convincing evidence . . . that exposures to extremely low-frequency electric and magnetic fields (ELF-EMF) generated by sources such as household appliances, video display terminals, and local power lines are demonstrable health hazards."

The Electric Power Research Institute (EPRI) is a non-profit research institute funded by a group of electrical equipment manufacturers. EPRI conducted a large study called the Electric and Magnetic Field Measurement Project for Utilities. Measurements were collected in eight work and three non work environments. The measurements were intended to be representative of the type and magnitude of EMF exposure which would be encountered in these environments. These measurements indicate that the EMFs encountered in all the non work environments, and the work environments not considered to be "electrical work" were well below the levels which the IRPA INIRC have set as guidelines for the limits of exposure to 50/60 Hz electric and magnetic fields. Even some of the work environments which would be clearly considered to be "electrical work," such as electrical utility lineman, were below these guidelines. The average electrical field measured in a typical office environment was below 0.01 kV/m and the magnetic field was only about 0.1 μ T (1 mG).

What about the "Swedish Standard?"

There is a government regulation in Sweden which requires that all video display terminals (VDTs) and Cathode Ray Tube (CRT) video monitors have magnetic fields less than 2 mG at the operator's position, which is assumed to be 1 meter in front of the screen. This Swedish standard was the first law anywhere in the world which put limits on EMF. This standard only applies to video display units, but has been widely misunderstood and applied to circumstances for which it is not appropriate. It was never intended to be a limit on general EMF exposures.

Some vendors of dubious EMF measuring devices have sales literature with out-of-context references to the Swedish standard, and imply that any EMF above 2 mG is hazardous and needs to be fixed. Often these same vendors also sell something like a "Low EMF" video display to help you fix it.

Summary

Electricity and magnetism are fundamental forces of nature. Electric and magnetic fields exist wherever electricity is made or used. Some measurable biological effects from exposure to very high levels of EMF can be detected. There is no scientific evidence that exposure to normal levels of EMFs has any health effect.

EXHIBIT D. SUBSTATION

September 2, 2022

Rebecca Ward, Assistant Planner
Spencer Cawley, Planner 1

Renderings and Details Regarding Proposed Wall/Mural Screening Substation

Rebecca and Spencer,

Please find attached to this letter five possible art forms that could be considered for the proposed wall between the substation and the proposed Homestake project. One is simply a board-form concrete wall approximately 8'-10' high. Another would be a painted scene showing mountains and forests, but in subdued colors and style. A third shows an abstract art concept. A fourth shows a more historical train mural and the fifth shows more of interpretive industrial look.

While our original intention at the time of submittal was to install a large (20') wall to block as much of the substation as possible from the public view, it was decided that this would create a "tunnel" effect that was not conducive to lighting and feel for the area. The renderings give a good illustration on this concept. The area should be well-lit and open to the sky. The reality is that, quite frankly, the substation cannot realistically be blocked from the upper floors, so functionality is more important than height. Blocking the substation view from the pedestrian level will allow this space to be utilized by the tenants without the imposing form of the substation. Any additional height is difficult to engineer and will not serve the purpose it was intended to.

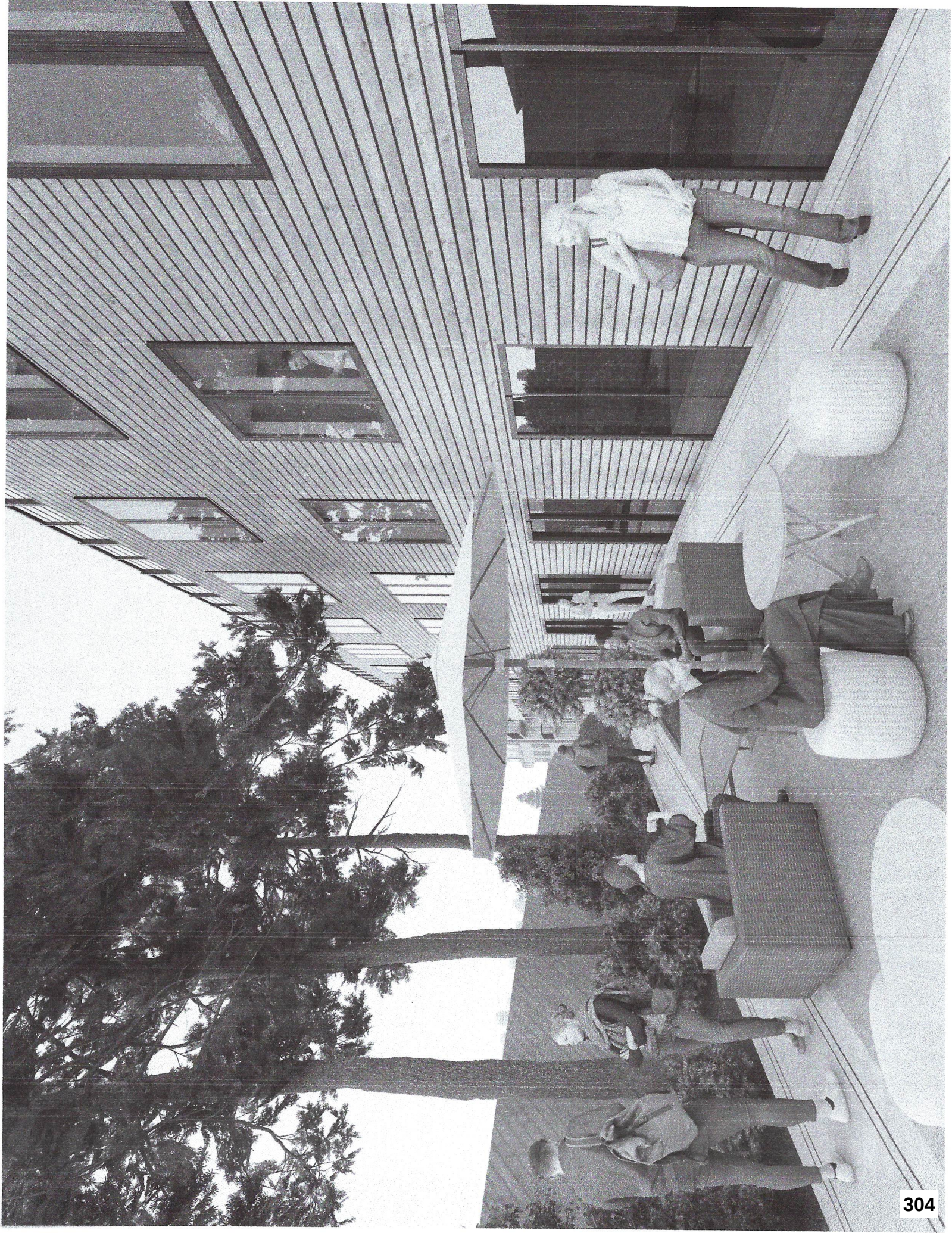
Please let us know if you have additional questions or concerns regarding the proposed screening wall.

Sincerely,



Rory Murphy











Tuesday, July 26, 2022 3:21 PM

Thank you for your considerations.... Couple obvious things:

1. parking for 125 - that is assuming that there is ONE vehicle per household which there will not be.... where will the addtn'l 125 park?
2. traffic - that area has already been oversaturated with traffic, far more than our infrastructure can handle between housing growth/shopping/tourists in either direction off 224. how can that many more residents placed directly in the middle of an existing bottleneck be a good idea?
3. our traffic is getting worse, not even staying consistent, regardless if it's summer, winter, or even shoulder season nowadays... we have lived here 18 yrs now and the speed by which we have grown is scary and always the main topic of every cocktail party with everyone always voicing the main concern of over- growth and over-development.... YOU have the ball, don't drop it as we ALL are depending on you to PLAN smartly, methodically, and where our infra structure can handle growth, NOT in areas like Homestake!!!

Thank you

Rgds,
Michael Stockwell

Mountain West Container Services, llc

SLC, Ut

Wednesday, July 27, 2022 4:54 PM

Dear commissioners,

My name is Jesse Shetler, I am the principal owner of Boneyard Saloon & the Wine Dive. These are long established business of over 10 years located at 1251 Kearns Blvd. here in PC. Property know as The Yard.

I would like to address the proposed affordable units to be built at the "Homestake" lot - (between "The Yard" & the Windsor property)

While I am in support of affordable or workforce housing for this proposed location, it does come with a few very concerning issues that should be addressed, and hopefully taken into consideration for modification of the plans.

My understanding is that this housing structure or part of this structure is being proposed at 4 stories in height.

Our Boneyard business has a permitted roof top patio that seats half of our overall capacity and I am concerned that a four story structure would block (either completely, or in part) our current and long standing views of the mountain landscape that our customers come to our establishment to enjoy. This would most certainly and negatively impact our customer experience resulting in negative financial impacts to our business.

Another item of great concern is the overall parking plan for these housing units. At approximately 125 units, the 6 surface parking spaces and the approx. 125 underground spaces is not enough for the amount of bedrooms being proposed in this development.

Many of the proposed 125 units are two bedrooms and some are 3 bedrooms.

It is with complete confidence that most (if not all) of these units will have more than one driving aged adult residing in them. Which means that most of these units will have 2 vehicles, and in some cases three vehicles. My confidence comes from the many employees that I have working throughout 5 total businesses that I own and operate in Park Coty. Many of them have roommates. None of them share a car or a vehicle with their roommate. They each have their own vehicles.

To put this simply, this there are not nearly enough parking spaces in the plans for a development of this magnitude. People will not sell their car to move in to an affordable unit, they will actively poach parking spaces from the surrounding area. Namely, The Yard parking lot. Enforcement would be necessary both day and night to even attempt at keeping the new residents from parking in our lot, this would be far too costly for any business or property owner to financially absorb. Enforcement of our parking lot would be an inconceivable answer.

The only conceivable solution is to make sure that enough parking spaces are adequately provided for the amount of bedrooms these units will host.

The proposed parking spaces for a development of this size should at a minimum, be doubled.

I would ask that this email be also forwarded to Gretchen M. and be added to the public record.

I appreciate your time and careful consideration as you work toward a successful project, not only for the residents of this development but also for the surrounding commercial and residential neighbors, and the community as a whole.

Thank you and best regards,

Jesse Shetler
435-731-0033

HOMESTAKE NEW AFFORDABLE HOUSING

TIMELINE ISSUE FOR INPUT

THANK YOU FOR REVIEWING
THERE ARE MANY MORE OBSERVATIONS

PLEASE REMEMBER :

* MANAGED GROWTH —
ENSURE THAT ANY FUTURE GROWTH
MAINTAINS THE QUALITY OF RESIDENTS &
VISITORS EXPERIENCE

PLEASE CONSIDER
CREATING A NEIGHBORHOOD THAT SUPPORTS
A HOME ENVIRONMENT CONDUSIVE TO FAMILY
LIVING WITH A CONVINIENT LOCATION. PROVIDE
A COMMUNITY ATMOSPHERE.
A BUILDING JUST FOR BEDS FOR EMPLOYEES
CREATES A MORE TRANSIENT ATMOSPHERE
& DOES NOT REFLECT PARK CITY'S MASTER
PLANS TO KEEP THE DESIRED COMMUNITY
FEELING THAT HAS BEEN A PART OF
PARK CITY'S REPUTATION.

I AM AVAILABLE TO SHARE IDEAS,
OBSERVATIONS WITH ANY PERSON
WORKING ON THIS PROJECT.

I UNDERSTAND REQUIRED CODES WILL BE
IN COMPLIANCE HOWEVER THE REALITY OF
THIS PROPOSED PROJECT IS NOT APPROPRIATE
FOR THIS LOCATION.

LINDA ROSE PINK

435 640-2923

THINK PINK AGAIN @ GMAIL.COM

THANK YOU FOR YOUR TIME

TRAFFIC OBSERVATIONS

HOMESTAKE RD

VERY BUSY

RESIDENT TRAFFIC

CLAIM JUMPER CONDOS

HOMESTAKE CONDOS

DELIVERY TRUCKS

GROCERY STORE

BONE YARD RESTAURANT

SCHOOL BUSES

4 TIMES A DAY 5 DAYS A WEEK

TRASH PICK UP

REPUBLIC 3 DAYS A WEEK

ACE

ENTRIES FOR

GROCERY STORE

WALGREENS

REAL ESTATE BUILDING

STORAGE DEPOT

CLAIM JUMPER CONDOS 2

HOMESTAKE CONDOS 2

KIMBALL ARTS

EMPLOYEE PARKING BONE YARD

DELIVERY FOR FOOD BONE YARD

SHORT CUT FOR VEHICLES FROM PARK AVE

WOODBINE WAY

STREET ALREADY EXISTS

LEADS DIRECTLY TO NEW PROJECT

COMMERCIAL BUSINESSES ON EACH SIDE
LESS BUSY THAN HOMESTAKE RD
ALTERNATIVE ENTRIES FOR BUSINESSES
NOT A THROUGH STREET

CURRENTLY CONNECTS TO MUNCHKIN RD

MUNCHKIN RD

WHAT IS THE REASON TO MAKE A
THROUGH STREET ?

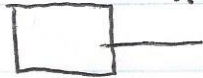
CONNECTING RD TO HOMESTAKE
CREATES EVEN MORE TRAFFIC
FOR HOMESTAKE

EXTENDING ROAD WILL PROVIDE
EXTREME USE OF HOMESTAKE RD
FOR 3 CONDO/APARTMENT BUILDINGS
NUMBER OF RESIDENTS

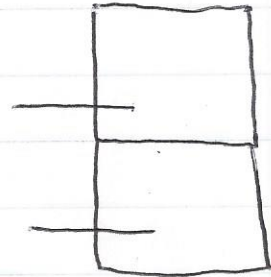
NEED TO USE REALISTIC NUMBER
USING 2 PEOPLE PER UNIT NOT ACCURATE

HOMESTAKE RD ENTRIES

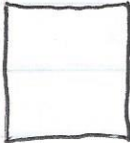
REAL ESTATE



FRESH
MARKET

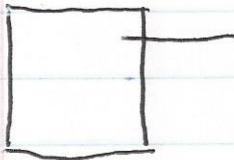


WALGREENS

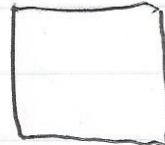


FRESH
MARKET
DELIVERIES

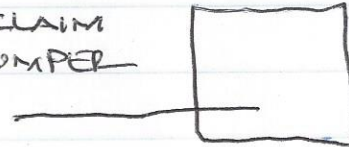
STORAGE
DEPOT



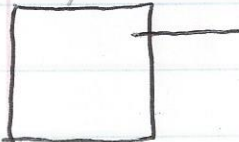
CLAIM
JUMPER



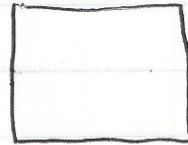
CLAIM
JUMPER



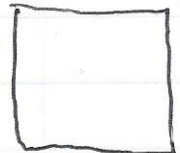
KIMBALL
ARTS



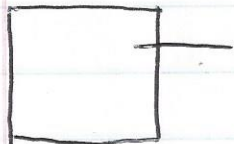
HOMESTAKE



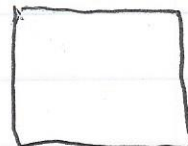
HOMESTAKE



BONE YARD



HOMESTAKE



HOMESTAKE

NOT CURRENTLY
FUNCTIONING AS ENTRY
BUT EXISTS

PROPOSED NEW PROJECT

GIVE IT A SPECIFIC NAME

SAFETY

TRANSPORTATION

ELECTRICAL EMISSIONS

PARKING

TRASH STORAGE & PICK UP

NOISE

OVER CROWDING

NOT # OF UNITS - TALK PEOPLE

ENFORCEMENTS

MANAGEMENT

QUESTIONS

THE PROPOSED WIDENING OF HOMESTAKE RD SEEMS TO BEING USED AS A MARKETING ASPECT FOR NEW PROJECT —

WONT WORK NEED TO BE DONE FOR WATER & SEWER REGARDLESS AND HOME STAKE RD WILL BE TORN UP

WHO PAYS FOR THE PROPOSED CHANGES TO HOMESTAKE RD

NO MATTER HOW MUCH IS WALKABLE
PEOPLE WILL OWN VEHICLES

PROJECTED

HOMESTAKE AFFORDABLE HOUSING

4 STORIES TO HIGH
LOOKS LIKE A HOTEL

OUT OF SCALE FOR SURROUNDING
BUILDINGS & AREA

CONSIDER THE ENTRANCES

NOT ENOUGH PARKING
FOR NUMBER OF PEOPLE & VEHICLES
THAT WILL BE AT THIS SITE

HAVE BEEN SEARCHING FOR
RENDERINGS BUT HAVE ONLY FOUND
THIS INCLUDED PICTURE

WAS DIRECTED TO THIS SITE & COULD NOT
ACCESS ANY RENDERINGS

Park City
Listen Live
Planning Commission

8/24

9/28

Agenda Packet

TIME RESCRPTION

Politics

Planning Commission to discuss affordable housing at Homestake Road



Kevin Cody
Jul 26, 2022



Proposed 123-unit Affordable Master Plan Development Photo: Image courtesy of Park City

PARK CITY, Utah — With rising living costs and the ever-growing need for affordable housing, **Park City Planning Commission** will discuss the **proposed building of affordable housing** on 1875 Homestake Road in their **meeting on July 27**.

The proposed building totals 123 units for rent; 46 one-bedroom units, 74 two-bedroom units, and three three-bedroom units. There will also be 42,237 square feet for 125 underground parking spaces.



September 23, 2022 11:10 AM

I am writing to express our concern for the proposed housing development at 1875 Homestake Road. I believe the density of this development as currently planned will adversely affect the residents at 1900 Homestake Road, and the neighborhood in general. Street parking and increased traffic on Homestake Road is a major concern, especially given the current condition of the road. Please consider deep review and study of the possible affects this large number of new units will bring to area. Some of these issues may be alleviated with increased on site parking requirements, or improvements to Homestake Road to allow for the increased traffic and usage. I hope I am directing this message to the correct person; please tell me if there is anyone else I should contact.

Thank you for your time,
Peter Cossaboom

September 23, 2022 11:35 AM

The board at Homestake Condominiums located at 1900 Homestake Road was just made aware of some aspects of the proposed Homestake MPD Affordable Housing Project that are of great concern. These include the project's size, impact on traffic on Homestake Road, parking etc. Please advise how and to whom we submit our concerns. We plan to have representatives at the planning meeting Wednesday, September 28th at 5:30 pm.

Thank you for your timely response.

Homestake Condominiums

A PORTION OF THE SOUTHWEST OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH



322

ALTA/NSPS LAND TITLE SURVEY

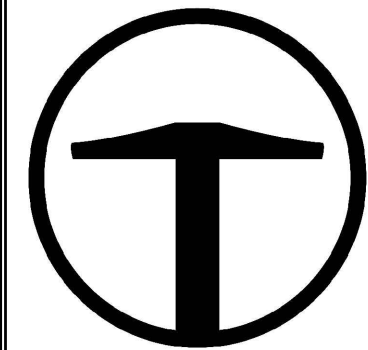
A PORTION OF THE SOUTHWEST OF SECTION 9,
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN,
PARK CITY, SUMMIT COUNTY, UTAH

N89°38'16"W 2656.08' (CALC.)
N89°44'40"W 2656.08' (R)(SUB. PLAT.)
S89°38'28"E 2656.21' (R)(DOMINION)

WEST 1/4 SEC. 9
T.2S., R.4E. SLB#M
(FOUND)

CENTER SEC. 9
T.2S., R.4E. SLB#M
(CALCULATED)

BASE(S) OF BEARING
N0°20'21"E 2640.95' (M)(TION TO MON)
N0°20'39"E 2640.95' (R)(DOMINION)



TALISMAN
CIVIL CONSULTANTS

1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

REVISIONS	DATE	BY	NO.
EXCEPTION T.1 UPDATE	2022-06-13	TD	1
ADDED TREE WTH SIZES (DIA/MET)	2022-06-13	TD	5

ALTA/NSPS SURVEY
LOT "B"-THE YARD SUBDIVISION AMENDED
PARK CITY, SUMMIT CO., UTAH

DATE SUBMITTED: 2022-06-13

TCC JOB NUMBER: 21-130



SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 45'

SHEET NUMBER

2

2 OF 2

LEGEND

- TELEPHONE BOX
- POWER POLE
- GUY WIRE
- LIGHT POLE
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- STORM DRAIN MANHOLE
- DRAIN INLET
- ELECTRIC BOX
- SIGN
- (R) RECORD DISTANCE (SEE SURVEY NOTES)
- (M) MEASURED DISTANCE
- (CALC) CALCULATED DISTANCE
- TELEPHONE LINE
- STORM SEWER
- SANITARY SEWER
- WATER LINE
- FENCE/RAILING
- BOUNDARY LINE
- SECTION LINE
- ADJOINER DEED LINES
- ROAD CENTERLINE
- EASEMENT LINE
- SECTION CORNER
- PROPERTY CORNER
- EXISTING BUILDING
- EXISTING CONCRETE
- EXISTING ASPHALT

