



**PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
September 14, 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 14, 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 August 10, 2022.
[August 10, 2022 Minutes - Pending Approval](#)

2.B Consideration to Approve the Planning Commission Meeting Minutes from August 24, 2022.
[September 14, 2022 Minutes - Pending Approval](#)

3. PUBLIC COMMUNICATIONS

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

5. CONTINUATIONS

5.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 (A) Public Hearing; (B) Continue to September 28, 2022 (1 min.)
[Stonebridge Amended Plat Continuation Report](#)

6. WORK SESSION

6.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 & PL-22-05255. (60 mins.)

[1800 Park Ave Work Session Staff Report](#)
[Exhibit A: Applicant's Project Description and Preliminary Plans](#)
[Exhibit B: Housing Team's Preliminary Review Analysis](#)

6.B **The Planning Commission Will Conduct a Work Session to Prioritize Land Management Code Amendments for 2022 - 2023.** (60 mins.)

[Land Management Code Amendments Staff Report](#)
[Exhibit A: Scheduled Land Management Code Amendments](#)
[Exhibit B: Enacted Land Management Code Amendments 2020 - Present](#)

7. REGULAR AGENDA

7.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 (8 mins.)

(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on October 27, 2022

[455 Woodside Avenue Plat Amendment Staff Report](#)
[Exhibit A: Draft Ordinance No. 2022-XX](#)
[Attachment 1: Proposed Plat](#)
[Exhibit B: Existing Plat](#)
[Exhibit C: Topographic Survey](#)
[Exhibit D: Site Photos](#)

8. ADJOURN

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

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



**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
August 10, 2022**

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

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Alexandra Ananth, Senior City Planner; Makena Hawley, City Planner; Lillian Lederer, City Planner; Spencer Cawley, City Planner; Alex Roy, Senior Transportation Planner; Julia Collins, Transportation Planning Manager; Hannah Pack, Transportation Planner; Jason Glidden, Housing Program Manager; Mark Harrington, Senior City Attorney

1. ROLL CALL

Vice Chair Laura Suesser called the meeting to order at approximately 5:30 p.m. Vice Chair Suesser took a roll call of all Commissioners present in person and virtually.

The following 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 10, 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 July 13, 2022.

MOTION: Commissioner Johnson moved to APPROVE the Planning Commission Meeting Minutes from July 13, 2022, as written. Commissioner Van Dine seconded the motion.

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

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Vice Chair Suesser welcomed new Planning Commissioner John Frontero.

Planning Director, Gretchen Milliken, stated that the Land Management Code (“LMC”) amendments scheduled for the August meeting will instead be revisited at the September 14, 2022 meeting. This includes amendments in progress for the Commission’s consideration, as well as discussion regarding priorities for proposed LMC changes for the coming year. Director Milliken recalled that the progress of LMC amendments was brought before the Commission in March and would be back before the Commission at the September 14 meeting.

In terms of staff changes, Director Milliken reported that Historic Preservation Planner, Aiden Lillie, was leaving to work in Salt Lake City. They hired New City Planner, Caitlyn Tubbs, who would take on much of the historic preservation work.

Director Milliken reported that Staff had been in contact with PEG Development and Park City Mountain who indicated that they are still actively pursuing parking alternatives and mitigation. They will provide an update that she hoped would be ready to be shared with the Commission by the next meeting.

In response to an inquiry from Commissioner Van Dine, Director Milliken did not believe there was a specific required timeline for PEG to return to the Commission. Senior City Attorney, Mark Harrington, explained that if the Planning Department determined that the applicant had been inactive in diligently processing their application, the Planning Director could initiate a formal process on the pending application. He noted that this process had not been initiated, and until then, the applicant could continue working through their application until they are noticed or formally withdrawn.

Vice Chair Suesser commented that it would be helpful to know what qualifies as “active” versus “inactive” for this and other applications.

Commissioner Hall formally requested that City Council open applications for the next Planning Commissioner so that the seventh seat could be filled as soon as possible. Vice Chair Suesser seconded that suggestion. Director Milliken stated that the City Council and the Mayor requested the Planning Department update the LMC with a clause that calls for at least one Commissioner to be a land use professional. She reported that on August 24, 2022, Staff would be back before the Commission with that language change. It would then go before the City Council for adoption on September 1, 2022. Assuming it is adopted, they would then send out a notice for the position.

Vice Chair Suesser requested clarification of what would qualify as “land use professional,” and noted that both she and Commissioner Hall are attorneys with land use backgrounds. She felt that they might qualify as Commissioners with that expertise and consequently, that role was already filled by their presence on the Planning Commission. She questioned whether “land use professional” specifically references a planner, contractor, or architect. Commissioner Hall noted that former Commissioner Doug Thimm left in March or April, and it had taken a long time to fill

the vacancies on the Planning Commission. She urged the City Council to act as quickly as possible. Attorney Harrington explained that the proposed definition would come back before the Commission as part of the Staff Report for debate and discussion by the Planning Commission.

A. Planning Commission Chair Election.

MOTION: Commissioner Hall moved to appoint Commissioner Suesser to serve as Planning Commission Chair. Commissioner Kenworthy nominated Commissioner Hall to serve as Planning Commission Vice Chair.

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

Vice-Chair Suesser assumed the Chair.

5. CONTINUATIONS

A. 1251 Kearns Boulevard - Conditional Use Permit - The Applicant Proposes to Enclose a Portion of an Existing Dining Patio in the Frontage Protection Zone. PL-22-05240

Assistant Planning Director, Rebecca Ward, reported that the applicant for both 1251 Kearns Boulevard and 1351 Kearns Boulevard would like to modify the proposal and requested additional time to complete a Parking Study. Staff requested that these items be continued to a date uncertain.

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

MOTION: Commissioner Van Dine moved to CONTINUE 1251 Kearns Boulevard-Conditional Use Permit to a date uncertain. Commissioner Kenworthy seconded the motion.

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

B. 1351 Kearns Boulevard - Conditional Use Permit - The Applicant Proposes Upgrades to a Parking Lot in the Frontage Protection Zone and Access Additional Parking Across Property Lines. PL-22-05240

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

MOTION: Commissioner Johnson moved to CONTINUE 1351 Kearns Boulevard-Conditional Use Permit to a date uncertain. Commissioner Van Dine seconded the motion.

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

6. WORK SESSION

A. **Parcels: PCA-S-79-B and PCA-S-79-C (Bransford Parcels) - Zoning Map Amendment - The Applicant is Proposing a Zone Change for Two Parcels from Recreation Open Space (ROS) to Estate (E) Zoning for the Construction of Two Single Family Homes. PL-21-05042**

City Planner, Makena Hawley, reported that the application is for a zone change to approximately six acres of the approximate 40 acres of the two parcels to develop one home on each three-acre lot. She presented a graphic showing the two parcels that total 39.62 acres. They are located in the Upper Deer Valley Neighborhood. The parcels contain significant vegetation, Steep Slopes, ski trails, and bike trails and are within the Sensitive Lands Overlay ("SLO") and Recreation Open Space ("ROS") Zones. It was clarified that each of the parcels is slightly less than 20 acres each.

Planner Hawley described the applicant's proposed three-acre parcels and identified on a graphic the proposed Limits of Disturbance areas as well as the concept of the home and road location. She reminded the Commission that this is conceptual only at this point. She reported that Planning Staff reviewed the proposal against the existing and proposed Zoning Districts as well as the General Plan for Deer Valley Neighborhood. Staff found that, generally, the proposal is in harmony with the zones with a few opportunities to gain greater compliance. She explained that for the ROS zone, the applicant proposed a conservation easement on approximately 82% of the total acreage of the two parcels and agreed to keep the existing ski and bike trails. The parcels would remain in the SLO zone and the applicant would be required to comply with those regulations.

Planner Hawley noted that the purpose statement for the ROS zone was to encourage sustainability, conservation, and renewable energy, which could be improved with the applicant's proposal. The proposal was also generally compliant with the Estate Zone. The SLO requires the preservation of ridge tops and Steep Slopes, as well as the replacement of significant vegetation. She added that this proposal supported open space and pedestrian ~~trailings~~ trails while encouraging compatible development. Planner Hawley stated that the proposed development will be compatible with Red Cloud, which is 100 to 200 feet away.

With regard to the Upper Deer Valley Neighborhood, Planner Hawley stated that the proposal generally complies as the neighborhood generally has second homes and provides a comfortable visitor experience along with preservation of the natural setting. She noted that the General Plan provides for this neighborhood, Park City shall grow inward, and that future improvements to increase energy efficiency should be sought because second homes were innately energy consuming. She referenced the sunset clause and noted that it is mainly for practical reasons in that if they were to condition the plat, they would know what to enforce, since it would be rare for a planner to look for a zone change request in an ordinance to determine the conditions. She suggested that conditions associated with any zone change be kept tight.

Planner Hawley asked the Planning Commissioners if they were comfortable making a recommendation to City Council for a rezone of approximately six acres from the ROS to the Estate Zone with the condition that the ordinance would expire two years from the date of approval.

She introduced Jeffrey Kuhn from Kuhn Company on behalf of the applicant, Anne Bransford, from Bransford Land Company, LLC, who was also present. Mr. Kuhn commented that due to

time constraints at the last two meetings, they were unable to present the full information the applicant had wished to present. Mr. Kuhn felt they had made a lot of progress on the application and had an opportunity to begin outreach discussions with the neighbors in the Red Cloud neighborhood. He noted that those discussions had been fruitful and the applicant was grateful for the reception received.

Mr. Kuhn referenced the sunset clause as explained by Planner Hawley and stated that the applicant was very much in agreement. He felt it was important that when the applicant comes back for the next step the current Commission will still be seated so that they have the best basis of information. Given pending litigation, there are time challenges that may require the applicant to return to seek an extension of the two-year period. He reported that the applicant was asked by Empire Pass Master Owners' Association and Deer Valley to facilitate improvements to the Trump Ski Run, which the applicant was happy to accommodate. They received letters of support for the applicant, for which the applicant was grateful. He mentioned letters received from Mo Hickey, Doug Ogilvy, Steve Issowits, and Craig Elliot.

Mr. Kuhn recounted that at the first meeting, there were questions raised regarding the location of the roads, how the property will be developed, if there is sufficient utility capacity and access to those utilities, and the capacity of emergency personnel to service the parcels. He also recalled that the Commission wanted verification that the Estate Zone would not become an island and asked for clarification of other properties that might be affected by the rezone. There was also discussion about existing paved road access easements and whether other mine claims could make the same request to rezone. Another topic of discussion was how much land could be bulldozed if the application were approved.

He reported that the applicant obtained a topographical version of the plat map from Alliance Engineering. Alliance Engineering was also able to prepare a heat map and report on how many acres there were in the following grades: 0-15%, 15-30%, and 30% and above. He explained that if they assume two three-acre pads, and if the applicant were to seek approval for a 28-foot private driveway, there would be a maximum of 18% of the land that could be impacted. Mr. Kuhn did not think that a home on a three-acre lot would impact all three acres. They expect most of the three acres to remain undisturbed. They arrived at an estimate, or rough order of magnitude, that 82% or more of the land would remain preserved.

As far as the location of the roads, Mr. Kuhn referenced a 1981 Feasibility Study prepared by J.J. Johnson. The study proposed two possible access points based on topography and other factors, which the applicant felt were appropriate.

With regard to the locations of the proposed homes, he explained that by superimposing the Trump Run, the bike trails, and the heat map, they arrived at the proposed location of the homes, which he presented to the Commission. He added that while they would still be required to obtain an access easement, these locations would provide the shortest and flattest possible road in the most desirable location.

Mr. Kuhn commented that there was a lot of discussion regarding the lot lines and the applicant had been reluctant to address that before obtaining design grade information. He stated, however, that if they plan on the homes as indicated on these three-acre lots and cluster the homes with a common border and common driveway, the red lines on the presented graphic would represent the three acres for each lot that future engineered metes and bounds would show. He discussed the easement and noted that it would take an agreement, but advised that

they defined a 100-foot wide corridor, as shown in light blue on the map, where they would propose locating a 28-foot wide common driveway. He added that the white boxes on the image represented the location of the homes. Mr. Kuhn added that the yellow lines on the graphic represented to-be-determined Limits of Disturbance for each home. He stressed that the graphic was a fair representation of what they could expect.

With regard to sufficient utility capacity, Mr. Kuhn stated that United Park City Mines and Deer Valley stubbed in all of the utilities opposite Ruby Hollow. Although there were other stubbed-in locations, the one opposite Ruby Hollow made the most sense for tying in these parcels. He reported that the issue of emergency services was thoroughly covered in the Flagstaff Annexation Agreement. The Agreement contained a detailed analysis of emergency services and non-emergency services in winter and summer. He felt that Park City did a great job looking at all of the information as part of that Agreement, and as far as he could tell, the information that formed the basis of the Agreement remained valid. Mr. Kuhn stated that they looked at the locations of fire stations, including the one relied upon by the City for Empire Pass and Red Cloud.

With regard to the inquiry regarding possible other mining claims that could make a similar request to this one, Mr. Kuhn felt that depending on what the bases were for granting this application, there were no other mining claims. The applicant's mining claims have the same metes and bounds as parcels that were annexed into Park City as part of the Flagstaff Annexation. He did not believe this holds true with the other mining claims. Mr. Kuhn stressed that in addition to Red Cloud, the applicant's properties were specifically included in the 2007 Flagstaff Annexation, as was the Mayflower parcel. The applicant is one of the few property owners who own both their surface rights and sub-surface rights. Most of the other parcels have a deed description on the surface, but they do not own their sub-surface rights.

Mr. Kuhn felt that the neighbor to the west would eventually require development rights either as delineated in the Flagstaff Annexation Agreement or with more density. It was suggested that this neighbor might end up with six parcels and more density. He explained that the Estate Zone with this applicant's proposed density would be the lowest dwellings per acre in a series of shrinking densities radiating away from the existing core uses in the Red Cloud neighborhood. His belief was that the other mine claims around this property could not make a request similar to the applicant's request because they do not have identical attributes to this property. He noted that Staff wanted the applicant to pin down the size of the proposed homes, although the applicant had been reluctant to do so.

Mr. Kuhn stated that the applicant would propose a 15,000 square foot maximum home size on each of the three-acre parcels, with 34 remaining acres of preserved land. He stated it was not yet clear which Homeowners' Association ("HOA") these homes might be part of in the future, but surmised that they might become a part of the Empire Pass Master Association. They had not planned to ask Red Cloud to be part of its HOA, but the applicant would be pleased to do so if Red Cloud so desired. Mr. Kuhn reported that they had initiated discussions with Red Cloud HOA, with good feedback, and noted that the homes in that HOA consisted of one to two-acre parcels with a 10,000 square-foot maximum size home. Several people opined that since the applicant's lots are larger, they would likely not have a problem with the proposed maximum home size.

He reported that the bike trails located on the Bransford parcels will be protected and specifically mentioned the Flagstaff Loop Trail and the Ruby Trail. He noted that Tidal Wave sometimes appears to be located on the northwest corner of the Bransford property, although others have

advised that it is not on the land. He provided assurance that any bike trails on the Bransford land would be protected. Mr. Kuhn stated that existing vegetation on the land will be protected. Last year, they met with Wendy Fisher from Utah Open Space and Elizabeth Kitchens from the Nature Conservancy Trust to initiate discussions on creating the conservation easements. Both were happy to participate and work on moving forward with the process when the time comes.

Mr. Kuhn submitted that the project satisfied the primary objectives of rural open space and Sensitive Lands. On behalf of the applicant, he expressed support for both private and public recreational trails, and they were doing everything they can to stay off ridge tops or any slopes over 30%. He felt that those were statements of good cause supporting approval. He added that in addition the land had been held in trust as a Bransford Family Legacy Statement. Limiting the density to one dwelling per 20 acres also supported good cause. He added that the applicant intended to protect the bike and ski trails, the existing vegetation, and wildlife habitats to the maximum extent possible.

Mr. Kuhn noted that if the zone change request was granted, nothing could ever be built until they return to satisfy all of the conditional requirements as well as the requirements of a subdivision plat. He stated that the applicant was willing to accept conditional approvals and had discussed this with Staff. Mr. Kuhn stressed that they did not request a blanket zone change on the total acreage, and had only sought the zone change on the two three-acre parcels.

He recognized and agreed that the zone change approval would be conditioned on all factors addressed, the applicant's verbal assurances, and satisfaction of the subsequent plat requirements. Mr. Kuhn highlighted that both the Empire Pass Master Owners' Association and the Red Cloud HOA formally approved the access easement across Twisted Branch and Red Cloud Trail. The applicant was not proposing a public road to access the property; instead, the applicant proposed a private road as much as possible within the limitations that the Fire Marshall and the Planning Commission would accept.

Mr. Kuhn proffered that the prior presentation by Ms. Bransford regarding the family history and the 1981 Feasibility Study showed that this family had long intended to come before the Planning Commission to seek these approvals. He explained that they created a landing page that can be accessed via a QR Code. This page includes their presentation as well as some additional annotated images. He referenced 3-D views of the property, as well as views with bike trails and vegetation.

Mr. Kuhn invited the Commission to comment on the applicant's proposal and requested input or feedback on what they presented.

Chair Suesser referenced the mention of the 1998 Snyderville Basin Development Code in the Staff Report which allows a base density of one dwelling unit per 40 acres. She asked if this was a proper citation and if that Code pertained to these parcels. Planner Hawley stated that this Code would pertain and used the 1998 Code because that was just prior to the annexation.

With regard to the statements in the Staff Report that the Bransford properties are to be included with others and known as the North Side Neighborhood, Chair Suesser asked how many of these five other property owners signed onto the Flagstaff Development Agreement. Ms. Bransford confirmed that there are five owners consisting of United Park City Mines, Deer Valley, Mayflower, Bransford, and Park City Star Mining. She explained that the Burns Family owns Park City Star

Mining, whose interests were acquired by United Park City Mines in 2002. It was confirmed that in addition to Bransford, Mayflower did not sign on to the Flagstaff Development Agreement.

Chair Suesser expressed concern about the access issue raised by the attorneys for Extel and understood that the applicant was still working through the location of the access easement. She agreed with Planner Hawley that more renewable and sustainable attributes of the homes might be helpful. She wanted to better understand the topography of the proposed building sites. Chair Suesser felt that the fact that such a significant portion of the total acreage would be put into a conservation easement was a good, compelling public interest; however, she still had concerns over access and the access road to these properties.

Commissioner Hall asked why a plat was not presented with this application. Mr. Kuhn explained that the Code allowed for a zone change application and plat application to be considered either serially or concurrently. He stated that this site is complicated and some issues still need resolution. The cost to do all of the engineering, civil, and soils before a determination that the proposed use would be appropriate was too much for the applicant at this point. They wanted to make sure that the Planning Commission felt the same as it did in 2007 in that two Estate parcels on this property would be an appropriate use. With that approval, the applicant could then start funding everything else needed for the plat process. Mr. Kuhn stated that the work to this point was conceptual, and represented the best information they have at this point, but acknowledged they do not have design-grade data.

Commissioner Hall sought further clarification of what the applicant sought to re-zone. Mr. Kuhn explained that Staff advised that to get an Estate use in an ROS Zone the lots must be three acres each. They, therefore, plotted three-acre lots that would be capable of receiving a zone change only within those three acres, unless it also needed to include the common driveway. He added that the applicant would return at the time of the plat with the proposed easement, proposed driveway, and all of the engineering and civil work completed. Until they acquire an easement, they could only provide the best estimate of where the homes could be located based on the topography of the land.

Commissioner Hall understood that the applicant was requesting that both parcels be re-zoned to Estate Zone. Planner Hawley referenced the graphic and confirmed that the areas outlined in red would be re-zoned Estate and everything else would remain ROS. Mr. Kuhn confirmed the applicant's expectation that everything outside of the area marked in red would be protected with a conservation easement. He added that they also contemplated that most of the area outside of the yellow circles on the graphic would remain undisturbed, but would perhaps not be included within the conservation easement. Mr. Kuhn recognized that the platting process will strictly regulate what could be done outside of the Limits of Disturbance around the homes.

Commissioner Hall clarified that the areas marked in red were not the proposed lots; rather they represent a hypothetical plat map application. Mr. Kuhn agreed and added that the design professionals would be able to further define the actual lots for purposes of the plat. He felt that what was before the Commission was a very good representation of the actual lots that the design professionals would determine. Commissioner Hall wanted to revisit the 1998 pre-annexation into Park City and shared Chair Suesser's confusion about the Snyderville Basin Development Code as the applicable standard at that time. She felt that prior to annexation into Park City, the zone would allow one dwelling per 40 acres; therefore, since the total acreage of this property is 40 acres, only one dwelling would be permitted.

Ms. Bransford shared confusion with the Snyderville Basin Code, but explained that during the discussions with United Park City Mines and the Flagstaff Mountain project, she spoke almost weekly with Hank Rothwell, the CEO of United Park City Mines and he assured her that she had two parcels and therefore had a minimum of two lots because the property was a "lot of record." She noted that these discussions took place in the early 1990s, and offered that the mining lots were grandfathered in.

Mr. Kuhn added that during the Flagstaff Annexation negotiations from 1998 through late 2007/early 2008 that resulted in the annexation of the Bransford properties, there were discussions that eight additional units were possible for the Bransford parcels and the Mayflower parcel. Had these owners signed on to the Flagstaff Annexation Agreement, United Park City Mines ostensibly would have provided the access roads, granted the easements, stubbed the utilities, built those roads, and pinned down where that density would be located. He stressed that it was always anticipated that this property would have a density of two homes. He felt that the property designation changed when it was annexed into the City and was no longer subject to the County density.

Commissioner Hall felt that the density should only be one dwelling per 40 acres, and with the Very Steep Slopes, it seemed that there would not be much in the way of buildable locations. She expressed strong support for one dwelling unit for the entire parcel. She added that because they were not considering a plat map, this would need to be a heavily conditioned re-zone that would take into consideration many of the points raised in the Staff Report and the applicant's presentation. She specifically referenced dwelling size, building plat, conservation easement, access for transit and utilities, a sunset clause, and significant vegetation. Based on her review of the documentation as presented in the Staff Report, she could not find a compelling reason to have two dwelling units.

Commissioner Hall expressed a preference that the plat map application should have been addressed concurrently, as it was more difficult to consider the rezone independently.

Commissioner Kenworthy expressed concerns about the slopes and asked for clarification regarding the driveway. He asked if the applicant had completed a slope analysis for the driveway and the two building pads. Mr. Kuhn stated that they did not yet have good site data or topography, and were not clear on the accuracy of the 10-foot topography lines. He stated that the heat map provided a general idea. He felt that they would require a significant amount of survey time in order to fine-tune the 100-foot access. He noted that the applicant would be allowed to cross 30-degree hillsides with retaining walls that would limit where the road could be located.

In response to an inquiry, Mr. Kuhn confirmed that the yellow areas highlighted on the map depict areas between 15 and 30% slope.

Commissioner Kenworthy also noted that he could find that Estate zoning for the two homes would be in line with the area plan; however, he had concerns similar to those raised by Chair Suesser and Commissioner Hall. He felt that the developer's intent on these parcels was in the applicant's favor. Commissioner Kenworthy agreed with heavy-handed Conditions of Approval and stressed that access would be the primary issue. Mr. Kuhn advised that the applicant would accept a number of Conditions of Approval.

Commissioner Van Dine agreed with the comments of Commissioners Hall and Kenworthy. She appreciated the applicant coming back with smaller units for the zone change. She was torn about the prior requirement of one unit per 40 acres; on the one hand, she agreed with Commissioner Hall, but in general, she felt that this proposal would fit with the surrounding development. She expressed significant concerns about the road disturbance and felt that it would be considerable with the need for retaining walls. She also noted concerns with the Limits of Disturbance for the properties. Commissioner Van Dine would also expect the Conditions of Approval to be strict, and agreed with Planner Hawley that they needed to ensure that they were accessible so they would not get lost in translation going forward.

Commissioner Frontero sought clarification that the zone change from ROS to Estate would apply only to the three-acre parcels, and the remaining 34 acres would remain ROS and be put into a land trust managed by a third party. Mr. Kuhn confirmed that was the case. Commissioner Frontero felt this was a favorable aspect of this application. Commissioner Frontero did not have a significant concern regarding the proposed density; however, he did express concern with the sensitivity of the land in that area and would like the size of the proposed homes reduced from the proposed 15,000 square feet. He suggested that to grant the applicant two buildable lots, they could reduce the size to something around 10,000 square feet, which would be compatible with Red Cloud.

He reported that he visited the site with Planner Hawley, and noted that this is a beautiful property, but found that the Steep Slopes were very steep. He added that during the visit, they had difficulty locating where the proposed road will actually be located due to the slopes. He mentioned this as a concern and stated it would have to be considered going forward. Commissioner Frontero sought confirmation of the process. Chair Suesser the Commission reminded that this was a Work Session to determine whether the applicant felt comfortable bringing the application before the Commission for a vote on the zone change.

Commissioner Frontero asked how they could get to a vote on the zone change without the details. Mr. Kuhn suggested that the Conditions would set up a range of options that would be within the Planning Commission's comfort zone as well as outside its' comfort zone. He felt there would be multiple ways to handle these challenges. Mr. Kuhn agreed that the applicant wanted to minimize the number of trees that get cut. They would also prefer to access the property via Red Cloud Road, which might leave more scars for people to see. He felt that the proposed location of the road would leave no scar visible from any other building site in Park City. Mr. Kuhn stressed that the Bransford family has always been great stewards of the land.

Commissioner Johnson agreed with the prior comments and concerns expressed by the other Commissioners and would like to see further clarification on all of these issues. He felt that the access road would be the issue requiring the biggest clarification. He noted that based on his review of Google Earth, the elevation for the road coming from the edge of the property drops a minimum of 100 feet in a 700-foot stretch. It would have a significant impact on either or both the Bransford property and the adjacent property; therefore, he would like to see more detail moving forward.

Mr. Kuhn stated that there would be a number of site-specific deviations from what the maps show and what they actually encounter on the ground, and the professionals advised that they could make it work. He reiterated that the applicant would have to feel comfortable expending the funds to obtain those details, which is dependent on the zone change request. If the Commission felt

that the proposed use would be appropriate, that would give the applicant the comfort level to have the professionals work up those details.

Commissioner Johnson echoed Commissioner Frontero's comments regarding limiting the size of the proposed homes to 10,000 square feet to align with the adjacent neighborhoods. If they approved two units, that limit would be compatible with the surrounding neighborhoods regardless of lot size.

Mr. Kuhn mentioned that because the applicant owns their sub-surface rights and surface rights, they could potentially "Sweeney" their way in; similar to what Pat Sweeney did for his home. They would have the ability to use a tunnel for parts of it if they had to, although that would not be their first choice. He noted that there were quite a few creative options that the design team could use and he expressed a high degree of confidence that the design team could get this done.

Chair Suesser concurred with the comments of Commissioners Johnson and Frontero regarding a reduction in house size to 10,000 to 12,000 square feet if two homes were contemplated. She felt that would be appropriate, given the surrounding neighborhoods and the size limitations on the homes in Red Cloud.

Chair Suesser closed the Work Session on this item.

7. REGULAR AGENDA

A. 51 Daly Avenue – Plat Amendment – The Applicant Proposes to Create One Lot from One Lot and 22.7 Feet of Another Lot. PL-22-05179.

City Planner, Lillian Lederer, reported that 51 Daly Avenue was located in the Historic Residential ("HR-1") Zone. The property lies on 22.7 feet of Lot 5, and all of Lot 6 of Block 73. The applicant currently owns both the portion of Lot 5 and all of Lot 6 and proposed to combine them into one lot. She referenced the 45 Daly Avenue Plat Amendment, which included the other portion of Lot 5.

Planner Lederer stated that the application was presented to the Board of Adjustment ("BOA") on July 12, 2022. The BOA granted a variance from the front setback, by granting the front porch to encroach 3.65 feet into the front setback. The BOA also granted a variance from the side setback, which reduced the south side setback to 3.35 feet. Finally, the BOA granted a variance from building height and allowed an exception granting the Maximum Building Height by six feet. She explained that the structure was planned to Code but not built to those plans and was not Code-compliant. The variances were required to complete this Plat Amendment.

Planner Lederer noted a correction in the Staff Report where it listed the Minimum Lot Size as 4,200 square feet. She stated that it should read 4,420 square feet. She explained that this changed the square footage allowed, which would require them to go before the BOA to ensure that this was properly recorded under the correct square footage. She stated that the current structure is approximately 1,370 square feet, and with the proposed Plat Amendment, the Lot Width would be 44.2 feet with an allowed 1,724 square feet of buildable area. She explained that with the variances granted by the BOA, these setbacks become Legal Non-Complying.

Planner Lederer stated that there was good cause for this Plat Amendment and no public street, right-of-way, or easement would be vacated or amended. This Plat Amendment would bring a

non-complying duplex into compliance as a Single-Family Dwelling. Because the applicant received approval of the variances, updates and improvements to the structure may take place with the recorded plat. She reported that the Development Review Committee reviewed this proposal on May 17, 2022, and did not identify any issues. The application was also reviewed by the Planning, Engineering, and Legal Departments, and no significant issues were raised.

Planner Lederer advised that on July 27, 2022, Staff published notice of this application on the City website and in City Hall, as well as in *The Park Record*, the property, and by mail to property owners within 300 feet. Staff did not receive any public input prior to this meeting. Staff recommended the Planning Commission hold a public hearing and consider forwarding a positive recommendation for City Council's consideration on September 15, 2022.

Commissioner Kenworthy asked about the "future construction" included as part of the BOA approval of the Side Setback variance. Planner Lederer directed attention to the garage and noted that in 1992, this structure was constructed as a duplex. The owner currently uses the home as a Single-Family Dwelling and would like to move the garage space forward to allow for more living space. She confirmed that the BOA agreed to allow this future construction and to keep the sidewall plane in line, rather than jogging along in compliance with current setbacks required for the Lot. She also confirmed that the neighbor was notified, and did not express any concerns about this proposal.

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

Commissioner Hall referenced Condition of Approval 8 and asked whether the applicant owned the remaining strip of Lot 5. Planner Lederer responded that this strip was part of the 45 Daly Avenue Plat Amendment recorded a couple of months ago; therefore, the old lot line no longer exists. She also confirmed that this would be accounted for in this Plat Amendment.

MOTION: Commissioner Johnson moved to forward a positive recommendation for City Council's consideration on September 15, 2022, for 51 Daly Avenue—Subdivision Plat, based on the Draft Ordinance, and Findings of Fact, Conclusions of Law, and Conditions of Approval contained therein as follows:

Findings of Fact

1. The plat is located at 51 Daly Avenue within the Historic Residential (HR-1) District.
2. The 51 Daly Avenue Plat Amendment consists of 22.7 feet of Lot 5 and all of Lot 6 of Block 73.
3. On February 28, 2022, the current owner and applicant submitted an application for a Plat Amendment to combine two existing lots into one legal lot of record containing a total of 4,200 square feet.
4. Staff deemed the Plat Amendment application complete on July 12, 2022.
5. The subject parcel is PC-604 (at 51 Daly Avenue).

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 lots is Single Family Dwelling.
7. The minimum lot width allowed in the district is twenty-five feet (25'). The proposed combined lot width is 44.2'. The lot depth is 100'.
8. The minimum side yard setback for a 44.2' wide lot is 5 feet. On July 12, 2022, the Board of Adjustment approved a variance from the south side setback from 5 feet to 3.35 feet.
9. The minimum front and rear setbacks for a 100-foot deep lot are 12 feet and 13 feet for a total of 25 feet. On July 12, 2022, the Board of Adjustment approved a variance from the front setback, allowing an existing non-compliant deck to encroach into the setback.
10. The maximum building height for the HR-1 zone is 27 feet. The current structure is 33 feet. On July 12, 2022, the Board of Adjustment approved a six-foot variance to the height.
11. There are no existing encroachments on the affected parcels.
12. The proposed lot area of 4,420 square feet is a compatible lot combination as the entire Historic Residential-1 District has an abundance of sites with the same or similar dimensions and lot area.
13. The existing Single-Family Dwelling has a footprint of 1,370 square feet.
14. The maximum footprint allowed in the HR-1 zone is 1,658.53 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 brings a non-complying duplex into compliance as a Single-Family Dwelling, and the structure may be updated and improved.
2. The Plat Amendment is consistent with the Land Management Code.
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, if required, application is submitted and approved.
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 Setbacks and Conditions of Approval set by the Board of Adjustment on July 12, 2022 (PL-22-05280).
6. Any construction impacting the exterior of the structure on the property requires a Historic District Design Review through the Planning Department.
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.
8. No remnant partial lot resulting from this approval is separately developable without a plat amendment in conformance with applicable zoning at the time of application.
9. A plat note shall indicate that the property is approved for a Single-Family Dwelling and conversion to a Duplex requires a Conditional Use Permit.

Commissioner Van Dine seconded the motion.

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

- B. General Plan Update – Long-Range Transportation Plan – The Planning Commission Will Review Park City Forward, a Supplement to the General Plan, and the City's Long-Range Transportation Plan. The Plan Prioritizes Multimodal Transportation Projects and Strategies to Address Existing and Future Conditions. The Purpose of the Plan is to Improve Safety, Protect the Natural Environment, Expand Transportation Choices, and Maintain Quality of Life for those that Live, Work, and Recreate in Park City.**

Senior Transportation Planner, Alex Roy, reminded the Commission that on May 11, 2022, they provided the Commission with an overall Transportation Planning update, followed by initial discussions regarding Park City Forward. He reported that they conducted a Work Session with City Council on June 9, 2022, and at this meeting sought a potential recommendation to the City Council for the adoption of Park City Forward

Planner Roy explained that Park City Forward was the City's Long-Range Transportation Plan that originally started in 2018. He commented that it was not designed to be a Master Plan; rather, it was an overall framework of how they look at transportation in the City. It, therefore, included all modes of transportation, including active transportation, biking, walking, transit, intelligent transportation solutions, as well as roadway and transit projects. He noted that the Plan does not get into fine details of any project, as they found a flexible approach to be the best way to move forward. Planner Roy explained that the Plan encompassed all of the time horizons and identified long-range transportation planning ideas. It would identify what needs to be done with regional partners and grants that should be pursued.

The Plan also contains mid-range plans, and he mentioned bike upgrades, bike facility upgrades, and transit stop improvements. Immediate action items included recommendations for peak traffic management, pilot programs, and Tactical Urbanism Program, which was morphing into the Neighborhood First Project begin led by the Engineering Department.

Planner Roy reported that they were looking to adopt this as a supplemental update to the existing Transportation element of the General Plan. This plan would not replace the Transportation element and would help to inform any new updates to the General Plan and serve as an additional tool that could be used by the Planning Commission and others as far as transportation ideas. He referenced Park City Forward's Vision, Goals, and Guiding Principles. He read the Vision Statement as follows: Park City's transportation system embraces innovation to provide safe, year-round transportation options that promote a connected, inclusive, and multimodal mountain community and culture. He listed the Goals as Access, Inclusion, Transform, and Sustain. He highlighted that Park City was striving to meet its net-zero goals for the future and become an environmentally friendly city and a leader on that edge.

Planner Roy stated that the new Guiding Principles came out of discussions with both the Planning Commission and City Council. City Council developed the overall guiding principle to develop a Park Once community. He referenced the "car optional" phrase used during the Vision 2020 work, and the feedback showed that it did not resonate with the community, elected officials, and stakeholders. He explained that as a result, they developed a Park Once mentality, which means that once people reach their destination by car, they would then use active transportation or the transit system to get around the City, thereby eliminating the need for multiple trips by car. For residents, this could mean parking at home or at one destination that might be clustered with other destinations. For a visitor, this might mean parking in Old Town or at one of the outlying intercept lots and using transit into the City.

Planner Roy commented that under this Park Once concept, they would want to collaborate with regional partners on long-range transportation solutions. Many of these transportation ideas are beyond what a City could do on its own, and would require regional collaboration with metropolitan planning organizations, the County, and the Utah Department of Transportation ("UDOT"). They would also want to identify, manage, and mitigate traffic during peak conditions. He noted that they live in a unique climate, and they would like to right-size the transportation recommendations by mitigating traffic during peak conditions.

Based on feedback from the Planning Commission, they recognized that biking and walking were critical to the nature of the community, so they wanted to expand the world-class biking and walking infrastructure. They also want to proactively review and analyze disruptive transportation ideas and innovation. He commented that there are a lot of ideas coming out, and they wanted to ensure that they are at the forefront of what the next 20 years might look like.

Transportation Planning Manager, Julia Collins~~Transportation Planner, Hannah Pack~~, explained that this plan will not sit on a shelf. Transportation Planning Staff was thoughtful on how this could be complementary to the General Plan so there could be multiple inputs when reviewing the long-term strategies and goals for the City as applicants appear before the bodies such as the Planning Commission.

Manager Collins~~Planner Pack~~ stated that this plan establishes the goals and principles that the City wants to pursue both the short and long term. They also identified priority projects through public outreach by specific modes for which they would allocate financial resources so that they could advance those priorities. The funding projections in the Plan would help the City be competitive with grants. She added that this was a guiding document to help them build policy, such as updates to the Land Management Code.

Planner Roy stated that this Plan was not designed for any one type of traveler. They developed traveler personas and identified how they were able to use the transportation network within their various modes and different travel alternatives. A crux of Park City Forward involved recognizing that getting to Park City was its own special style of project, and within that, they were working on regional projects. They have looked at high-capacity transit with the County along SR-224 and the Bus Rapid Transit ("BRT") system.

Planner Roy explained that they broke down SR-248 into phases. One phase asked what they could do in the immediate term with UDOT support to improve traffic and transit along that corridor. The other phase recognized that this corridor was likely the future corridor for any big transit ideas. He specifically referenced the Richardson Flat parking lot. He stated that they also included working with the resort developments to ensure that multimodal considerations were included in those developments.

Planner Roy also mentioned the priority of supporting regional projects such as Park City/Salt Lake Connect. He also mentioned a feasibility study for transit going into Park City from the Wasatch back region. He explained that the priority projects related to getting around Park City would stress the reliance on Park Once, and ensure that active transportation and transit were functional and usable to as many residents and visitors as possible. He mentioned the Rail Trail connections and the future of that facility, both local and larger intersection improvements, pedestrian crossing improvements, bus stop improvements, and micro transit. He noted that micro transit would be piloted this coming winter. Planner Roy emphasized that this plan included nearly 80 projects and policies, with active transportation being at the top of the list. He stressed that all different modes were included, and added that sometimes modes overlapped within the projects.

Manager Collins~~Transportation Planning Manager, Julia Collins~~, presented a graphic that illustrated an element of Park City Forward that would help the Planning Commission in its work. At City Council in October 2019, they were asked to address the City's multimodal transportation goals, with seasonality and flexibility considerations in the design of streets. This was also a tool

the Transportation Planning Staff looked at to implement the Complete Streets policy and the Transit Priority policy.

She explained that when they consider the design of a particular street, they look at the context and refer to the graphic. Pedestrians were at the top of the pyramid because they are the most vulnerable users and the least likely to detour from their path. Manager Collins advised that the prior Traffic and Transportation Master Plan ("TTMP") prioritized parking and driving. This Plan represented a very different change that they felt was representative and direction of the community.

Planner Roy addressed the comments and questions raised in prior meetings. With regards to the comments that Park City Forward be delivered in a more approachable format, he referenced the revised Vision Summary for the Planning Commission's consideration. He explained that once that was adopted, their consultant could refine it even further to a one or two-page statement that quickly explains Park City Forward.

In terms of execution, Planner Roy offered that the Guiding Principles would help address the step between the Vision and the projects. They would also discuss with the Commission ways to advance the Action Plan. He highlighted that Active Transportation was the most represented mode in the Plan. Beyond that, they worked on how they could meet the next generation of Active Transportation projects in Park City. Planner Roy stated that the City had done a good job of having off-street facilities, on-street improvements, and bike shares. The team felt that working with the community would bring about the next generation of Active Transportation projects.

Planner Roy explained that the Plan timeline included a series of community workshops for feedback on potential Active Transportation projects. These workshops would take place over the winter and early spring, prior to kicking off the Active Transportation plan to allow for one more feedback loop to inform that project. He described how the projects would work when various projects and development were underway, and stated that while it was one of the most complex ideas, it was the reason why these projects were not defined. The identification of projects allows a measure of flexibility to change the ideas as they move along. He advised that initially, this project involved a lot with the Arts and Culture District, but they have since moved away from that and have looked more at the issue of getting to and around Park City. The Arts and Culture District was still a key component, but they gave themselves more flexibility as projects evolve.

Planner Roy addressed the Commission's questions about how Park City Forward and the projects from the TTMP interact. He stated that in the 2011 TTMP, there was a list of 3 – 5 year capital projects. Included within that were dedicated bus lanes on SR-224, intersection improvements, ongoing commitment to maintenance, paid parking and transit, transportation management internal groups, and transit to Salt Lake City. He stated that many of these projects had been accomplished or moved along. He specifically mentioned the dedicated bus lanes on SR-224 and explained that prior to the TTMP it was only a recommendation. Following the TTMP, shoulder running bus lanes were put in, and they are currently working with the County to enhance it into a BRT system. He noted that the BRT system was included in Park City Forward.

Intersection improvements were also included in Park City Forward, and he noted that they recognized that this involved ongoing discussions, especially as they work with the regional partners on some of the gateway state road intersections. He commented that transit to Salt Lake City also predated the PC/SLC Connect, which was a function of this Plan. Although Hi Valley Transit was operating it, it was included in Park City Forward as well.

Planner Roy reported that within the 3 to 5-year capital, only car share was no longer on the Park City Forward project list. He explained that car share was the type where a consumer paid a subscription fee to use cars, and specifically mentioned Zip Car. He stated that car share was an interesting concept back in 2011, but there has not been a funding model that worked with a community the size of Park City. He added that car share was not strongly supported in their outreach, so it was no longer included in Park City Forward.

Outside of the TTMP's 3 to 5-year capital projects, Planner Roy mentioned other projects included in Park City Forward, such as ongoing improvements to the transit network and spine, increasing transit times and frequencies, expanding and improving the trail and bicycle networks, and Bonanza Park Redevelopment. He stated that some of the transportation projects included in the TTMP that were not included in Park City Forward were roadway focused. He identified these projects as Meadows Drive to I-80; year-round access on Guardsman; and the Deer Valley Resort to U.S. 40 corridor.

Planner Roy offered a caveat to the project involving year-round access to Guardsman, and stated that UDOT was currently working on a long-range transportation plan; Park City flagged it as not included in its Plan, but if UDOT pushed it the City would be open to talking to the community about it. He added that UDOT had not expressed that this was an immediate or near-term consideration.

Chair Suesser asked for an example of "transit service expansion and spine." Planner Roy explained that this concept involved providing transit quickly along the high-frequency corridors and offered the example of the White Xpress. Prior to the 2011 Study, there was service along that corridor, but it was not identified as a backbone of the transit system. After 2011, the White Xpress came out and was identified as a fast, frequent service that did not make all of the stops along SR-224. He characterized it as almost a BRT-light type service.

Chair Suesser inquired about any projects that were completed since 2011. Planner Roy advised that some had been completed in a sense and he mentioned the transit to Salt Lake City however, they did not consider it as being in its' final evolution. He added that trail maintenance and bike facility maintenance was never-ending.

Manager Collins added that the Transportation Team had many successes over the past six years. She mentioned the installation of transit signal priority in all signals; investment in a traffic operation center that allows them to control the signals during peak times and make adjustments on the fly; the installation of VMS signs, and implementation of a portable program; and the construction of a \$5.6 million pedestrian tunnel from the High School. She added that Park City was on the cutting edge of electric transit technology that started in 2017 and continues with the 100% conversion to an electric bus fleet. In addition, they started the nation's first 100% electric bike share program in partnership with the County. Manager Collins added that they expanded more of the City's Intelligent Transportation System ("ITS") operations, and looked at the technology on the buses.

Manager Collins explained the 2011 TTMP provided a blueprint for these projects and enabled the Department to seek grants and dive more into the projects to implement them and move forward. This Plan would help with action by allowing Staff to approach the regional partners, such as UDOT, and identify the priority projects desired by the community. She explained that

there was an over-arching Metropolitan Planning Organization, a subsidiary of the Federal government that helps the State with its long-range planning efforts.

Manager Collins added that this Plan would also help the City identify its capital investment program and provide a framework for its' investments. It would also help the City prioritize its policies and project needs. She reiterated that this would advance the development of the bike and pedestrian plan and give them the next round to dive into what the community wants these improvements to look like. She stressed that this Plan provides the framework for how they could drill down into the street-level view.

Planner Roy concluded the presentation and noted that there were three action items for the Commission. The Commission could forward a positive recommendation for the City Council's consideration on September 15th; the Commission could forward a negative recommendation for City Council's consideration, or it could request a date certain for additional information.

Commissioner Kenworthy stated that he has been on Transportation Boards for the last 10 years and commented that the Transportation Planning Team was doing a fantastic job. He saw the prior lists of key items and felt it was great that they were able to define them and create an action plan. He liked the Park Once goal. He noted that the City undertook to address intersections, and then the philosophy changed, so they never addressed improvements to intersections. Twenty years ago, the philosophy was to "park them all," and they have since gone away from that and now want to reduce the number of cars coming into the City. What they are really after is a higher Average Vehicle Occupancy ("AVO").

Commissioner Kenworthy felt that the "park them all" philosophy was the wrong approach, and everyone had now moved towards the new focus on AVO. He saw the problem as not having a holistic plan in which they take a step back and look at everything as a whole. He mentioned that he recently attended a meeting for businesses and residences to discuss the Top of Main Street, where they were looking at different options to address separating more of the commercial traffic from the residential traffic. He mentioned how restaurant owner Bill White was very emotional about some of the options. Commissioner Kenworthy relayed that at the end of the discussions, Mr. White asked everyone to look at it holistically, and argued that while some of the proposed changes might stop commercial traffic from going up Main Street, he wanted people to look at what would be done with the Park-and-Rides for the top of Main Street.

Commissioner Kenworthy noted that Mr. White was concerned about all of the unintended consequences of these options. He reiterated that he really liked the projects listed in the Plan, but stressed that they have to be looked at holistically. He felt that this is where they missed the boat during the past 10 years. He felt that Guardsman was an equity issue, in that they allow certain people in certain neighborhoods to use it. He felt that everyone has paid for it, as well as for the services provided there, and it should be opened to the public, which he strongly supported. He felt Guardsman should be a priority and commented that City Council had recently pushed that as well.

Commissioner Kenworthy addressed the two entry corridors. He has seen many different traffic reports with different numbers for the percentage and projected growth on SR-248. He believed that the last UDOT report from 2019 projected growth at 3 – 5% per year and they were rapidly approaching a "D" and an "F." He hoped that there were opportunities to surplus SR-248. If it were put in the 1 – 10 year category, he did not believe that would be possible. He recalled when

the City submitted a “no build” on UDOT’s plan to expand the roads with a qualified BRT program. The City’s position resulted in Park City being put behind \$30 billion of approved UDOT projects.

Commissioner Kenworthy stated that the City could ask UDOT to surplus SR-248 and give Park City the jurisdiction, which would include the right to maintain and pay for everything. He hoped that the Transportation team was looking into that option. He would like to look at the next 10 years, given the jurisdictional issue and \$30 billion in UDOT-approved projects before they would address SR-248. He saw this as a major problem.

With regard to SR-224, he referenced House Bill (H.B.) 462 coming in the next three months. Park City’s jurisdiction would end at The Barn, and the BRT would be significant in increasing AVO. He questioned whether they would be able to address it in the reasonable future. He commented that SR-224 had a lot of good things working for it with regard to the potential BRT. He felt that the current system of using the shoulder was a Band-Aid; what they really need is a BRT system, whereas the State did not see Park City as having a BRT system.

Commissioner Kenworthy then raised the issue of the County’s lack of interest in building more satellite lots. As a result of these issues, he had a problem with including SR-224 High Capacity Transit on the list of priorities. He felt they should be a priority, but they needed to be realistic about when they could come online, and he did not see them coming online in the near future. Having been on the Transportation Boards and seeing the numbers, Commissioner Kenworthy saw a priority for the City to go from the inside out and focus on those issues within the City’s jurisdiction. He commented that the shuttle services would increase AVO, but they would have to have a collection area within the City. He stressed that in order to have the AVO necessary to Park Once, there must be a collection area in the City.

Commissioner Kenworthy suggested that the priorities be holistically evaluated and noted that the priority projects to support Park Once were critical. He supported Park Once but added that there needed to be a micro-transit program that would allow them to achieve that. They were seeing the results of some of the work done on the Affordable Master Planned Developments (“AMPD”), including seeing a lot less parking. He expressed that they were receiving applications that really fulfilled the fabulous goal of getting more affordable housing built in and around the City. He noted, however, that they approved a Code change that allowed less parking for these affordable units. He referenced the Homestake application that provided 125 tenant parking spots for 424 tenants on the occupancy of the building. He questioned how these people would not have parking and still be able to get around the City. He commented that Homestake was a great location for walking and biking, but there still needed to be some transit components to that project, otherwise, it would not work.

Commissioner Kenworthy stressed that this should be where the priorities are focused. He noted that Park City’s most important regional partner, Wasatch County does not own a single bus. He would like to focus on what Park City controls and make Park Once work from the inside out.

Chair Suesser summarized Commissioner Kenworthy’s suggestion of a collection zone within the City for shuttles because that is what the City controls, as opposed to remote lots located in Summit County that the City would not control. She also noted Commissioner Kenworthy’s desire for a more holistic approach in Park City Forward.

Commissioner Kenworthy specifically referenced page 9 of the Draft document and stated that the priority of “Getting to Park City” was important; however, he was focused more on the reality

that the projects at SR-224 and SR-248 would not happen quickly. Manager Collins acknowledged that these things do not happen quickly and that major capital improvements take years of planning. She specifically referenced the SR-224 BRT Project and noted that since she has worked for the City, they have worked on that project and were moving through all of the phases such that they were further along than they were six years ago.

Manager Collins stressed that the City wants to build something that would be so impactful to the community, such as providing dedicated bus lanes; however, Park City is so geographically constrained that it cannot do it all with transportation. She averred that they have to make delicate and thoughtful design considerations, and that is what is occurring with the SR-224 BRT. She explained that they have partnered with UDOT and Summit County, yet it is very constrained with the amount of land that they have. As a result, they were looking at things such as technology and the impact of relocating a sidewalk, which by itself is a 2 to 2 ½ year process.

Meanwhile, they have been applying for numerous grants to try and obtain the money so that when the designs are completed, they could build it, or at least build phases of it. Manager Collins stressed that the good news was that they were determined to move forward with BRT. She also addressed Commissioner Kenworthy's comments regarding SR-248 and explained that the Transportation Team was proud that this Plan accommodated both short-term and long-term goals because they recognized that the community had been studying SR-248 since 2006. Manager Collins referenced the 2019 Environmental Analysis, the 2004 and 2008 Inner Plan, and Fehr & Peers study. She explained that all of this work has been done because there was no easy solution.

She stated that the Plan provided a framework for short-term improvements, including the shoulder-running bus lane, so they have the option to get the bus through the traffic when necessary while also being seasonally flexible. She noted that in the summer, bikers could use that shoulder, so they created a flexible solution that also appealed to UDOT. Manager Collins explained that this took multiple negotiations and the work of many creative professionals. By having this Plan, they could start having these conversations and start moving forward on these projects.

Manager Collins highlighted the SR-248 Transit Corridor Study on the Priority Project List and explained that this would focus on how they need the connection from Wasatch County and some of the outlying Park-and-Rides to get people into the City from that backdoor connection. They need a transit connection from SR-248; however, currently, they were not as far along on SR-248 as they were on SR-224. This Plan provided the best of both worlds in terms of both short-term and long-term projects.

Commissioner Kenworthy recognized the time and effort that went into the Environmental Impact Study and noted that it was now expired. He stated that this was governance and jurisdictional, and his point was that the focus should be more from the inside out. He appreciated everything it takes and what has been done, and believed in SR-224; however, some interesting hurdles were coming up.

Commissioner Van Dine thanked the Transportation Team for their time and work on this Plan, and specifically mentioned the use of the feedback obtained from the various sources during this process. She agreed with Commissioner Kenworthy's comments but also felt that this Plan provided flexibility as well as a framework for starting from the inside and moving out. She did not feel that this Plan limited them from taking that approach, and the issue was how they would

continue to use the document and move forward with guided steps. She felt that Park City Forward was well done and would provide a good framework going forward.

Commissioner Hall echoed Commissioner Van Dine's comments. She would like to see the updated Priority Pyramid and hoped that the project timelines would be incorporated into the Project Pyramid. She would be happy to forward a positive recommendation of this Plan to the City Council, but noted that her biggest question was how it would be implemented. She observed that the General Plan was wonderful, but because they were bound by the LMC she would like to see LMC Amendments that take into consideration AMPDs, MPDs, Conditional Use Permits ("CUP"), and Subdivisions so that this has some impact.

Commissioner Johnson agreed with Commissioner Kenworthy's comments but also agreed with Commissioner Hall. He stated that the Plan was much better than drafts that were previously presented, and viewed it as a tool that could be used by the Commission. He questioned whether the other Commissioners felt there were enough teeth when it came down to parking reductions without having solutions in place.

He also wondered if the document is strong enough to hold private developers to a standard of making projects connective. Commissioner Van Dine commented that this needed to guide what changes they want to make to the LMC; this document's purpose is to provide direction and from this, they should start pulling the items that need teeth to change the LMC.

Chair Suesser stated that one of her reservations was that Park City Forward was a supplement to the General Plan, and she was unclear about what was changing in the General Plan. She noted that if there were any conflict, she would assume that the more recent Plan—Park City Forward—would govern in terms of the policy orientation of a transportation issue in the General Plan. She did not know whether she would be comfortable with that and was unsure what was being added to or changed in the General Plan.

She wanted more detail on how Park City Forward would change what was already in place, or where it might conflict with the underlying General Plan. She was concerned about recommending that the Council adopt this without understanding the change in direction that this might create. Chair Suesser stressed that she was not saying she was opposed to anything in the Park City Forward document, but was wary of supplementing the General Plan in a piecemeal fashion and did not understand the need for the process at this juncture. She noted that the General Plan gets updated periodically, and wondered why this area of the General Plan needed a supplement at this time. She acknowledged that grants might be a reason, but she would like to understand the details of what was needed that necessitated this supplement.

Planner Roy explained that this Plan would not replace the Transportation elements of the General Plan, in that they do not feel as though the plans conflicted. They felt that this Plan provided additional information that was more transportation-focused than that provided by the General Plan. He recognized that they would like to work with the Planning Commission to give this Plan some teeth. As opposed to Land Use Planning, Transportation Planning puts the City in the role of the developer, so they do not need the Code to tell them what they could develop. Rather, they need a Plan like this to tell them where they need to focus on obtaining money to build these projects. He stressed that this Plan provided the City with some flexibility and provided some direction on how they wanted to improve transportation. They proposed adopting it as a supplement to the General Plan, so if other Planners look at how a development application aligns with Park City Forward, they could refer to it for guidance.

Planner Roy felt there were no conflicts, but if conflicts did arise they could review them as needed. They would defer to the General Plan in a land use application. He stressed that Park City Forward was meant to be a supplement and another element to support Planning recommendations.

Planner Roy commented that although it might seem that the focus was on coming into Park City, he highlighted that the Plan identified six different neighborhoods with specific modal targets that were specifically within Park City's boundaries. They recognized that a lot of people come into Park City and they need to reduce those single occupancy vehicles by increasing transit. He felt they would be remiss if they did not look at the people coming into the City. He emphasized that much of this Plan was based on what they could do in the neighborhoods, and he felt that they took as comprehensive of a look as they could. Director Milliken reiterated the purpose of Park City Forward and what it does and does not do.

Commissioner Kenworthy sought clarification that the list of priorities contained in the draft Plan was flexible and specifically referenced the realistic timelines for the projects on SR-248 and SR-224. He stressed that he wanted the focus to be within Park City and that he wanted the collection area to give them a chance at increasing the AVO from inside the City. He emphasized that they should not wait for things to happen outside the City to increase the AVO. He added that with a staging or collection area, they could identify and control something now that could increase the AVO.

Chair Suesser felt that Commissioner Kenworthy's feedback was very helpful, but noted that the Commission will be considering whether it would recommend the Plan as presented at this meeting.

Commissioner Frontero noted that he was reviewing this Plan for the first time and felt it was very comprehensive. He understood that the phasing aspect of this Plan was very important because some projects could be done immediately and some more long-range projects. He noted that just because a project could be classified as long-range, would not mean that it was not a priority. He understood that Commissioner Kenworthy wanted more actionable, immediate relief, but felt that this was not a problem that could be solved immediately. He expressed that there would have to be some immediate solutions, some mid-range solutions, and some long-range solutions.

Commissioner Frontero did not have a problem with the priorities and would like to see priorities in all of those classifications. He noted that the long-range priorities would likely be the most impactful and that they should continue to be a focus. He stated that he was inclined to vote favorably on this Plan.

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

Chair Suesser reiterated her concern about adding a supplement to the General Plan, particularly in the midst of two Base Resort development projects that potentially could change the direction, priority, or focus of the General Plan. She was unsure whether there would be any conflicts since she has not reviewed Park City Forward against the General Plan, and could not say whether this would change the direction, focus, or priorities that might impact those projects.

Manager Collins stated that what the General Plan is for land use, this long-range Plan is for transportation. In land use planning, there are transportation impacts and when they plan transportation, there are land use impacts as well. She emphasized that when they use the term “supplement,” it means it is another tool for the Planning Commission. She assured the Commission that they did not see any conflicts with any of the strategies or principles in the General Plan, and it was another supportive tool for the Commission. Director Milliken added that the TTMP was akin to the General Plan for transportation, and it would strengthen what is already contained in the General Plan and take it to a new level. The plans do not conflict, they just give the Commission more to work with as they are reviewing a proposed development.

Director Milliken commented that this Plan was based on best transportation practices that they know of today.

Attorney Harrington stated that new legislation or General Plans adopted after a complete application do not apply to pending applications. Manager Collins commented that the modal hierarchy was taken on October 2, 2019, prior to the Park City Forward adoption, so that is the one element being used in open applications submitted after 2019. Attorney Harrington clarified that this document would not be used with current, pending applications. The general vesting rule states that only the Code and the General Plan in effect at the time of application may be used in evaluating that application.

Chair Suesser asked if this was a policy document within the City Council’s purview. Attorney Harrington stated that the Planning Commission has express authority and is required to make a recommendation of any General Plan Amendment or Supplement. It is therefore within the Commission’s purview to tweak the document. He explained that the recommendation could be as broad or as specific as the Commission agreed upon.

Commissioner Kenworthy referenced the Guiding Principles on page 4 of the document and stated that he would agree with the principles listed, but stated that the list was missing micro transit within the City. If there was something in the Guiding Principles that addressed the inner City micro-transit solutions, he could be on board with this Plan. He felt that they could accomplish the issues within the City and then be ready when the outside partners come together for the satellite lots and bus lanes.

Planner Roy saw no conflict with developing a more internal guiding principle to align with Commissioner Kenworthy’s concerns. He would not want to call it strictly micro-transit, because transit as a whole would be included.

Chair Suesser asked Commissioner Kenworthy if he wanted to move to continue this item to a date certain to allow this idea to be incorporated into Park City Forward, or move to forward a positive recommendation with that amendment. Commissioner Kenworthy was comfortable that Staff understood the guiding principle he sought and the reasons why he wanted that as a priority.

MOTION: Commissioner Kenworthy moved to forward a positive recommendation on the proposed Park City Forward supplement to the General Plan with the addition of a Guiding Principle on page 4 regarding inward transportation systems, for City Council consideration. Commissioner Van Dine seconded the motion.

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

The Commission took a short recess.

C. 8200 Royal Street Stag Lodge, Unit 50 – Condominium Plat Amendment – The Applicant Proposes to Increase the Private Ownership Area by 1,444 Square Feet.

Senior City Planner, Alexandra Ananth, recalled that after the Planning Commission recommended approval last month, the applicant realized they had omitted a level of the floor to the Plat Amendment. She explained that the applicant proposed a new lower level under the existing level. Instead of adding 370 square feet of crawl space to the unit, they now want to add that plus an additional 1,074 square feet for a total addition of 1,444 square feet to the unit. She reported that the proposal still complied with the Zoning District and the Deer Valley MPD. There were no changes to the exterior of the unit and no changes to the parking requirements. The Planning Department found good cause and recommended approval with Conditions for City Council consideration. She confirmed that the expansion was within the existing footprint.

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

Commissioner Frontero stated that as long as the expansion is within the current footprint, he would support this Plat Amendment.

MOTION: Commissioner Johnson moved to forward a positive recommendation for Stag Lodge Condominium Plat Amendment for City Council's consideration on September 1, 2022, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance as follows:

Findings of Fact:

1. The property is located at 8200 Royal Street #50.
2. The property is in the Residential Development (RD-MPD) District and is also governed by the 12th Amended Deer Valley Master Planned Development.
3. The proposed changes to Unit 50 include the addition of 370 square feet to the lower level and 1,074 to the lowest level and an increase in the size of the unit to 4,624 square feet of Private Area.
4. No other units will be affected by this proposal.
5. The footprint of the structure will not change.
6. All changes proposed are internal and will not alter the exterior appearance of Unit 50.
7. Two parking spaces are required. Unit 50 has an existing attached two-car garage, and no additional parking is required.

8. Stag Lodge is limited to a maximum of 52 units with no Unit Equivalent or unit size restrictions.
9. There are currently 52 Stag Lodge units, and the proposed amendment does not change the number of units.
10. On July 30, 1992, the original Stag Lodge Phase IV condominium plat was recorded as a 6-unit condominium project in the Silver Lake area of Deer Valley after City Council approval on March 5, 1992.
11. Additionally, several additional Stag Lodge plat amendments have been recorded which have created additional private space within the existing footprint of individual Stag Lodge units.
12. The subject property is within the Sensitive Land Overlay, but the Overlay Zone does not apply because the MPD was approved prior to the adoption of the Zone.
13. There is no change to the open space because the footprint of the affected unit will not be changing.
14. The height and setbacks of the existing structure will not change.

Conclusions of Law:

1. There is good cause for this Plat Amendment.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Condominium Plat Amendments.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant will record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) ~~year's~~ timeyears' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration and an extension is granted by the City Council.
3. All conditions of approval of the Stag Lodge Condominium plats as amended, and the Deer Valley MPD as amended, shall continue to apply.

4. A Plat Note shall indicate that the Condominium Plat is subject to Ordinance 2022-XX.

Commissioner Kenworthy seconded the motion.

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

- D. 4001 Kearns Boulevard – Amend the Quinn’s Junction Partnership Annexation Master Planned Development Agreement (MPD) – The Applicant Proposes to Modify the Uses, Number, Footprints, and Building Heights of the Remaining Density Allocated in the MPD on Lot 1B only, to Allow for Studio Crossing, a Mixed-Use Affordable Housing Project in the Community Transition - Regional Commercial Overlay Zoning District. PL22-05206.**

Planner Ananth announced that Housing Program Manager, Jason Glidden, joined along with the applicant. She reported that they held a Work Session on this item on May 25, 2022. She stated that Staff recommended that the Planning Commission continue this item to October 26, 2022, when the project should be ready for a vote. She explained that the application proposed to amend Ordinance 12-12, which is the Zoning and Annexation Ordinance, as well as the MPD for Lot 1B only to allow for additional uses and to modify the use number footprint and building heights for the remaining density allocated in the Film Studio MPD.

Planner Ananth reported that the applicant had 282,000 square feet of currently unconstructed density under the MPD. The applicant proposed to convert that density into a mixed-use project that would include 60,000 square feet of commercial uses, up to 100 for-sale market-rate units, and 185 for-rent affordable units at 80% Area Medium Income (“AMI”). She presented a graphic that depicted the Film Studio portion of the lot that had been developed on Lot 1A. Lot 1B was located on the other side of this development. She explained that the current MPD had no affordable housing requirement, which the City Council viewed favorably when considering the applicant’s request to convert some of the square footage.

Planner Ananth stated that currently, the applicant is restricted to the uses listed, and proposed additional uses for housing and commercial. She explained that there were four phases to this project. Phase 1 was two mixed-use buildings of 45,000 square feet each, with 15,000 square foot footprints for each building. The ground floors of these buildings would be commercial, and the second and third floors would be residential. She stated that the applicant proposed an affordable housing requirement in Phase 1, meaning that they would construct all of the required affordable units in Phase 1, plus an additional 55 units of affordable housing.

Phase 2 would consist of two one-story buildings, each with 15,000 square foot footprints for commercial uses. An interior plaza would connect Phases 1 and 2.

Planner Ananth explained that Phase 3 would consist of market-rate condominiums along the western edge of the property. These would be 1,500 square-foot townhouses with 2 to 3 bedrooms. Each of these units would have a one-car garage, plus the ability to utilize surface parking.

Phase 4 would be a multi-unit market-rate condominium building that would house 52 units. She added that the applicant also proposed a building at the back of the property as part of Phase 4, or earlier, that would be a four-story building with approximately 65 affordable units.

Planner Ananth reiterated that the applicant would meet the affordable housing requirement in Phase 1, plus additional affordable units in Phase 1 and Phase 4 or earlier. She added that they recommended that those Certificates of Occupancy be tied to the market-rate units to ensure that they get all of the affordable units at the same time as the market-rate units.

With regard to setbacks, Planner Ananth stated that this site is located in the Entry Corridor Protection Overlay Zone that has a 100-foot “no build” setback. There is also a 150-foot setback where building heights are limited to 20 feet. She reported that the applicant proposed two townhouses in that front setback that would be 25 feet in height, and had therefore requested an exception to that setback. In addition, everything behind the 150-foot setback could have a height of up to 28 feet, and the townhouses in that setback meet that requirement as well as the portion of the multi-unit dwelling.

In terms of Building Height, Planner Ananth stated that the original MPD granted exceptions for the Film Studio project, and the existing Film Studio building was approximately 60 feet high at its tallest. The zone height is only 28 feet. She reported that the applicant requested to continue the exceptions granted under the original MPD. She pointed out that the areas of the project that would require height exceptions were the multi-unit dwelling building in the front at 40 feet and all three of the affordable buildings. Two of the affordable buildings were proposed at 45 feet, and the back building was proposed at 48 feet.

Planner Ananth commented that the site would have a variety of heights that would increase in height towards the back of the site. She added that there were no close, adjacent neighbors so these buildings would not block light views or air circulation. With respect to the comparison of the proposed density with that allowed in the MPD, Planner Ananth stated that the total square footage of this project was 311,000 square feet; however, because required affordable units do not count toward the total density, the density was 273,000 square feet, which was less than the remaining density of 282,000 square feet under the existing MPD.

Planner Ananth stated that the applicant would be required to meet certain requirements for the market-rate units and commercial retail. For the market rate units that comprise approximately 141,000 square feet, the applicant must mitigate 20% of those, totaling 12,690 square feet. For commercial uses, the applicant must mitigate the density at 20% with a multiplier, which was calculated at 25,000 square feet.

She explained that based on these calculations, the applicant had an affordable housing obligation of 38,000 square feet. The Affordable Housing Ordinance states that one unit was equivalent to 900 square feet; therefore, under the ordinance, the applicant must provide 42.3 Affordable Unit Equivalents (“AUE”). She explained that this would be met within Phase 1 of the project, and the applicant proposed meeting the 42.3 AUEs with 65 for-rent units at 80% AMI.

Planner Ananth advised that the application met the Affordable Housing Resolution and the applicant proposed a mix of studios, one-bedrooms, two-bedrooms, and three-bedrooms. The applicant proposed a higher number of smaller units based on the current needs of the community. She stated that the applicant proposed an additional 120 affordable units. These

units would also be rented at 80% AMI but would be available to households earning up to 120% AMI, although the rent would be charged at 80% AMI.

She explained that the applicant proposed to amend the MPD to allow for the additional uses not specified in the current MPD. Specifically, the applicant sought to keep the uses allowed under the Regional Commercial Overlay, which included nightly rentals, home occupation, childcare, food trucks, private recreation facilities as well as conditional uses. The conditional uses include multi-unit dwelling, childcare, hotel, office, medical clinic, and retail and service.

Planner Ananth advised that the applicant had a residential parking requirement of 343 parking stalls based on the unit sizes. This would leave 217 stalls available for commercial uses. She noted that the applicant submitted a Parking Study stating that the parking requirement would vary depending on the intensity of the use. Because they do not know who would occupy the commercial spaces, Staff looked at a way of encompassing a mix of potential onsite uses.

Fehr & Peers prepared a study of a potential mix of uses that showed that the commercial uses could require 312 parking stalls, which exceeds the proposal. As a result, the applicant was seeking a 79-89 stall parking waiver that Staff was reviewing.

Planner Ananth reported that the Planning Commission could reduce the parking requirement if the applicant submits a shared-use parking study showing that the uses would overlap, would be complementary, provide some internal capture, and there were nearby transit options. She acknowledged the possibility that this project would require less than what the LMC would require.

She advised that the Planning Department recommended that the applicant submit a shared-parking analysis to assist in the evaluation of the reasonable parking reduction for the commercial portion of the site. She noted that they do not want the applicant to provide more parking than needed, but they want to ensure there would be sufficient parking as tenants change over time.

Planner Ananth stated that Staff recommended the Planning Commission consider a parking waiver for the site.

In terms of issues to consider for this project, Planner Ananth stated that the Commission should consider if the number of affordable units would justify the proposed MPD Amendment, and evaluate the increase in building height under the applicable criteria. She added that the Planning Commission would need to make a recommendation to City Council on the proposed exceptions to building height. She commented that they were not looking for a vote now, but these were things to consider prior to the vote in October.

Planner Ananth stated that the Planning Commission would also need to provide a recommendation on the applicant's Housing Mitigation Plan to the City's Housing Authority. The applicant would like a recommendation so they could be scheduled for the City's Housing Authority. She reiterated that another issue to consider was whether the Planning Commission would be comfortable with a parking reduction for commercial uses if a shared-parking analysis showed that it would be warranted.

The Planning Commission should also consider whether the additional 120 affordable units sufficiently offset any concerns regarding nightly rentals in the market-rate units. The applicant proposed that the market-rate units be available for nightly rental, and nightly rental is allowed in

the zone. She added that the applicant believed that the additional premium they could get from nightly rentals would help support the affordable units in the project.

Planner Ananth stated that if the Planning Commission would like a site visit, she could arrange one prior to the October meeting. In the meantime, Staff would focus on drafting an ordinance with Findings and Conditions of Approval.

Justin Keys from Quinn Capital Partners, LLC, announced that he was present on behalf of the applicant. He introduced Trent Smith, AIA. He stated that the application complied with the Affordable Housing Resolution, and they worked closely with Manager Glidden and his team to ensure that. He advised that all of the affordable rental housing would be deed restricted to rentals only, which he observed was something that had been lacking in the market. The affordable housing would be targeted at 80% AMI for the 65 units they are required to build and that AMI would remain at 80% or below. He explained that for the other affordable units, they wanted some flexibility slightly above the 80% AMI because of the difficulty in having to move someone out because they received a pay raise that took them slightly above the 80% AMI.

Mr. Keys stated that they would like to have this flexibility on the other affordable units, and noted that they would not raise rent above the 80% AMI cap. He explained that they base their AMI on household income. He read the definition of "household" as follows: A household is all individuals that are or will be occupying a unit regardless of legal status. Household income is the combined income of all of those individuals.

Mr. Keys stressed the importance of this definition and stated that a single renter would not rent most of these units. Once the incomes of all occupants are combined, the 80% AMI is achieved more quickly. He was relying on information drawn from Park City's Housing Needs Assessment prepared by James Wood. He advised that the City was woefully short of the goals, as only 169 units had been constructed. Mr. Keys stated this single project would exceed that number by providing 185 units.

Mr. Keys presented permit data that showed that a significant majority of permits were going towards building Single-Family Homes, which explained why they did not have the needed affordable housing. The applicant proposed to fix that and noted that even their market-rate homes were twin homes and condominiums at a price point that people could actually strike at.

Mr. Keys presented a table showing the median rents in Summit County. The median rent for a studio apartment was \$1,938, and for a three-bedroom was \$3,654. Even at those rates, he noted an occupancy rate of 98% on rentals. He explained that the applicant was targeting "essential employees," meaning the people who work in Park City year-round. This project was not intended to provide accommodations for seasonal employees. Mr. Keys advised that they have met with many community stakeholders who have all said that they need employee housing.

Mr. Keys referenced a slide that showed the average wages for a local government employee was \$47,832 as of 2020. Assuming that this person has a spouse with a similar income, the household income would be around \$90,000. He explained that looking at the Average Median Income, this household income would put these people at 80% AMI. He noted that the average wage in Summit County was \$52,308. He mentioned that they were focused on workers in healthcare and government, and noted a graphic showing that a large percentage of the population in Park City was right near the 80% AMI, and 496 households between 50 and 100% AMI.

Mr. Keys noted that a large majority of households in Park City were well above 120% AMI. But for those people below 120% AMI, the majority were actually in the 80% AMI range. He liked the flexibility of allowing people to stay in affordable housing as they advance in their jobs. Mr. Keys addressed the questions about how the rent would compare with market charges. He pointed out that because the applicant complied with the affordable housing requirements, the rent was an "all-in" price that included utilities and HOA dues. The same could not be said for the median rental units in the area, and he highlighted the difference between the applicant's rental rate for a three-bedroom and rents for non-affordable units.

Mr. Keys next explained the reasoning behind the request to allow nightly rentals. He reported that originally, a 100-key hotel was planned for this lot. They proposed to roll that over into 100 market-rate units that could have a nightly rental component that is an allowed use under the zone. He added that nightly rentals would be better than a hotel because they know from other projects that a majority of these units would not be rented on a nightly basis. The reality is that a majority of people who buy these units move in and stay.

Mr. Keys referenced data that when nightly rentals are allowed on a unit, the value of the product increased and it moves faster. He stressed that the applicant was voluntarily constructing a lot of affordable housing in a market where affordable housing is a loss leader. He stated that the AMPD Code was adopted to mitigate the costs to build these units so that the project could pencil.

With regard to traffic and parking, he stated that they were very close to qualifying under the AMPD Code because they proposed 50% of the units for market rate and 50% for affordable housing. The primary reason they do not qualify is they have too much commercial density, even though they believe the commercial was a necessary key to this becoming a viable and vibrant community. He explained that they did not proceed as an AMPD and did not ask for the AMPD reduction in parking. Unlike other developments, this project would have a stall for every unit and would provide parking consistent with the Code.

Fehr & Peers was instructed to determine the most parking needed for this project, as they do not want to have to return with a tenant because of inadequate parking. As a result, the Fehr & Peer study is what they believe would be the maximum amount of needed parking. From there, the applicant would like to propose a shared-parking analysis to show that because of the diversity of uses there, the actual demand would be lower. He added that they would also address an additional traffic issue before the next meeting.

Based on the traffic discussions earlier in the meeting, Mr. Keys felt that this would be the perfect project to satisfy the issues raised by Commissioner Kenworthy. Parking would be on site, along with a transit option on site and the Rail Trail. The most convenient option for the residents would be to get on a bus or a bike, and he offered that this was the first project of this kind in Park City.

Mr. Keys stated that all of the affordable housing would be built in Phase 1 and be completed before the commercial space was completed.

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

Commissioner Hall expressed that they should not allow a Setback exception, and felt that this site was important as an entry corridor into the City that was protected for a reason. She opined

that there was enough space on the property to accomplish the end goal with the number of units while still preserving the entry corridor. Although the height exception requested was only three feet, she referenced the AMPD and the Annexation Agreement that specifically mentioned the importance of stepping up the buildings to mitigate the appearance of a vertical wall façade.

Commissioner Hall was not in favor of allowing nightly rentals, citing the goal of having a community fabric for the affordable housing units. She felt that having nightly rentals was inconsistent with that goal. She would not require a site visit but would be happy to attend one if scheduled.

Commissioner Hall stated the Sustainability component was vague and minimal. She referenced Condition of Approval 27 and the Annexation Agreement, which talk about LEED Construction, so she would like to see more details on this for the October meeting. She would also like to see more detail for the trails. She was agreeable to talking about a holistic parking waiver for the commercial spaces. She was not in favor of allowing all allowed or conditional uses such as general office, medical, major retail, or hotel. She felt that the commercial uses should be for neighborhood conveniences.

In response to a request for clarification from Planner Ananth regarding the height exceptions, Commissioner Hall stated that her position was based on the proposed heights of 48 feet versus the required 45 feet. She did not know that it would be necessary to have that height and would be open to more discussion on this issue. She was more resolute about not allowing a Setback exception for the entry corridor. She was more willing to compromise on the building height if the other Commissioners were agreeable to the general height exception.

Planner Ananth advised that the zone height was 28 feet and many of the proposed buildings would exceed that height; however, the existing MPD consistently allowed for many height exceptions fairly consistent with this application. She reiterated that this would be next to the Film Studio building which has a height of 60 feet.

Chair Suesser noted that the height exceptions were granted in the prior MPD with other restrictions on that parcel, whereas this applicant was seeking to amend the MPD and the uses yet continue that height exception.

Commissioner Van Dine agreed with Commissioner Hall's comments regarding the Setback exceptions but felt comfortable with the height exceptions within the property. She felt this project was a win over a 100-key hotel and to pencil in that many affordable units, the height exceptions would be necessary.

As far as the commercial space, she was agreeable with the proposed commercial uses with the exception of hotel uses. Mr. Keys confirmed that they had no intention of having a hotel use. She felt that the commercial space should cater to the residents and she would love to see childcare, especially given the types of renters that would be targeted.

In terms of nightly rentals, Commissioner Van Dine was comfortable with some nightly rentals. She felt it would be a reasonable use for some, but perhaps not all of the units. She asked whether they could limit nightly rentals to half of the units, as she wanted something to encourage people to purchase the units as permanent residences. She liked the connectivity of the project. She added that tying the extra affordable units back to the occupancy for the final phase was necessary.

Commissioner Van Dine emphasized that there would have to be enough parking to park whatever was being built. She recalled the prior discussions about using the Film Studio as the commercial anchor site, which she agreed with. She asked about the affordable unit distribution, per phase. Mr. Davis explained that a bulk of the affordable housing, including the required affordable housing, would be built in Phase 1. He stated that Phase 1 would consist of the two mixed-use buildings and would include 120 affordable units. Phase 4 would include the remaining 65 affordable units. He confirmed that the various configurations of affordable units would be built as construction proceeds.

Mr. Keys confirmed that the first 65 affordable units would be at 80% AMI. Commissioner Van Dine liked the AMI flexibility on the additional units and liked the idea that someone could continue to make money and not have to leave their housing. She understood from personal experience that having to leave housing because of increased pay just puts residents back where they started.

Chair Suesser asked if Park City had a practice of evicting affordable housing residents if they no longer qualified for affordable housing. She understood that these residents would be grandfathered in even if they exceed the income requirement initially imposed.

Mr. Keys explained that there was a difference between ownership of affordable units and rentals. Once someone buys a unit, they are in and cannot be forced to sell their home. For rentals, they conduct annual compliance to confirm that the renters are still qualified.

Commissioner Frontero was comfortable with the nightly rental as a trade-off for the 185 affordable units. He could not imagine that all of the townhouses would be rented nightly. With regards to Commissioner Van Dine's suggestion of limiting the number of nightly rental units, he would be surprised if half of the units were nightly rented. He agreed with the comments of other Commissioners regarding the commercial uses. He was open to a fair number of the proposed uses, but some of them he would likely oppose. He felt the idea would be to support the residents living at the development.

Commissioner Frontero liked the idea of the Transit Hub. He understood that the affordable housing residents would be required to qualify at the 80% AMI when they initially moved in, and then would be required to show their income on an annual basis to remain qualified. Mr. Keys confirmed that for the first 65 units, the residents would have to qualify at or below 80% AMI and maintain that. Mr. Keys mentioned that their goal was not to kick people out of the affordable housing and they were still evaluating a management plan that would allow flexibility and exceptions while still hitting the population they needed for affordable housing units.

In terms of the timing of the phases, Mr. Davis stated that some of the timing would depend on when they obtain approvals; however, the applicant wanted to move quickly so they might condense the phases. He stated there was a real possibility that they would construct the Phase 4 affordable housing at the same time they construct the Phase 1 affordable housing.

The applicant, Gary Crandall, stated that the goal was to build the project as quickly as feasible. If they could be assured that they would enough tenants, they would build the entire project. He added that they have had numerous potential commercial tenants contact them and did not expect any problem filling the space. He mentioned a senior housing office that could take care of any seniors residing in the development. Mr. Crandall noted that in 2021, there were four apartments

built in the City; they are proposing to build 185, so if they know they could be rented, they would be built all at one time.

Commissioner Johnson revisited this project since the last meeting and was currently supportive of a positive recommendation to the City's Housing Authority. He also expressed that he was comfortable with the nightly rentals given the justifications given, as well as the fact that this development would bring 185 affordable units to the community. He asked if there was a way to step back the units that would violate the Setbacks. He expressed support for stepping up the buildings for the height exception.

In terms of parking reduction, he agreed with Staff's recommendation regarding a shared-parking analysis. He agreed with Commissioner Hall regarding limiting the commercial uses so that they accommodate the residents.

Chair Suesser agreed with many of Commissioner Hall's comments. She would not want to allow a Setback exception for the two townhouse units, and she did not agree with any height exceptions. Chair Suesser noted that this project was close to Park City Heights, which does not have residential building height exceptions, and that the community should be kept in mind.

For the October meeting, Chair Suesser would like the applicant to address how this project would support the Film Studio, or how it would be in any way connected to the operation of the Film Studio. She did not agree that nightly rentals would be appropriate in the market-rate units. They were trying to create a community, and nightly rentals were not something that the City was supportive of at this time.

Chair Suesser would not need a site visit and would like to see sustainable and LEED construction included in the plans, as well as the detail of the trails. She also agreed with Commissioner Hall's suggestions regarding restricting commercial development.

Chair Suesser would like to see a Traffic Study. While everyone was in favor of this location for affordable housing, building more market-rate units was not a priority given the potential impact on traffic on SR-248. She requested further understanding of how they would mitigate the traffic at this location. She felt that a major issue was the 80% AMI, and stated that she would like to see a mix of AMI, given the applicant's representation that the biggest need for affordable housing was for those in the range of 50% to 80% AMI. She was concerned that the exceptions were for those above 80% AMI, not below. She felt the best solution was to provide more of a mix of AMIs similar to what was done at Homestake.

Chair Suesser stated that having a hotel as a use would be a non-starter. She would like to see other community amenities for this project.

Commissioner Kenworthy stated that this project would create 500 bedrooms, and therefore approximately 1,000 people with only 343 parking stalls. He felt this was a significantly better ratio than at Homestake. He added that the qualified density fit within the Code, and appreciated that. He teetered on the community good cause on the nightly rental, as they need permanent residents in town. He agreed with Chair Suesser's comments regarding the AMI, and would like to see a lower floor, and suggested that if they could reduce the AMI to 60% on a percentage of the studios that would help to provide a real need for the community.

Commissioner Kenworthy asked about rental application priority. Mr. Keys stated that initially, the applicants must qualify. Thereafter, priority would be based on geographic area. The waterfall provision gave priority to those within the Quinn's Junction area, and then it expands out to those in greater Park City, then to the Park City School District, and then Summit County.

Commissioner Kenworthy asked if a Film Studio employee would have the initial priority. Mr. Keys stated that the Code requires that leases be a minimum of six months, although they typically have one-year leases. He offered that there would be no Film Studio employees that would sign a six-month or one-year lease because of the transient nature of that employment.

Commissioner Kenworthy wanted to see a limit to Film Studio priority because he did not want to see a production company rent 50 units. Mr. Keys stated they would have no problem with such a limitation. Commissioner Kenworthy explained that they were trying to balance the community good cause and he liked many of the components of this proposal. He stated he would have to look at an 80-stall parking reduction. Mr. Davis stated that they tried to find a good blend of looking at what uses might come in not only initially, but also in the future.

MOTION: Commissioner Van Dine moved to CONTINUE the Studio Crossing Amendment to October 26, 2022. Commissioner Johnson seconded the motion.

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

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

Attorney Harrington suggested that the Commission open the public hearing on the item as the prior comments applied to this application as well.

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

MOTION: Commissioner Johnson moved to CONTINUE 4001 Kearns Boulevard Amendment to October 26, 2022. Commissioner Van Dine seconded the motion.

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

8. ADJOURN

MOTION: Commissioner Van Dine moved to adjourn.

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

Studio Crossing, Amend the Park City Film Studios Annexation Ordinance and MPD

Planning Commission Public Hearing
August 10, 2022

PL-22-05206 & PL-22-05212

Recommended Agenda

1. Planning Department presentation (10 min)
2. Applicant presentation (10 min)
3. Public Hearing and Commission discussion (25 min)

Work Session held May 25, 2022.

Planning Department recommends PCx continue items to October 26, 2022, when the project should be ready for a vote.



Proposal

Applicant is proposing to 1) amend Ordinance 12-12, the zoning and annexation ordinance; and 2) amend the MPD, for Lot 1B only, to allow for additional Uses, and to modify the Use, number, footprints, and Building Heights for the remaining Density allocated in the Film Studio MPD.

Applicant has 282,575 SF of Density under existing MPD which hasn't been constructed. Proposed mixed-use project includes:

- **60,000 SF Commercial Uses**
- **Up to 100 for-sale market-rate units**
- **185 affordable for-rent units all at 80% AMI**





Approved MPD

Attachment C



FILM AND TELEVISION/RECORDING STUDIO - PARK CITY

	Square Footage	Bldg Number	Bldg Total SF
STUDIO LODGING	85,000	1	
RECORDING STUDIO	2,500	1	
DESTINATION SPA	6,000	1	93,500
AMPHITHEATER	6,000	2	6,000
SPECIAL EVENT STAGE	15,000	3	
SCREENING ROOMS	14,000	3	
ENTERTAINMENT VENUE	3,000	3	
PERFORMANCE AREAS/ OTHER VILLAGE VENUES	17,500	3	49,500
STUDIO STORE/ OTHER VILLAGE VENUES/OFFICES	20,000	4	20,000
STUDIO TOUR AREAS	6,000	5	
OFFICES/ OTHER VILLAGE VENUES	9,000	5	15,000
FOOD SERVICES COMMISSARY/ OFFICES ANCHOR TENANT	50,000	6	50,000
SOUNDSTAGES	48,000	7	
PRODUCTION SUPPORT/OFFICES	25,000	7	73,000
LIGHTING & GRIP WORKSHOP/EQUIPMENT STORAGE	10,500	8	
	10,500	8	21,000
EFFECTS STAGE/ OFFICES	46,000	9	46,000
TOTAL SF			374,000

Current MPD has no affordable housing requirement

Approved Subdivision



NORTHWEST CORNER SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE COUNTY, UTAH
SECTION 2, TOWNSHIP 2
SOUTH, RANGE 4 EAST,
SALT LAKE COUNTY, UTAH

LINE	BEARING	LENGTH
L1	N 89°58'10" E	37.45
L2	S 88°58'10" E	37.45
L3	N 1°01'45" W	11.23
L4	S 88°58'10" E	89.25
L5	N 88°58'10" E	89.25
L6	S 84°32'30" E	49.31
L7	N 1°01'45" W	103.31
L8	N 67°15'00" W	107.28
L9	N 68°00'00" W	58.86
L10	N 22°00'00" E	18.64
L11	N 22°00'00" E	143.52
L12	N 70°35'00" E	63.66



Scale in Feet

ROUND VALLEY DRIVE

KEARNS BOULEVARD (SR-240)

QUINN'S DRIVE
(0.446 ACRE PUBLIC ROAD OPERATION)

LOT 1B
CONTAINING 691,430 SQ. FT.
OR 20.464 AC.

LOT 1A
CONTAINING 27,271 SQ. FT.
OR 0.622 AC.

POINT OF BEGINNING
FOUND ALUMINUM CAP
STAMPED "THROUGHT
& ASSOC."

RIGHT-OF-WAY MARKER
AT STATION 0+00

EXISTING 20" D.I. WATER
EXHIBIT CITY NO. 100000
BOOK 1951, PAGE 588

EXISTING 20" D.I. WATER
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EXHIBIT CITY NO. 100000
BOOK 1951, PAGE 588

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

AMENDING LOT 1, PARK CITY FILM STUDIOS SUBDIVISION
LOCATED IN THE NORTH HALF OF SECTION 2,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE COUNTY, UTAH



CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD	TANGENT
C1	638.50	338.82	30°24'18"	S 19°40'20" E	334.87	173.57
C2	2684.79	535.25	1°30'28"	S 19°40'20" E	534.30	268.50
C3	2684.79	488.14	10°42'58"	N 20°20'00" W	487.42	249.80
C4	2684.79	37.08	0°47'48"	N 14°24'36" W	37.08	18.57
C5	50.00	78.00	89°22'48"	S 88°42'04" W	70.33	49.48
C6	265.00	103.70	22°25'12"	S 78°49'09" E	103.04	52.52
C7	130.00	52.35	23°54'24"	N 79°29'33" W	52.00	26.54
C8	190.00	76.51	21°54'24"	N 79°29'33" W	76.00	38.78
C9	130.00	60.10	25°20'15"	S 77°47'08" E	58.56	30.60
C10	50.00	75.53	88°33'12"	S 21°15'50" E	68.55	47.08
C11	202.00	60.64	17°12'00"	S 30°48'00" W	60.41	30.55
C12	198.00	60.13	17°24'00"	N 30°42'00" E	59.97	30.30

LEGEND

- SUBJECT PROPERTY BOUNDARY LINE
- ADJACENT PROPERTY LINES
- BASEMENT LINES (LINE TYPE VARIED)
- MONUMENTS FOUND (AS NOTED)
- MONUMENTS SET (5/8" REBAR & CAP MARKED)
- "MONUMENT END" (UNLESS NOTED OTHERWISE)
- SECTION CORNER MONUMENT FOUND
- MEASURED BEARING & DISTANCE
- RECORD BEARING & DISTANCE

I, James D. Priden, do hereby certify that I am a Professional Land Surveyor in the State of Utah holding certificate number 171546 as prescribed by Title 38, Chapter 22 of the Professional Engineers and Land Surveyors Licensing Act. I further certify that by the authority of the center, I have made an accurate survey of the tract of land shown and described herein in accordance with Section 17-23-17 of the Utah State Code. I have verified all measurements shown and have subdivided said property into lots hereafter to be known as

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

and that the same has been surveyed and monuments have been placed on the ground as represented on this plat. I further certify that the requirements of all applicable statutes and ordinances of the Park City Land Use Code have been complied with.

BOUNDARY DESCRIPTION

All of the Park City Film Studios Subdivision, recorded May 23, 2014 as Entry No. 995940 in the Office of the Summit County Recorder and located in the North Half of Section 2, Township 2 South, Range 4 East, Salt Lake State and Meridian, being more particularly described as follows:

Beginning on the Eastery line of State Highway 248 at a point which is South 89°53'00" East 1557.19 feet along the Section line (Basis of Bearings) and South 0°00'00" East 1834.09 feet from an aluminum pipe monument at the Northwest corner of Section 2, Township 2 South, Range 4 East, Salt Lake State and Meridian (from which Section corner the G.D. Stone Monument at the Northeast corner of said Section 2 bears South 89°53'00" East 5320.73 feet); thence North 22°00'40" East 1005.15 feet along the Eastery right-of-way line of said Highway to a UDOT brass cap monument; thence North 34°07'00" East 544.70 feet along said right-of-way line to a UDOT brass cap monument and the beginning of a 638.50 foot radius curve, the center of which bears South 50°51'43" East; thence Northeastly 338.82 feet along said right-of-way line and said curve to the right through a central angle of 30°24'18" (chord bearing = North 49°20'48" East 334.87 feet) to a UDOT brass cap monument; thence North 64°29'22" East 14.39 feet along said right-of-way line to a UDOT brass cap monument; thence North 64°29'22" East 14.39 feet along said right-of-way line and said curve to the right through a central angle of 11°30'28" (chord bearing = South 10°45'20" East 534.30 feet) to a UDOT brass cap monument; thence South 25°49'09" East 243.42 feet along said right-of-way line to a UDOT brass cap monument; thence South 70°22'43" East 58.38 feet to a rebar with aluminum cap at a point that is South 89°53'00" East 800.00 feet and South 25°20'00" West 1336.80 feet from the PK rail marking the location of the North Quarter corner of said Section 2; thence South 25°20'00" West 568.97 feet to a rebar with aluminum cap on the North-South Quarter Center of Section line of said Section 2; thence along said South 00°30'48" West 108.64 feet along said North-South Quarter Center of Section line to a rebar with aluminum cap, said point being South 00°30'48" West 1834.15 feet from said North Quarter corner of Section 2; thence North 89°53'00" West 1087.40 feet to a rebar with aluminum cap at the point of beginning.

Contains 29.553 acres, more or less.

Date: September 28, 2021

James D. Priden, PLS
License No. 171546



OWNER'S DECLARATION

Know all men by these presents that the undersigned owners of the tracts of land described above, having caused the same to be subdivided into lots and streets to be hereafter known as

PARK CITY FILM STUDIOS FIRST AMENDED SUBDIVISION

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for public use, hereby consent and give approval to the recording of this plat.

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

QUINN CAPITAL PARTNERS, LLC

(Signature) _____ (Title) _____

(Printed Name) _____ (Title) _____

(Signature) _____ (Title) _____

(Printed Name) _____ (Title) _____

In witness whereof, I have hereunto set my hand this _____ day of _____, 20____.

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

On this _____ day of _____, 20____,

_____ personally appeared before me, who being by my duly sworn, did acknowledge

that _____ is the _____ of QUINN CAPITAL PARTNERS, LLC, a Utah Limited Liability

company, that the

foregoing Owner's Declaration was signed by _____ on behalf of said entity.

Commissioner Number _____

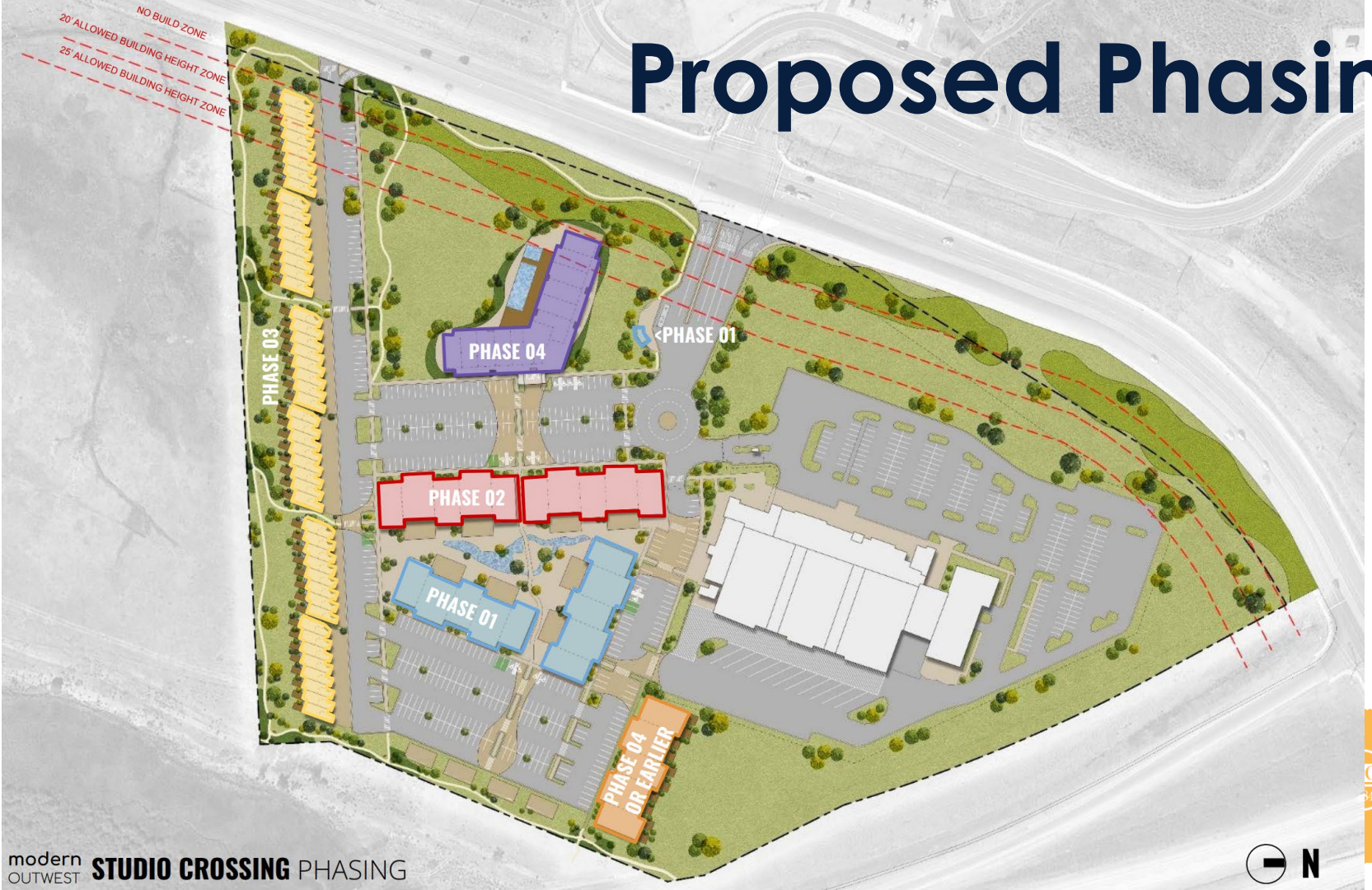
Commissioner Expires _____ Print Name: _____

A Notary Public Commissioned in Utah

PROJECT NO. 3424 SHEET NO. 1 OF 1 FILE NAME: 171546 PC FILM STUDIOS	PREPARED BY Dominion Engineering Associates, L.C. 5684 South Green Street Salt Lake City, Utah 84123 801-753-3000	CITY ENGINEER THIS PLAT IS IN CONFORMANCE WITH INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPARTMENT ON THIS _____ DAY OF _____ A.D. 20____ CITY ENGINEER _____	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVISED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____ A.D. 20____ SNYDERVILLE BASIN WATER RECLAMATION DISTRICT _____	CITY PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS DAY OF _____ A.D. 20____ CHAIRMAN _____	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____ A.D. 20____ CITY ATTORNEY _____	COUNCIL APPROVAL & ACCEPTANCE APPROVED AND ACCEPTED BY THE PARK CITY COUNCIL THIS DAY OF _____ A.D. 20____ MAYOR _____	CERTIFICATE OF ATTEST I CERTIFY THIS WAS APPROVED BY PARK CITY COUNCIL THIS DAY OF _____ A.D. 20____ CITY RECORDER _____	SUMMIT COUNTY RECORDER I RECEIVED & FILED THIS PLAT IN THE OFFICE OF THE SUMMIT COUNTY RECORDER ON _____ DAY OF _____ A.D. 20____ SUMMIT COUNTY RECORDER _____
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Proposed Phasing



Setbacks

BUILDING LEGEND:

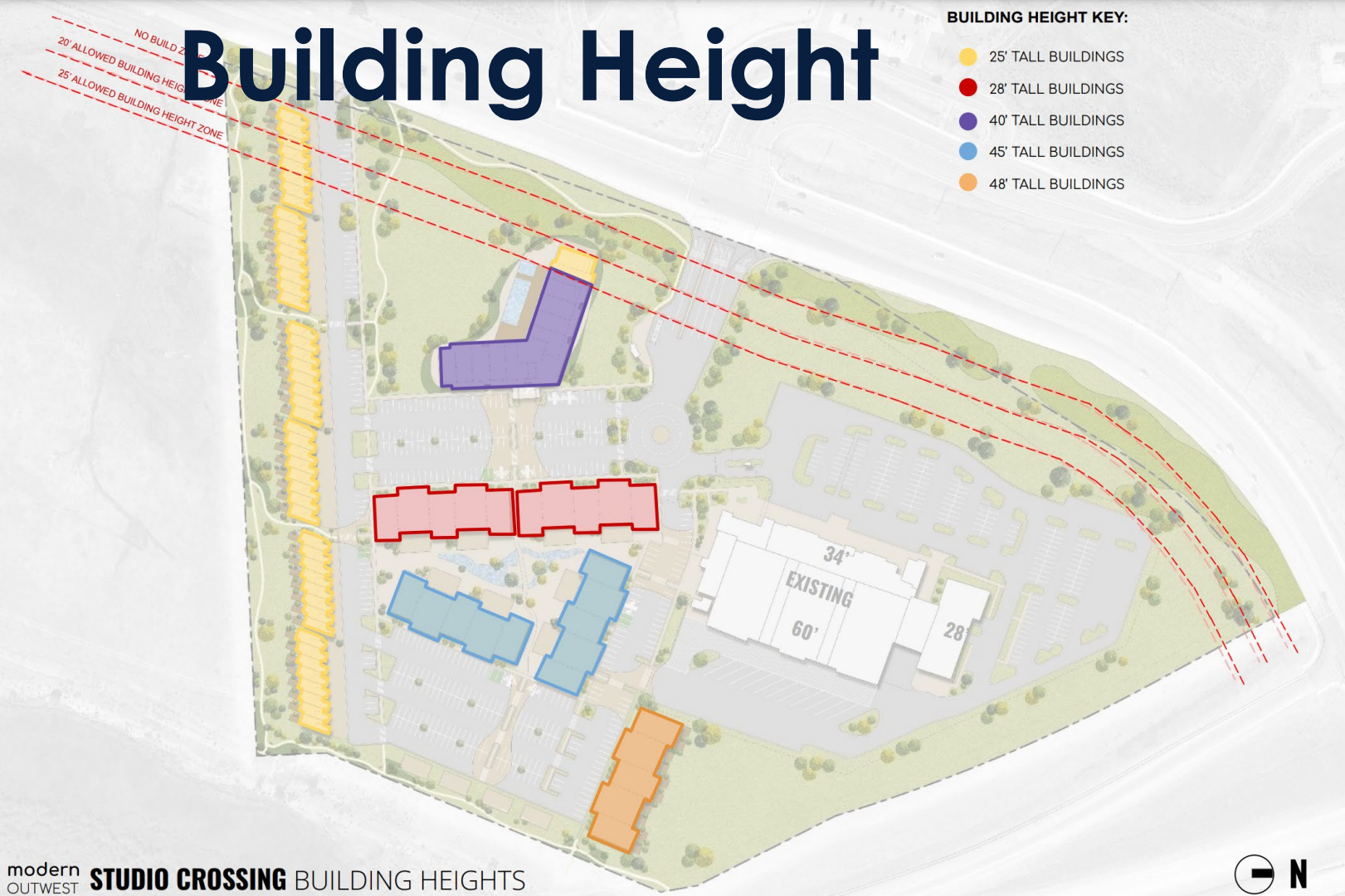
- | | | | |
|----|--|----|---|
| 01 | 3-STORY MARKET RATE CONDOS WITH UNDERGROUND PARKING | 08 | HISTORIC RAIL TRAIL PLANNED CONNECTION ALREADY PAID |
| 02 | TRANSIT STOP & E-BIKE PARKING BUS STOP AND PICKUP CENTER | 09 | 80% AMI AFFORDABLE HOUSING 4 STORY ALL HOUSING |
| 03 | COMMUNITY FOCUSED COMMERCIAL 1-STORY | 10 | RESIDENT USE AMENITY MULTI-USE SPORTS COURT |
| 04 | COMMUNITY POCKET PARKS | 11 | MARKET RATE TOWNHOMES 2-STORY WITH GARAGE |
| 05 | 80% AMI AFFORDABLE HOUSING 3 STORY WITH COMMERCIAL | 12 | CAMPUS RESIDENT USE GREEN OPEN SPACE WITH TRAILS |
| 06 | COMMUNITY PLAZA FEATURE AND DINING AREAS | 13 | ELECTRIC CAR CHARGING STATIONS |
| 07 | E-BIKE DOCKING STATION | | |



Building Height

BUILDING HEIGHT KEY:

- 25' TALL BUILDINGS
- 28' TALL BUILDINGS
- 40' TALL BUILDINGS
- 45' TALL BUILDINGS
- 48' TALL BUILDINGS



Density

Use	Units	SF
Commercial Uses	NA	60,000
Market Rate Units	100	142,000
Affordable Units	185	109,100
Total	°	311,100
Less Required UEs	42.3	(38,057)
Total Density	°	273,034

< 282,575 SF
Density
remaining unde₄₇
existing MPD

Studio Crossings Residential Density			
Market Rate SQFT	REU	AUE (0.2)	Net Livable Space
141,000	70.5	14.1	12,690

AUEs

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Studio Crossing Assumed Use Based on Newpark Retail Mix					
Use	FT	Use Mix	SQFT	Employees	Net Livable Space
Commercial Retail	3.3	73.4%	44,028	145.3	
Medical	2.9	8.7%	5,219	15.1	
Personal Services	1.3	6.1%	3,640	4.7	
Restaurant	6.5	11.9%	7,113	46.2	
Total Commercial Density			60,000	211.4	
Mitigation Rate X 0.2				42.3	
AUEs / 1.5				28.2	25,367.44

**Affordable Unit Equivalent (AUE): A two-bedroom unit with 900 square feet of Net Livable Space shall be considered one Affordable Unit Equivalent.*

Total Affordable Housing Obligation	
Net Livable Space	AUE
38,057.44	42.29

1 AUE = 900 SF

Applicant is proposing 38K as 65 for rent units⁴⁸
at 80% AMI, meeting City’s Housing Resolution

Affordable Housing Units

Type	Units	Size	Total	
Studios	27	400	10,800	
1 Bedrooms	23	600	13,800	
2 Bedrooms	10	800	8,000	
3 Bedrooms	5	1,100	5,500	
Units	65		38,100	
Meets City's current Housing Resolution @ 900 SF			42.3	 AUEs ⁴⁹

Additional Affordable Housing Units

Type	Units	Size	Total	
Studios	50	400	20,000	
1 Bedrooms	40	600	24,000	
2 Bedrooms	20	800	16,000	
3 Bedrooms	10	1,100	11,000	
Units	120		71,000	
Will be rented @ 80% AMI but available to households earning up to 120% of AMI @ 900 SF			79	AUEs



Eligibility

- All 185 affordable units will be rented at a rate consistent with the current Housing Resolution (80% of AMI).
 - All of the 42.3 AUEs *required* will meet the current Housing Resolution.
 - The *additional* 79 AUEs will have expanded eligibility and be available to qualified households making up to 120% of AMI (but will be rented at 80% of AMI).

Eligibility

1. Qualifying applicants employed in the immediate Quinn's Junction neighborhood, including but not limited to employees of IHC Hospital, USSA, the Peace House, Summit County Health Department, Park City Ice Arena, and Summit Pediatrics.
2. Qualifying applicants employed within Park City boundaries.
3. Qualifying applicants employed within the Park City School District boundaries.
4. Qualifying applicants employed within Summit County (additional affordable units only).



Commercial Uses

The applicant is proposing to Amended the MPD to allow for potential commercial Uses including the Allowed and Conditional Uses listed in LMC § [15-2.17-2 \(RCO\)](#), and § [15-2.23-2 \(CT\)](#).

Allowed Uses include Nightly Rentals, Home Occupation, Child Care, Private Recreation Facilities, and Food Trucks

Conditional Uses include Multi-Unit Dwelling, Child Care Center, Hotel, Office and Medical Clinic, Retail and Service Commercial, Neighborhood Convenience, Restaurant and Bar, Parking or Garage, Recreation Facility, Entertainment.

Parking Residential

Unit-Type	Number	Parking-Ratio	Parking-Requirement
Market--rate·units*	100	1.5	150
Affordable·Units·<·1,000·sf.	170	1	170
Affordable·Units·>·1,000·sf.	15	1.5	22.5
Total·Residential·Requirement	285		342.5
*·All·under·2,000·square·feet			

Parking Commercial

217 stalls available for the 60,000 square feet of commercial Uses.

Use	1,000-sf	Parking-Ratio	Parking-Requirements
Restaurant	12	1-per-100-sf	120
General-Office	6	3-per-1000-sf	18
Medical-Office	6	5-per-1000-sf	30
Minor-Retail	18	3-per-1000-sf	54
Major-Retail	18	5-per-1000-sf	90
Total	60		312

Parking Commercial

LMC [§ 15-3-7](#), Parking in Master Planned Developments and Conditional Use Permits, allows the Planning Commission to reduce the initial parking requirement with the submittal of a parking study showing parking uses will overlap, commercial spaces within the project will serve those residing within the project rather than the general public, or other factors that support the conclusion that the project will generate less parking than the Code would otherwise require.

Planning Department recommends the applicant submit a shared parking analysis to help analyze a reasonable parking reduction for the commercial portion of the site, so the applicant does not need to amend the MPD as commercial Uses change over time. The Planning Department also recommends that all commercial Uses require an Administrative CUP to ensure that the parking reduction is not exceeded.

Issues to Consider

- 1. The Planning Commission should consider if the number of affordable units provided justify the proposed zone/MPD amendments, and evaluate the proposed increase in Building Height under the applicable criteria. The Planning Commission must make a recommendation to City Council on the requested exceptions to Building Height.***
- 2. Is the Planning Commission ready to provide a positive recommendation on the Applicant's Housing Mitigation Plan to the City's Housing Authority?***

Issues to Consider

- 3. Is the Planning Commission potentially comfortable with a parking reduction for the commercial Uses if the applicant submits a shared parking analysis?***
- 4. The Planning Commission should consider whether the “additional” 120 affordable units sufficiently offset concerns regarding nightly rentals in the market-rate units.***
- 5. Does the Planning Commission wish to have a site visit?***

At the October 26, 2022, meeting Planning Department will present Draft Ordinance with Findings and Conditions of Approval.



Building Height Findings

1. The increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building volume is from the Transfer of Development Credits;
2. Buildings have been positioned to minimize visual impacts on adjacent Structures. Potential problems on neighboring Properties caused by shadows, loss of solar Access, and loss of air circulation have been mitigated as determined by the Site-specific analysis;
3. There is adequate Landscaping and buffering from adjacent Properties and Uses;



Building Height Findings

4. Increased Setbacks and separations from adjacent projects are proposed;
5. The additional Building Height results in more than the minimum Open Space required and results in Open Space that is publicly accessible;
6. The additional Building Height is designed in a manner that provides a transition in roof elements in compliance with Chapter 15-5, Architectural Review, or the Design Guidelines for Park City's Historic Districts and Historic Sites if the Building is located within the Historic District.

Governing Documents

1. The [January 17, 2012 Annexation Agreement](#) and simultaneous Zoning Map Amendment (Annexation Agreement).
2. The [January 18, 2012 County Settlement Agreement](#) for Film and Media Campus (Settlement Agreement).
3. The [May 24, 2012 Development Agreement](#) for the Quinn's Junction Partnership Annexation Master Planned Development (Development Agreement/MPD), including [Conditions of Approval](#).
4. The [December 5, 2013 Phasing Plan Amendment](#) (beginning on page 95).

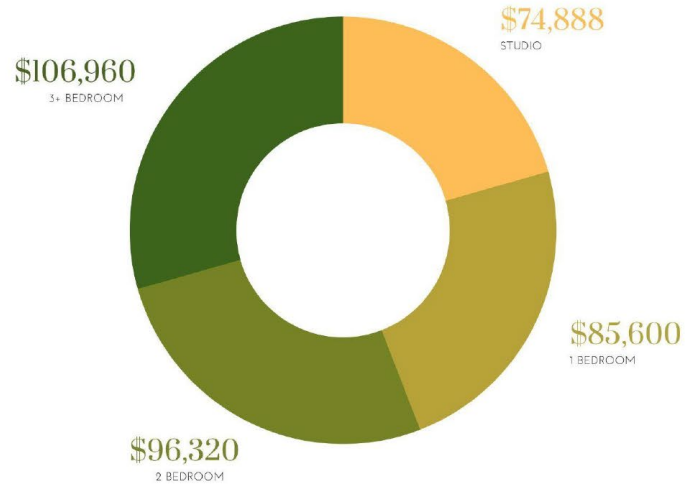


Background

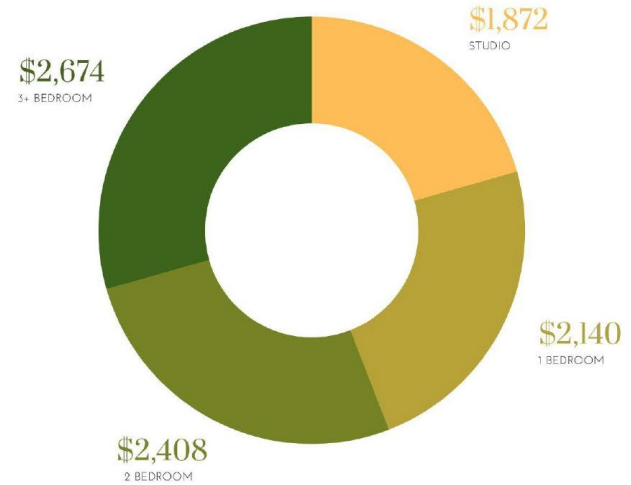
- Councilmembers Steve Joyce and Nann Worel designated to review the owners' new concept plan.
- Applicant presented a proposal to the Council on December 9, 2021, for a mixed-use development with a strong component of affordable/attainable housing.
- Council unanimously supported potential changes with affordable housing component at an average of 80% of Area Median Income (AMI) and at a density consistent with the original MPD.



2022 SUMMIT COUNTY 80% AMI RENTS
MAXIMUM INCOME PER UNIT



2022 SUMMIT COUNTY 80% AMI RENTS
MAXIMUM MONTHLY RENT INCLUDING UTILITIES,
ASSOCIATION DUES, AND PARKING FEES





**PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
August 24, 2022**

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

EX OFFICIO: Gretchen Milliken, Planning Director; Rebecca Ward, Assistant Planning Director; Spencer Cawley, City Planner; Jason Glidden, Housing Development Manager; Rhoda Stauffer, Affordable Housing Project Manager; Browne Sebright, Housing Program; Mark Harrington, City Attorney

1. ROLL CALL

Chair Suesser called the meeting to order at approximately 5:30 p.m. Planning Director Gretchen Milliken advised that Commissioner Christin Van Dine would join the meeting virtually at approximately 6:30 p.m.

Chair Suesser confirmed the presence of all Commissioners in attendance and attending virtually. She stated that Commissioner Van Dine was excused until later in the meeting.

The following 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.

Chair Suesser announced that the Planning Commission conducted a site visit at the Homestake Road Project regarding the Affordable Master Planned Development ("AMPD"). She invited comments from the Commissioners.

Commissioner Kenworthy requested that they be provided information on how many existing parking spaces are at this location and asked to see further information regarding the street engineering as discussed during the site visit. Chair Suesser concurred with the request regarding the road engineering and was unclear as to how much the road would be extended and the location of the proposed entrance to the project.

Chair Suesser commented that some of the Commissioners and other attendees noticed the humming from the transmission lines, which was a surprise. She understood that the applicant would look into anything that could be done to mitigate that noise.

2. MINUTES APPROVAL

A. Consideration to Approve the Planning Commission Meeting Minutes from July 27, 2022.

Commissioner Kenworthy requested the word “building” be added to the second line on page 13, as follows: “...stressed that the actual *building* occupancy is over 400 with 125 parking stalls.”

MOTION: Commissioner Kenworthy moved to APPROVE the Minutes from the Planning Commission Meeting from July 27, 2022, as amended. Commissioner Johnson seconded the motion.

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

3. PUBLIC COMMUNICATIONS

There were no public communications.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Commissioner Hall noted that the Mayor has the authority to fill a vacancy on the Planning Commission and wondered about the lack of City Council's vote on a seventh Commissioner. She stated that the terms are to be staggered, so it appeared that there might not be someone up for appointment until 2024. She asked Staff if the Mayor could appoint someone to fill Commissioner Thimm's vacant seat with the term ending in 2024. She also requested that the City Council and/or the Mayor fill the vacancy and open the applications as soon as possible.

Commissioner Hall stated that she had a meeting with the Mayor, several Council Members, several Commissioners, and Staff regarding Land Management Code (“LMC”) amendments and felt that many were on the same page in terms of prioritizing these amendments. She suggested they schedule specific LMC Amendments for discussion in each upcoming Work Session by reserving the last 60 to 90 minutes of every meeting for these discussions until they were caught up. She also suggested that they use Planning Commission budget funds to hire Consultants to help them expedite some research on the LMC Amendments. Commissioner Hall also made a request to the City Council for an increase in the Planning Commission budget in the next budget cycle so that the Planning Commission could hire additional consultants if they deemed it appropriate to assist with some of the LMC requests. She also suggested Commission Liaisons help work through some of the LMC Amendments outside of the Planning Commission meetings.

Commissioner Hall emphasized that the focus should be on prioritizing which LMC Amendments they want to address first, putting them on the calendar one year in advance, and conducting the Work Session on the amendments at the end of the meeting so that applicants would not be delayed.

Chair Suesser recalled Commissioner Hall's prior statements that the LMC should be continuously updated and liked Commissioner Hall's suggestions to reserve a certain amount of time in each meeting to work on these amendments. Chair Suesser also wanted to know more about the Planning Commission budget, and what outside consultants they could retain to help the Commission with the LMC Amendments. She agreed with the idea of Commission Liaisons to assist Staff with these amendments. She thanked Commissioner Hall for these suggestions and her commitment to pushing these amendments forward. She added that she has a list of LMC Amendments she would like Staff to work on, given some of the issues raised in applications over the past seven years that she has been on the Planning Commission.

Commissioner Kenworthy agreed with Commissioner Hall's suggestions. He stated that the Commission had been overwhelmed with some of the application packages, and now was the time to prioritize these amendments. He mentioned Commissioner Hall's work on the Dark Sky Amendments and commented that they needed a full staff with insight in leadership. He looked forward to the seating of the seventh member of the Commission. He recalled prior discussions regarding joint meetings with City Council and with the Snyderville Basin Planning Department. Commissioner Kenworthy felt that the City could advance things by working together.

Commissioner Johnson agreed that they should prioritize the LMC Amendments. He suggested at least one hour at the end of each meeting moving forward. He felt that the budget was important because they could use consultants to help alleviate Staff and help move things forward faster.

Commissioner Frontero asked Commissioner Hall if she envisioned that each Commissioner would put forth amendments they would like to address and develop a master spreadsheet to begin prioritizing. Commissioner Hall stated that Assistant Planning Director, Rebecca Ward, has a substantial list from the prior years that could be presented to the Commission for a dialogue regarding prioritizing the amendments and any additional amendments the Commissioners might want to address.

With regard to the issue of seating the seventh Planning Commissioner, Chair Suesser asked Senior City Attorney, Mark Harrington to address this issue. She understood that the Mayor ultimately appoints the Commissioner after the advice of the City Council. City Attorney Harrington noted that this issue would be part of this meeting's agenda and that the remaining questions could be addressed at that time. Staff forwarded the Commission's comments from the prior meeting to the Mayor and this meeting's formal discussions on the topic would be forwarded to all of the members of the City Council.

Director Milliken mentioned that the Planning Commission and City Council Joint Session regarding Fractional Ownership scheduled for August 30 was canceled. With the Open House and the outreach to the community, the City Council felt that they had plenty of information to deliberate on the issue on October 6, 2022. She noted the great conversation regarding LMC Amendments and stated that at the next Planning Commission meeting on September 14, 2022,

LMC Amendments prioritization would be an agenda item. Director Milliken also mentioned that they have been discussing the Snyderville Basin Planning Commission with the County.

Chair Suesser reported that she attended the last LMC Amendments roundtable and described it as an overwhelming experience. Rather than just having some time on September 14 to prioritize LMC Amendments, she suggested selecting a couple ahead of time and addressing those on September 14.

Commissioner Hall stated that she would defer to Assistant Director Ward in terms of where she felt she was in terms of preparation. Director Milliken felt that just addressing a few and trying to finalize them at the next meeting might be too ambitious and felt the meeting would be a good start, followed by having this on the agenda on a regular basis so that it would not feel so overwhelming.

5. CONTINUATIONS

- 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 & PL-22-05255.**

City Planner, Spencer Cawley, reported that Senior City Planner, Alexandra Ananth, requested that the Commission be advised that the applicant requested a continuance of this item. He was unaware of the reason for the request. Director Milliken commented that it is a large development and the applicant wanted more time to prepare materials for the Commission. City Attorney Harrington advised that this item and the following item were both Work Sessions and there was no requirement to hold a public hearing at this time.

MOTION: Commissioner Johnson moved to CONTINUE 1800 Park Avenue Master Planned Development and Affordable Master Planned Development to September 14, 2022. Commissioner Hall seconded the motion.

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

- B. 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**

Planner Cawley confirmed that the above request was to continue the matter to September 28, 2022.

MOTION: Commissioner Johnson moved to CONTINUE 1875 Homestake Road Affordable Master Planned Development and Conditional Use Permit to September 28, 2022. Commissioner Hall seconded the motion.

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

6. REGULAR AGENDA

A. Moderate-Income Housing Plan and Report – The Planning Commission Will Review the City's Moderate Income Housing Plan Element of the General Plan that Establishes Goals and Strategies to Incentivize the Development of Affordable Housing and the Annual Report to the State on the City's Affordable Housing.

Housing Manager, Jason Glidden, reported that their plan was for the Commission to review the Moderate-Income Housing Plan ("MIHP"), and ultimately provide a recommendation to City Council for consideration and action. He stated that it was scheduled to go before the City Council on September 1, 2022. The Housing Team made an effort to incorporate the Planning Commission's feedback received during the July meeting. He explained that this Plan was the result of changes made at the State level through House Bill 462, which was an update to Senate Bill 34 passed in 2019. This legislation requires municipalities to put together Housing Plans to address affordable housing. He noted that these plans could be tied to transportation funding at the State level.

Manager Glidden explained that Park City has always had these plans, which have been used as an example for other communities. These are Five-Year Plans that are amended each year; the One-Year Plan contains more specific goals and objectives. He added that the new legislation changed the due date for these plans from December 1st to October 1st.

Affordable Housing Project Manager, Rhoda Stauffer, indicated that the Plan includes demographic details, current inventory of affordable homes, projections of need over the next five years, some five-year goals and objectives, and the one-year implementation strategies required by the State. Since the last meeting, they incorporated Planning Commission feedback as well as guidance from the State requesting further detail on demographics and current and future housing needs. She stated that they also added some objectives based on Commission feedback. These changes included looking at the LMC not only to further the development of Affordable Accessory Dwelling Units ("ADU") but also to look at the trigger mechanism in a Master Planned Development ("MPD") as far as the number of units.

Project Manager Stauffer also noted that the Commission had a desire to see the resorts take more initiative and responsibility with their housing, as well as a more aggressive goal regarding the production of units. The Commission also requested a focus on housing affordability for households earning less than 80% of Area Median Income ("AMI"). She advised that the Housing Team did not change the strategies as a whole. She stressed that Park City has been aggressively addressing affordable housing development long before the State requirements, and the City does far more work than what is represented in the strategies required by the State. Manager Glidden added that even though some of the Commission's feedback might not be included in this Plan, the Housing Team was always working on issues and they keep adding innovative ideas to their list. He assured the Commission that any feedback received was not simply dismissed and was still on their list.

Project Manager Stauffer explained that the One-Year Plan required by the State was that Park City would produce as many units as possible, and they included a number of strategies that would address that goal. She mentioned production and Code changes, fee waivers, and utilizing set-asides from the Redevelopment Authority ("RDA"), which is now referred to as Community Redevelopment Authority ("CRA"). In addition, the strategies included developing projects to meet the needs of 55+ residents, which is one of the key State strategies. Project Manager Stauffer commented that they were already in the planning process for the Woodside Project. She explained that they would focus on re-zoning so that they could explore development on Mine Bench, as well as on enhancing assistance to City employees to help these employees live in town.

Chair Suesser asked why the Housing Team chose to pursue some strategies but did not include those such as the resorts doing more or different triggers in an MPD. Manager Glidden explained that while those strategies may have been bypassed in this report that does not mean that the Housing Team would bypass them. He assured the Commission that they were issues that they would continue to work on and would be incorporated into their work plans. He explained that there was only so much they could put into this plan to meet the State's requirements. Based on Park City's size, they were required to identify three strategies, and although they identified six strategies, they pared it down to highlight some of the larger projects being worked on without dismissing the ones that had been raised by the Commission. He assured Chair Suesser that they would be looking at the items mentioned; however, they were just not included in the MIHP to keep the Plan more succinct and focused on the bigger projects.

Project Manager Stauffer added that they added objectives as part of the overall Five-Year Goals that address the items raised by Chair Suesser but did not include them in the specific strategy for the coming year. She stated that they would likely have a strategy that would address these issues in a future year because it was one of the objectives.

Chair Suesser requested clarification of including senior housing on the Woodside project. Manager Glidden stated that they were at the beginning stages of this project and were looking at different re-design options and how they might incorporate different stakeholders. He hoped to have more information in the fall and added that they want to see a project at that site; however, they were trying to define what that project could be and how they would incorporate it with the Senior Center. Manager Glidden added that they have had great feedback from the seniors as to how they might be able to incorporate some of the housing needs of the community and the seniors.

In response to a request for clarification from Commissioner Frontero, Manager Glidden stated that the Five-Year Plan was created to comply with State requirements and the Housing Team also had a larger work plan that includes more projects and programs. He clarified that the objectives and goals contained in the Five-Year Plan would not necessarily change, but there were more projects on that work plan. He added that the MIHP was driven by what the State requires, but their work plan includes the more specific projects and programs that are not included in the MIHP.

Commissioner Frontero asked if there was a report that included that detail. Manager Glidden stated that he could spend some time and go through the entire list, but it would take a couple of hours. He agreed that they could schedule a meeting to go through this list.

Commissioner Hall stated that she planned to move to forward a positive recommendation to the City Council. She expressed excitement at the City becoming eligible for State funding and appreciated the data points in Exhibit A. She felt that this was a prime example of the need to spend the time in Work Sessions discussing affordable housing, Code changes, and the Affordable MPD.

Commissioner Kenworthy asked about the funding that the State threatened to take away and noted that the City receives these funds currently. Manager Glidden stated that the funding targeted by the State was related to transportation funding. He stated that they work with Transportation Planning to ensure that the City remained eligible for funding for projects such as the Park-and-Ride, and by having three strategies the City would be eligible. He added that having more than three strategies would increase the City's chances of State funding.

Manager Glidden noted that both housing and transportation were very important issues and go hand-in-hand. They want to ensure that they were utilizing every tool with the Transportation Team and every funding source available to them. He confirmed that the City could be in jeopardy of losing current funding sources if the MIHP did not meet the State requirements.

Commissioner Kenworthy confirmed his understanding that Park City was only required to include three strategies, but this Plan included six. Project Manager Stauffer explained that the strategies were listed in accordance with what goal they address in the over-arching Five-Year Plan. She referenced Strategies C, L, P, U, A, and N from the State's list as being included in the MIHP.

Project Manager Stauffer stated that the State only recently added this as a carrot to get municipalities to prepare Affordable Housing Plans and make them real documents that have implementable, measurable goals. The State decided that transportation was an issue for every community, so they used transportation funding to force communities to develop their plans.

Commissioner Kenworthy noted the inclusion of landlord incentive programs and City-employee assistance. With respect to preserving existing moderate-income housing, he felt it important to go back and look at some of the applications where neighborhoods had existing limits on square footage and the Commission kept it in line because that would be part of preserving the moderate-income housing.

With regard to zoning, Commissioner Kenworthy would like to see zoning for the 1.200 acres, affordable housing, and transit. He mentioned that they were stuck on SR-248 because the Utah Department of Transportation ("UDOT") had billions of dollars of projects in front of the City. He stressed that they need to plan for that area given all of the open land. He suggested not restricting projects to the Mine Bench, and that the Housing Team should look at re-zoning within the City and specifically mentioned Iron Horse. Commissioner Kenworthy felt that they needed to be much more forward outside of just identifying a specific area and reiterated the need to look at rezoning throughout the City. He stated they should look at where the transit components could come in and help the City put the density there.

Commissioner Kenworthy stated that they want Park Once, but the question was how to make it work. He did not want to wait on those things, but rather look at a wider section for these opportunities while prioritizing transportation. Once the transportation skeleton was in place, it would be easy to get more housing, density, and mixed-use.

Chair Suesser sought clarification that the State was threatening to take away transportation funding but not affordable housing funding. Manager Glidden confirmed this to be correct.

Chair Suesser also questioned whether the MIHP would be another supplement to the General Plan and wondered how it would be enacted. Project Manager Stauffer explained that this Plan would replace the Housing element in the 2014 General Plan. Manager Glidden explained that the State wanted these plans to be incorporated as part of the General Plan.

Chair Suesser asked if “moderate-income” encompasses both affordable and attainable housing. Manager Glidden explained that the State considers moderate-income housing to be 80% AMI or below, which is the equivalent of the City’s definition of affordable housing. Chair Suesser wanted to see a strategy to de-couple affordable housing development from market-rate development. She emphasized that at this point, the City needed affordable housing more than other types of development. She stated that they could not just keep approving large projects that have affordable housing components; rather, they need just affordable housing projects.

Manager Glidden stated that coming back to review the Affordable MPD part of the Code would be very helpful. He noted that the creation of that Code took three years and involved looking at all of the options to incentivize private developers. The market-rate units allow these developers to make these projects pencil. He explained that in order to reduce the number of market-rate units or commercial they would have to give somewhere else, which could be more height, reduced setbacks, or reduced parking. He stated they would be happy to return to have a conversation about this issue and review it as part of the Affordable MPD Code.

Commissioner Kenworthy asked if there was a transfer development rights program to give the Housing Team some of the tools to do some of this. Senior City Attorney Harrington stated that the City has a program and felt this would be a good conversation for the Commission to spend some time on because in practical application it only works if the City was willing to approve the receiving zone. The issue is telegraphing that in such a manner that it would be approved.

City Attorney Harrington offered that if the Commission was willing to put it on the books, it should be willing to live with a plan that implements it. Commissioner Kenworthy acknowledged that it would be very difficult in high-density areas but felt that incentives could be offered to make it worth a developer’s while out there given the current situation. City Attorney Harrington commented that affordable housing could be handled through zoning to incentivize that without a transfer, because the transfer would add another value component that would get very difficult to realize, particularly in affordable housing. Commissioner Kenworthy observed that there might be a person who wanted a different use now that the City could offer without much higher density, which might be lucrative.

Commissioner Johnson agreed with the comments of the other Commissioners and was comfortable moving forward with this Plan, as written. He appreciated the edits since the last meeting.

Chair Suesser opened the public hearing.

Bill Ciraco asked if there was any sense of the distortion created by seasonal housing in the marketplace. From his personal experience, last winter he spent two days a week working at

Mid-Mountain Lodge and was the only Mountain J1 employee out of 15 J1 employees at that location. He knew that 10 of the J1 employees were living in a two-bedroom condominium in the Kimball Junction area and were only there for 90 days. He understood that these employees were paying rent that was much higher than what that unit would get on a year-round basis.

Mr. Ciraco also asked about reaching out to the resorts to help with housing and noted that the housing issue was largely caused by the presence of the resorts. He felt that the need for the resorts was more seasonal and he wanted to ensure that they were considering that fact. He noted that the issue of transfer development rights was a difficult conversation, as were the City's problems. He could not imagine that they would find an easy solution, so he felt they should start looking at some of the more difficult solutions. He felt the City was willing to do the difficult things and he mentioned the last Visioneering Project where the public called for dramatic effort and impact.

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

MOTION: Commissioner Johnson moved to forward a positive recommendation to City Council for the Moderate-Income Housing Plan and Report for its consideration on September 1, 2022. Commissioner Hall seconded the motion.

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

B. 7805 Royal Street – Subdivision Plat – Park City Fire District Proposes a Subdivision Plat to Create A Single Lot-of-Record From A Metes-And-Bounds Parcel in the Public Use Transition Zoning District. PL-22-05264

Planner Cawley presented an aerial view depicting the fire station on Royal Street in Upper Deer Valley. He identified some of the surrounding sites as Black Bear Lodge, the Chateaux Deer Valley, and the Goldener Hirsch. He also presented a photograph of the former fire station that was in the process of being reconstructed. He explained that in October 2022, a rezone came before the Planning Commission. The Ordinance contained a Condition of Approval that required the Park City Fire District to go through the process of creating a subdivision for this parcel, which is currently a metes-and-bounds parcel. He added that the rezoning was done as part of a full rebuild of the fire station, which required additional space to accommodate eight personnel and larger fire apparatus to fully serve the Upper Deer Valley area.

Planner Cawley reported that in May 2002, the Park City Fire District received Board of Adjustment approval for a variance that allowed the building to expand and encroach into the Setbacks. In 2002, this parcel was zoned Estate, which required the Park City Fire District to obtain approval for a Conditional Use Permit from the Planning Commission that allowed the expansion of the fire station. He noted that the re-zone helped avoid the need to go through that process again. He stated that the proposed Subdivision complied with the Public Use Transition ("PUT") Zoning District requirements, and he referenced LMC Section 15-2.22. He added that there was no Minimum Lot Size and the Setbacks matched the abutting Residential Zone minimum Setbacks. He explained that the minimum Setbacks were 10 feet in the front, 15 feet in the rear, and 12 feet on the sides.

Planner Cawley explained that the Maximum Building Height was 45 feet from the existing grade, which was measured by going up 30 feet up from the front property line, and then

proceeding at a 45-degree angle toward the rear of the property until it intersects with a point 45 feet above the natural grade and connects with the rear portion of the bulk plane. Portions of the project would be in the Setbacks, as allowed by the variance. He highlighted for the Commission those areas that would sit in the Setback. He also presented a graphic that illustrated the requirements for Building Height in the PUT Zoning District.

Planner Cawley explained that the MPD for Deer Valley limited Building Height to 64 feet and Golden Hirsch reaches that height. The Chateaux was at 45 feet, Black Bear Lodge was at 50 feet and the proposed height of the fire station was 38 feet. He stated that this proposal complied with the non-residential parking ratio requirements that require two parking spaces per three employees or one space per 1,000 square feet of floor area, whichever is greater. Because the square footage is greater, they are required to have eight parking spaces.

Planner Cawley reported that there were five onsite parking spaces, with three outside and two inside one of the bays. He explained that there was an agreement with the Chateaux Deer Valley parking structure wherein they allowed four parking spaces at the ground level for personnel use. He noted a Condition of Approval that required an updated agreement, and Staff received a letter from the Chateaux Deer Valley that was forwarded to the Commissioners.

Planner Cawley stated that this proposal complies with the Sensitive Lands Overlay Zone regulations and Staff found good cause for the Park City Fire Station Subdivision because it would create one lot of record. It would also allow the Park City Fire District to house the personnel and equipment necessary to continue to serve the residents and businesses of Upper Deer Valley, no public street or right-of-way would be vacated or amended, and no easement would be vacated or amended. The Development Review Committee met on July 5, 2022, and did not identify any issues.

Planner Cawley reported that Staff published the notice on the City's website, the Utah Public Notice website, and posted it to the property on August 8, 2022. Courtesy mailings were sent to property owners within 300 feet on August 8th, and the *Park Record* published a notice on August 10, 2022. He stated that other than the letter from Chateaux Deer Valley, Staff did not receive any public input. Staff recommended the Planning Commission review the Park City Fire Station Subdivision Plat, hold a public hearing, and consider forwarding a positive recommendation for the City Council's consideration on October 6, 2022, based on the Findings of Fact, Conclusions of Law and Conditions of Approval as outlined in the Draft Ordinance.

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

Commissioner Kenworthy commented that the architectural articulation on the areas that impede on the Setbacks was nicely done and he supported the project.

MOTION: Commissioner Hall moved to forward a positive recommendation for City Council's consideration on October 6, 2022, for the Park City Fire Station Subdivision Plat, 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 7805 Royal Street.
2. The Parcel is listed with Summit County as PCA-1200-4-X.
3. The property is in the Public Use Transition (PUT) Zoning District and the Sensitive Land Overlay.
4. Park City Fire District will maintain ownership of the proposed Lot.
5. No easement is vacated or amended as a result of the subdivision.
6. The LMC regulates Public Use Transition (PUT) Lot and Site Requirements per LMC Chapter 15-2.22.
7. There is no minimum Lot size in the PUT Zoning District, however, the proposed Lot is 7,564 square feet (0.174 acres).
8. In the PUT Zoning District, Lots abutting a residential zone shall meet the required minimum Setback of that zone. In this instance, the abutting residential zone is the Residential Development (RD) Zoning District.
9. The required Front Setback is 10 feet.
10. The required Rear Setback is 15 feet.
11. The required Side Setback is 12 feet.
12. The Maximum Building Height in the PUT Zoning District is 45 feet measured from Existing Grade. 30 feet at the Front Lot line measured above the average Natural Grade, then proceeds at a 45-degree angle toward the rear of the Property until it intersects with a point 45 feet above the Natural Grade and connects with the rear portion of the bulk plane.
13. Due to the topography of the site, the highest point of the Fire Station is 38 feet at the front and 32 feet at the rear.

Conclusions of Law

1. The Subdivision is consistent with the Park City Land Management Code, including LMC Chapter 15-2.22, Public Use Transition (PUT), and LMC § 15-7.1-6, Final Subdivision Plat.
2. Neither the public nor any person will be materially injured by the proposed Subdivision.

3. Approval of the Subdivision, 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) year's 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 Royal Street shall be dedicated on the Plat.
5. City Engineer review and approval for Lot grading, utility installation, public improvement, and drainage plans are required for compliance with City standards prior to issuance of any Building Permits.
6. Park City Fire District shall update their parking agreement with The Chateau/Deer Valley prior to recordation of the Final Plat.

Commissioner Kenworthy seconded the motion.

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

- C. Land Management Code Amendments - The Planning Commission Will Review Amendments to Section 15-12-2 Terms and Eligibility of Members to Establish Planning Commissioner Qualification Requirements, Including the Requirement that at Least One Planning Commissioner be a Land Use Professional. PL-22-05332.**

Commissioner Van Dine joined the meeting.

Assistant Director Ward explained that the amendments presented for Planning Commission review and recommendation were generated on July 28, 2022, during a City Council discussion regarding the value of having a member with professional experience in construction, planning, or architecture. The City Council directed Planning Staff to bring LMC Amendments to the Planning Commission for a recommendation for the Council's consideration on September 1, 2022. She explained that the Mayor, with the advice and consent of the City Council, appoints Planning Commissioners. The current requirements to sit on the Planning Commission include residency within Park City and residing within the City for at least 90 days prior to appointment.

Assistant Director Ward stated that there are additional recommendations in the LMC that appointments to the Planning Commission should be made on a basis that fairly represents the interests of all residents of the community. She explained that these proposed amendments were to LMC Section 15-12-2, which outlines the Terms and Eligibility of Members. The proposed redlines would include language that states: "At least one Planning Commissioner shall be a land use professional, including but not limited to experience in construction, planning or architecture."

Assistant Director Ward reported that they received additional recommendations from the Engineering Department that this could also include Utah licensed professionals, including a civil, geotechnical, or structural engineer. She stated that the Planning Commission could review these amendments and make recommendations and/or modifications, which would then be brought before City Council on September 1, 2022. She noted that they received additional public input from Deb Rentfrow, which was forwarded to the Planning Commissioners with additional recommendations.

Chair Suesser asked Assistant Director Ward to address some of the comments in Ms. Rentfrow's letter that questioned the qualifications of the Planning Staff. Assistant Director Ward stated that Ms. Rentfrow raised two points. The first was a question about City professionals in Engineering or Building Departments, and whether there was a review from these departments to provide appropriate scrutiny and analysis to Planning Staff for inclusion in Staff Reports.

Assistant Director Ward explained that all of the Planning applications submitted to the Planning Commission go through an internal Development Review Committee. The Committee includes a representative from the Park City Fire District, Snyderville Basin Water Reclamation District, Engineering, Building, Sustainability, Housing, Transportation, and Economic Development. She noted that there was an internal review by those experts, who sometimes make recommendations to be included in the Staff Report. Ms. Rentfrow also stated in her comment that the individuals should be available to the Planning Commission should there be additional questions or concerns. Assistant Director Ward stated that they try to do.

Assistant Director Ward stated that Ms. Rentfrow's second point dealt with the quality of professional experience. Chair Suesser noted that it was Ms. Rentfrow's first point that she wanted to be addressed. Chair Suesser struggled with these amendments because she knows what happened with City Council regarding the seventh Commissioner appointment. She did not feel that the proposed language quite got there; however, the more she thought about it, she felt it might be best to leave it as broad as drafted. She expressed concern with the word "shall" because that might lead to a situation where the final seat could not be filled because there was no applicant with that experience. She suggested changing "shall" to "should" and keeping the remaining language.

Commissioner Kenworthy sought confirmation that both Chair Suesser and Commissioner Hall would be considered "land use professionals." Assistant Director Ward stated that the wording of the amendment was broad in that it stated "including, but not limited to," so it could be interpreted to include land use attorneys.

Commissioner Frontero agreed with Chair Suesser's comments regarding the use of the term "shall." He felt it could lead to a scenario where they could not find someone to fill the role or a

Commissioner who filled that role resigned, and then the Commission would be required to vote on items without that key person in place for a period of time. He also suggested using the term "should" and perhaps even coming up with something gentler than "should" such as "preference."

City Attorney Harrington advised that the Historic Preservation Board used the term "priority" and states that they shall prioritize having a member with that experience. Commissioner Frontero felt this was a good suggestion.

Commissioner Johnson felt the language was too broad and stated that they should look at the 90 days as well. He noted that City Council wanted to add this language, so the Commission should move forward, but he did not understand it because when applications are reviewed this was taken into account already. He offered that the term "land use professional" could be defined in multiple ways. He suggested that it might need to be someone with a certification in certain fields.

Commissioner Kenworthy agreed with the 90 days but felt it was a very short period of time. If he were to go any direction, he would favor going longer than 90 days for the residency requirement. He noted that the Commission already has two Commissioners who should be qualified as land use professionals. He added that he has been a developer all of his life and questioned whether that would qualify as well. He felt it was broad enough that he felt he could work with it. He added that he liked changing the language from "shall" to "prioritize."

Commissioner Van Dine agreed with Commissioner Kenworthy's comments because part of the application process involves evaluation by those professionals. She understood City Council's reasoning behind wanting these amendments but also felt that the Commission was able to cover these issues with multiple other people on the Commission. She would not want this amendment to take out other people who might otherwise be excellent candidates to serve on the Planning Commission. She liked the broad language and assumed that City Council would determine the qualifications. She agreed with the "prioritize" language but reiterated her general struggle with having the requirement.

Commissioner Hall agreed with changing the language to "priority" or "preference" rather than "shall." She struggled with this amendment because she felt that giving the City Council and Mayor broad discretion to select the best candidate was something that they should be empowered with, but it was also coming down from the Mayor. She questioned whether this should be incorporated into Section 15-12-4, which states: "appointments to the Planning Commission shall be made on the basis which fairly represents the interests of all residents in the community."

Commissioner Hall felt it would be great to have an architect, a builder, and a land use attorney as well as persons who have no professional land use experience but who have an interest in the issues. She would be happy to not amend the Code, but since it was directed by City Council she felt it should be addressed.

Chair Suesser agreed with Commissioner Hall's comments. She noted that the Commission appeared to agree with an edit that would read along the lines of "There shall be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture or engineering." She stressed that she wanted the language to reflect that this priority would apply to one Planning Commissioner as

opposed to the background of all those who would fill the seats. It would be good to have at least one Commissioner with this background, but they do not need seven Commissioners with this background.

Commissioner Frontero suggested using "should be" instead of "shall." Chair Suesser agreed and restated the proposed edit as follows: "There should be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture or engineering."

City Attorney Harrington felt that this change would be clear to City Council. He also addressed Commissioner Hall's question regarding the process and stated that part of the problem was that the Mayor was still establishing a schedule and process with the City Council and he was hesitant to interject into that process since it was ongoing. He added that Director Milliken had confirmation of a preliminary schedule that could be shared with the Commission; however, the bottom line was that this process was up to the Mayor. He assured that City Council has heard the Commission's comments and has tried to prioritize moving this forward as quickly as possible with very short turnaround times to allow for an appointment in time for the first meeting in October.

Director Milliken confirmed that this would go to City Council on September 1 and then it would be opened up for applications with a vote in mid-September and appointment on October 6. She noted this was a very aggressive timeline, but the Mayor had heard the concerns and wanted to move forward as quickly as possible.

Commissioner Hall appreciated the timeline and would be in favor of that short timeline given that they are down one Commissioner and the Chair does not vote.

City Attorney Harrington added that there were always discussions about how best to prioritize the use of the applicant pool and the slates that were coming up. He mentioned the impact of COVID-19 and the fact that it was very unusual to have four slates at once, which presented its own unique challenges. To keep the process seamless, it would give the Mayor and the Council some ability to distribute the staggered terms for one applicant pool. He added that they give deference to the Mayor, but the Council did revisit that on occasion to make sure that it is being done as efficiently as possible. The Planning Commission could certainly weigh in on these issues, and he noted that the Council hears those concerns.

Chair Suesser stated that she read this amendment, as edited, that herself, Commissioner Hall, and potentially Commissioners Johnson and Kenworthy might qualify as a Planning Commissioner who satisfies the criteria. She understood that the Mayor was looking to craft an amendment to get an architect or someone in construction to fill the role of someone like former Commissioner Doug Thimm or former Chair John Phillips. She did not believe that this language would require someone with the experience to be seated. As drafted, and amended by the Commission, it would be met by sitting Commissioners. She considered narrowing it to get someone with a background as anticipated by the Mayor, but she liked the broader language for the reasons she has expressed. The Commission agreed with Chair Suesser's comments.

Chair Suesser opened the public hearing.

Bill Ciraco stated that he had been attending Planning Commission meetings since December or January to prepare to submit an application in September. He thanked the Commission for deliberating on this issue and thanked Staff for their work. He stated that his only goal was to serve his new hometown of Park City. He has lived in the City for 778 days, so he met the 90-day requirement, and stated that he just wanted to serve this town. Mr. Ciraco reported that he has two years of Planning Board experience from his prior hometown on the East Coast, which was not unlike Park City as it was a resort town with a year-round population of 5,000 and a summertime population of 25,000. He would hope that his experience would qualify him as someone with land use experience.

Angela Moschetta congratulated Chair Suesser on her new title. She stated that she has had related conversations with Ms. Rentfrow and addressed some of the overlapping concerns that she has heard and perceived. She felt that this could be a slippery slope, and there was the potential that someone could get bonus points merely because they tick a box. She concurred with Deb Rentfrow's written comments that they do not know how qualified someone is, even though they might be able to claim professional expertise based on their job title.

In terms of internal Staff support, her concerns overlapped with Ms. Rentfrow's concerns. Based on her discussions with Staff over the years, she understood that there was not someone with specific building expertise. She referenced Mayor Nann Worrel's comments about her expertise when she joined the Planning Commission and mentioned Charlie Wintzer's development experience and his role as a mentor for other Commissioners.

If there was someone on Staff who was able to say something like a retaining wall was not sufficient, or landscaping would not work, that might help with the efficiency of the meetings. She stressed that it did not seem like the City had anyone with broad building expertise on Staff, and felt it was a position that should be created, well compensated, and prioritized. She felt that the Planning Department and Planning Commission should have someone like this to lean on instead of having to look at a citizen volunteer as that voice of expertise. She mentioned that there might even be liability issues around that issue.

Deb Rentfrow echoed the comments of Ms. Moschetta. She felt that many of the applications morph in different directions and having a Staff member to address these issues as they change would be critical.

Chair Suesser stated that the Commission should look into the Planning Commission budget and consider some sort of assistance along the lines of what was suggested.

Director Milliken explained that the Planning Commission budget was generous but would not pay for a full-time Consultant. If they wanted to bring in a third-party Consultant for assistance, the budget could be used, although it was intended for Commissioner training and extra things. If they felt they needed a full-time Consultant, it might have to be combined with the Planning budget.

Commissioner Hall asked about the Building Permit process, as she understood the person reviewing the application would get into the minutiae of the construction. Director Milliken deferred to the Building Official but explained that those applications were thoroughly reviewed with Engineering and Building and would get into the details such as whether a retaining wall would be sufficient. She emphasized that the Planning Commission looked more at land use issues and design on larger projects.

Commissioner Hall questioned whether hiring a Consultant would be duplicative of the process that a building application goes through. Chair Suesser noted there have been instances where the Commission struggled with certain issues and an outside consultant might have been helpful. She agreed that the issues raised by the public comment were outside the scope of the Commission.

Director Milliken added that in the larger MPDs, they try to make sure they have representatives from the key departments present to answer questions. She stressed that they have good expertise on Staff and would try in the future to have them present on certain applications.

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

MOTION: Commissioner Kenworthy moved to forward a positive recommendation for City Council's consideration on September 1, 2022, for Land Management Code Amendment 15-12-2 Terms and Eligibility of Members to Establish Planning Commissioner Qualification Requirements, as amended. Commissioner Frontero seconded the motion.

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

7. ADJOURN

MOTION: Commissioner Hall moved to adjourn.

The meeting adjourned at approximately 7:23 p.m.

Planning Commission Staff Report



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

Recommendation

Staff requests the Planning Commission open a public hearing and continue review of the application to September 28, 2022.

Description

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

¹ LMC [§ 15-12-15\(B\)\(9\)](#)

Planning Commission Staff Report



Subject: 1800 Park Avenue
Application: PL-22-05254 & PL-22-05255
Author: Alexandra Ananth, Sr. Planner
Date: August 24, 2022
Type of Item: MPD and AMPD

Recommendation

(I) Hold a high-level work session to introduce the proposed redevelopment of the Yarrow/DoubleTree Hotel site, and (II) identify issues or concerns that must be addressed by the applicant prior to scheduling the applications for public hearings.

Description

Applicant: Seth Singerman c/o Yarrow Hotel Owner, LLC, Mike Sanford, Applicant's Representative
Location: 1800 Park Avenue
Zoning District: General Commercial (GC), Frontage Protection Overlay (FPO)
Adjacent Land Uses: Commercial Uses including shopping centers which include grocery, retail, office, theater uses, Olympic Sculpture Park, and condominiums
Reason for Review: MPDs and AMPDs require Planning Commission action¹ and a recommendation to the Housing Authority (as applicable).

Abbreviations

CUP	Conditional Use Permit
GC	General Commercial
FPZ	Frontage Protection Overlay Zone
MPD	Master Planned Development
AMPD	Affordable Master Planned Development

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

Summary

The applicant has submitted applications for 1) an MPD for 100-units of market-rate condominiums on the west portion of the site; and 2) an AMPD for 147 affordable rental units and 26 market rate units on the east portion of the site. The site consists of 4.47-acres located on Park Avenue (SR-224) at the southeast corner of Kearns Boulevard (SR-248) in the General Commercial (GC) Zoning District. ***The site is also located in the Frontage Protection Zone which has additional requirements including a CUP***

¹ LMC [§ 15-7.1-2\(B\)](#).

for all construction located between 30 feet and 100 feet of the nearest Right-of-Way. The property is currently improved with a 182-room hotel (the DoubleTree), restaurant, and meeting space.

The proposed redevelopment project consists of two buildings, incorporating market-rate and affordable residential units and approximately 5,000 square feet of ground-floor retail over a single-level subterranean shared parking garage located under both buildings.

The applicant is also proposing to introduce two new streets on the sides of the building to increase connectivity in the neighborhood, in keeping with the goals and objectives of the General Plan for the Bonanza Park neighborhood.

This work session is an introduction to the proposed project only, and the Planning Department has identified some areas where the project does not currently meet (or requires additional information for) the requirements of the Land Management Code for the General Commercial and Frontage Protection Overlay zone which require further research and analysis. Some of these issues include:

- Exceptions to Building Height in the Frontage Protection Zone;
- Exceptions to stepback requirements
- Exceptions to Parking Requirements
- Open Space

Background

The site is located at one of the more prominent corners in the City, at the intersection of SR-224 and SR-248. The existing two-story hotel is surrounded by surface parking lots and includes multiple curb cuts on both Park Avenue and Kearns Boulevard that do not align well with adjacent properties. The existing hotel has 182 guest rooms, 10 meeting rooms, over 10,600 square feet of event space, and the 1800 Park and Vertical Lounge.

The property consists of one metes and bounds Parcel (SA-224-G-2) and is not part of an existing MPD or Subdivision. The building was built in 1977. ***The applicant will be required to create a one lot Subdivision prior to the issuance of any building permits.***

There are several existing easements that include rights and restrictions on access and utilities, among other things, between the subject property and the abutting properties to the east, and to the south. ***Although there appears to be some informal shared parking between adjacent Uses, the Applicant does not assert any formal reliance, rights, or agreements for such parking towards their LMC requirement.***



Figure 1: Summit County Parcel View Map

The purpose of the General Commercial (GC) District is to:

- A. allow a wide range of commercial and retail trades and Uses, as well as offices, Business and personal services, and limited Residential Uses in an Area that is convenient to transit, employment centers, resort centers, and permanent residential Areas,
- B. allow Commercial Uses that orient away from major traffic thoroughfares to avoid strip commercial Development and traffic congestion,
- C. protect views along the City's entry corridors,
- D. encourage commercial Development that contributes to the positive character of the City, buffers adjacent residential neighborhoods, and maintains pedestrian Access with links to neighborhoods, and other commercial Developments,
- E. allow new commercial Development that is Compatible with and contributes to the distinctive character of Park City, through Building materials, architectural details, color range, massing, lighting, landscaping and the relationship to Streets and pedestrian ways,
- F. encourage architectural design that is distinct, diverse, reflects the mountain resort character of Park City, and is not repetitive of what may be found in other communities, and
- G. encourage commercial Development that incorporates design elements related to public outdoor space including pedestrian circulation and trails, transit

facilities, plazas, pocket parks, sitting Areas, play Areas, and Public Art.

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

- A. preserve Park City's scenic view corridors,
- B. preserve and enhance the rural resort character of Park City's entry corridor,
- C. provide a significant landscaped buffer between Development and highway Uses,
- D. minimize curb cuts, driveways, and Access points to highways,
- E. allow for future pedestrian and vehicular improvements along the highway corridors.

Multi-Unit Dwellings are a Conditional Use in the GC Zoning District.

Analysis

General Plan

The subject property is in what is known as the Bonanza Park neighborhood of Park City. This neighborhood contains many condominium and multi-family apartments, as well as businesses including offices, shopping centers and restaurant Uses. The Rail Trail and Olympic Welcome Plaza are some of the neighborhood amenities.

The eclectic and diverse neighborhood is known as a place in which locals live and work, is well served with access to transit and trails, and is considered an extremely walkable area due to the diversity of amenities including schools, stores, and restaurants. However, the neighborhood lacks connectivity and public safety in terms of roads, sidewalks and bike lanes, and the [General Plan](#) for the neighborhood emphasizes this should be improved with redevelopment including new opportunities for roads, sidewalks and trails, including an emphasis on "Complete Streets," to allow for alternative modes of transportation.

Displacement and gentrification are noted as a potential threat to guard against in the City's General Plan. The General Plan states on page 168 "As the neighborhood continues to evolve, multifamily residential uses should be concentrated within the Bonanza Park redevelopment area. 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 General Plan refers to the Bonanza Park neighborhood as authentic, and notes that consideration to human scale can add to placemaking and authenticity as the district redevelops over time into a traditional urban neighborhood, including sidewalks, landscaping, public art, and building interest at pedestrian eye level. The plan also notes that "Private property owner participation is necessary for dedication of rights-of-way to transform the neighborhood into a connected neighborhood with public amenities. Infrastructure improvements that attract residents and businesses must be

explored and negotiated, including technology infrastructure, public utilities, sidewalks, bike lanes, trails, public parks, roads, transit, and parking.” The General Plan also emphasizes that the neighborhood should be a model for green, sustainable redevelopment in balance with nature.

Project Description and Proposed Phasing

The applicant is proposing to redevelop the site with a mixed-use housing project that includes two buildings. One building is proposed under the [AMPD Code](#) and includes 173 rental units including 147 deed-restricted units, 26 market-rate units, and 5,000 square feet of ground floor retail.

The other building is proposed under the [MPD Code](#) and includes 100 market-rate condominium units and would allow for nightly rentals, which are an allowed use in the General Commercial zone.

Both buildings would be located on top of a single-level subterranean garage that will be shared by both buildings and 4,997 square feet of commercial space.

The applicant should clarify the intended phasing of the buildings and ensure that affordable units are completed prior to or concurrent with the market rate units.

The applicant intends to maintain the site as one parcel as both buildings share the below grade garage but will need to submit a Subdivision or Condominium Application to create a Lot and delineate the MPD and AMPD portion of the site prior to the issuance of any building permits. ***The City departments participating in the Development Review Committee, including Legal, may have additional feedback on this issue.***

Compliance with Affordable Housing Requirements

The City’s Housing Team has completed a preliminary review of the application (Exhibit B). The MPD (west) building equates to approximately 56.85 Unit Equivalents (UEs), generating an affordable housing obligation of 11.37 Affordable Unit Equivalents (AUEs) which is proposed to be satisfied within the AMPD (east) building.

The AMPD building includes 12.78 UEs and 140.9 AUEs including the 11.37 AUEs required by the MPD. There is no Affordable Housing Obligation for the proposed Commercial Use as LMC § [15-6.1-3](#) does not require AMPD projects to mitigate employees generated by Commercial Uses in AMPD projects.

The LMC requires that at least 50% RUEs be Affordable in AMPD projects. The east building will be approximately 76.51% Affordable Units, meeting and exceeding the required housing obligation.

Although the applicant has not submitted an Affordable Housing Plan yet, units are

intended to be available to households ranging from 60-120% of AMI with a weighted average at 80% of AMI.

Setbacks

The site is in the General Commercial (GC) Zoning District which requires Front Setbacks of 20 feet. MPDs and AMPDs require increased Setbacks of 25-feet on all sides of the site. In addition, the site is in the Frontage Protection Zone (FPZ), which requires a minimum landscaped buffer (Setback) of thirty feet (30') in width abutting the Street. ***The proposed project complies with the required 30-foot Setbacks on Park Avenue and Kearns Boulevard, and the required 25-foot Setbacks on the side/rear property lines.***

Building Height

The maximum allowed Building Height in the GC zone is 35 feet, and this is considered the zone height. ***The Planning Department is still considering if MPDs can exceed the zone height in the Frontage Protection Zone. Additional analysis is needed with regards to the criteria in LMC Chapter 15-6-5(F) as discussed below.***

Building Height - AMPD

LMC Chapter [15-6.1-8\(A\)](#) Building Height And Facades, states “AMPD Building Height shall comply with the underlying zoning district Building Height for the perimeter Building Façade planes. ***Building Height may be increased to 45 feet when the following criteria are met:***

1. 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;
2. Infrastructure is in place or can be updated to meet the increased demand; and
3. The Building complies with Building Façade variation requirements. “

The Planning Department notes the applicant is proposing Building Heights more than 45 feet for the AMPD building which is not allowed and is proposing to not meet the 10-foot required stepback on the south and east property boundaries as well as the façade that faces the paseo, which is also not allowed under the AMPD Code.

The Water Department and Snyderville Basin Sewer District have confirmed that infrastructure can be updated to meet the increases in demand for water and sewer infrastructure required for the project. The applicant will need to upgrade the water lines and sewer lines. Although capacity is not an issue, some lines may need to be relocated due to the project, and or the City's potential tunnel crossing across SR-248 in the immediate area. The applicant and City are aware of the infrastructure issues and are working together to design a solution that could accommodate the increase in Density and Use. The applicant has confirmed that the AMPD building will meet the Building Façade variation requirements of LMC [15-5-8](#).

Building Height - MPD

The maximum allowed Building Height of the MPD building is the zone Building Height of 35 feet, ***“except that the Planning Commission may consider an increase in Building Height based upon a Site-specific analysis.”***

LMC Chapter [15-6-5\(F\)](#) states “The Applicant must request a Site-specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings for an increase in Building Height can be made, according to Subsections (1) through (5) below. In order to grant Building Height in addition to that which is allowed in the underlying Zoning District, the Planning Commission must find that:

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

If and when the Planning Commission grants additional Building Height based on a Site specific analysis, the approved additional Building Height shall only apply to the specific plans reviewed and approved by the Planning Commission.

Additional Building Height shall be specified as a Finding of Fact in the Master Planned Development Approval, in the Development Agreement, and on each plat within the Master Planned Development that includes a Building with an additional Height allowance.”

The applicant is proposing Building Heights of 59-feet for the MPD building and is requesting to waive the 10-foot setback on the south and east facades.

The applicant is proposing a 10-foot setback on both the Park Avenue and Kearns Boulevard facades but is requesting an exemption from the setbacks on the south and east internal property boundaries. The applicant has confirmed that the MPD building will meet the Building Façade variation requirements of LMC [15-5-8](#).

Part of the requested height exemption is to allow for access to rooftop amenity spaces, increasing the absolute height of the MPD building on the south façade to 59 feet (5-stories). ***The applicant should submit more information on proposed rooftop amenity spaces including proposed uses and if this area will be exclusive to the residents of the MPD building only.***

The applicant notes that the additional height for the MPD building "...will help anchor this important gateway intersection and create consistency along the streetscape and provide much needed affordable housing."

The applicant submitted a Volume Comparison Analysis on pages 7 and 17 of their application which appears to show that the increase in Building Height does not result in increased square footage or Building volume over what would be allowed under the zone-required Building Height. The applicant notes that the 10-foot height exemption request for the West (MPD) building and rooftop amenity spaces for each building adds approximately 52,000 square feet of gross floor area. ***This Volume Comparison Analysis requires further review by the Planning Department to determine that the proposed increase in building height does not result in increased square footage or volume over what would be allowed under the zone-required Building Height and Density, including requirements for Facade variation and design and the Frontage Protection Zone.***

The proposed buildings are located at least 50 feet from neighboring properties with MPD required setbacks, and in most cases significantly farther due to the width of Park Avenue and Kearns Boulevard, therefore the project is not anticipated to create a loss of solar access or air circulation that requires mitigation. The Commission should indicate whether additional information is necessary to evaluate the setbacks, such as a shadow study.

As noted earlier, the applicant is in conformance with required FPZ Setbacks, allowing sufficient landscaping and buffering from adjacent Properties and Uses.

MPDs require a minimum of 30% Open Space for redevelopment of existing Developments. ***The applicant's Open Space calculations require further review by the Planning Department to ensure that the application meets the 30% minimum publicly accessible Open Space requirement for the site.***

The proposed additional Building Height provides stepbacks and transition in roof elements with the addition of balconies and breaks between the two proposed buildings. The building is surrounded by major roads which create additional distance between adjacent properties, therefore, minimizing the impact the additional height will have on the community while providing a significant number of additional affordable units which is a critical priority for the City according to the City's most recent [Housing Needs Assessment](#).

At the Work Session, the Planning Commission should discuss conceptually at a high level and identify any preliminary issues or fatal flaws in considering Building Height and façade stepback exceptions for both buildings. If additional technical information is necessary to make the required findings, the Planning Commission should identify any additional site-specific analysis the applicant should present prior to being scheduled for further Planning Commission meetings.

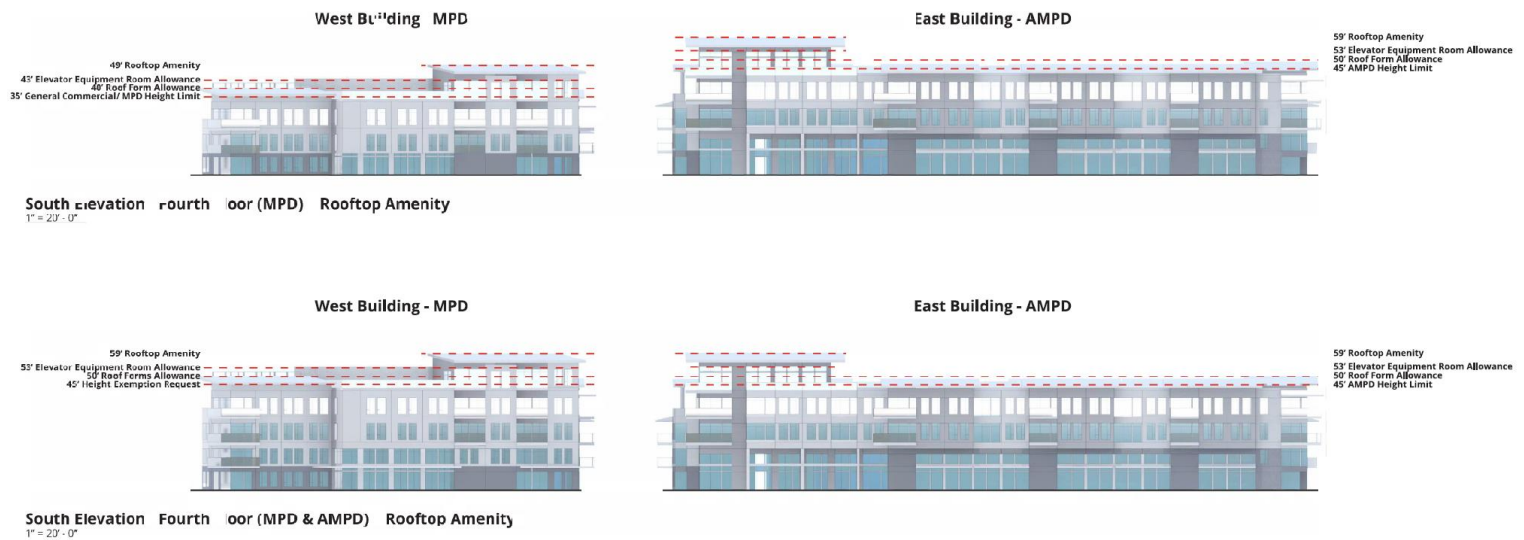
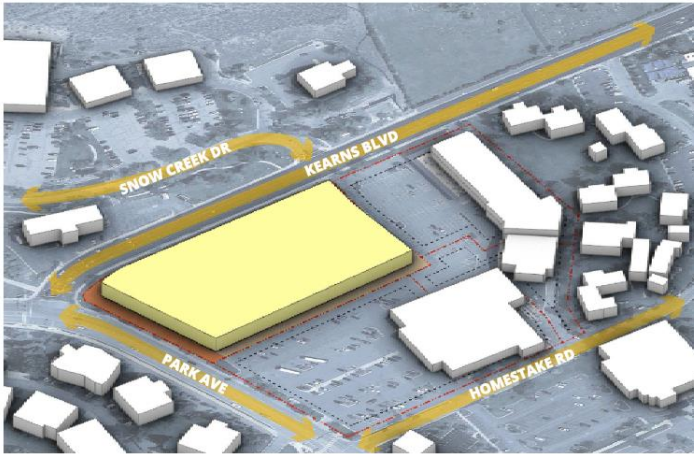
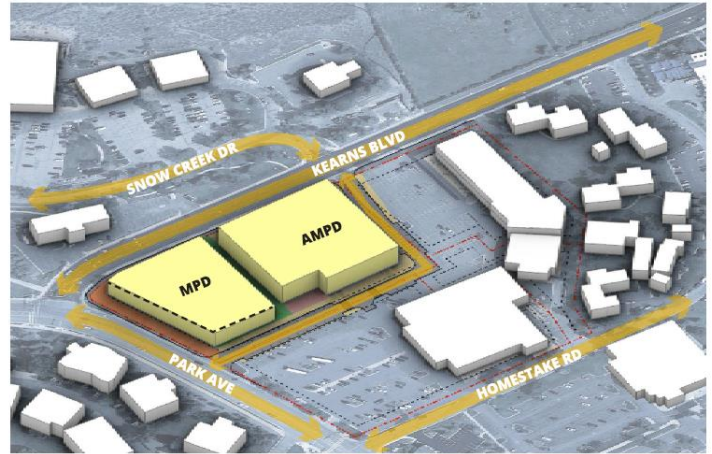


Figure 2: Applicant's proposed elevations showing Building Heights



Zoning Envelope

Volume = 5.15M cu ft



Code Compliant: MPD - 35', AMPD - 45'

Volume = 4.8M cu ft



Height Addition: MPD - 45', AMPD - 45'

Volume = 5.33M cu ft



Final Massing

Volume = 3.85M cu ft

YARROW, PARK CITY

1800 Park Avenue, Park City Utah

Volume Comparison

MAY 6, 2022 7

Figure 3: Applicant's Volume Comparison Analysis

Transit and Parking

The project is well served by the City's Transit System and is in what is considered a very walkable neighborhood with many amenities available within a small radius. The applicant has stated that secure and covered bicycle parking will be available for both buildings at one space per residential unit. The applicant is also exploring locating a Summit Bike share station on the site.

The applicant is proposing a single level of below-grade parking to serve both buildings. Access to the garage is from the new internal street on the east side of the project. Seventeen curbside parking stalls are also proposed on the new internal street on the south side of the project.

The Planning Department is concerned the applicant is proposing AMPD parking requirements for the entire site, including the MPD portion of the proposed development, effectively requesting a parking exception for the MPD/market-rate portion of the site. The applicant is proposing 334 stalls, including 317 garage stalls and 17 curbside parking stalls.

The Planning Commission may decrease parking requirements based upon a Parking analysis s that demonstrates the project sufficiently addresses the parking demand for the project including consideration of proximity to transit, bicycle parking, and the provision of carshare vehicles, see LMC § [15-3-7](#), [15-6-5\(E\)](#), [15-6.1-9](#). **The applicant must submit a Parking Analysis prior to being scheduled for a public hearing.**

Parking Summary - Code Required & Proposed

EAST BUILDING		CODE REQUIRED RATIOS		PROPOSED RATIOS	
		Ratio	Spaces	Ratio	Spaces
Market	Studio <600 sf	1.0	4	0.5	2
	1 Bed 600 - 1000 sf	1.0	6	1.0	6
	1+ Bed 600 - 1000 sf	1.0	2	1.0	2
	2 Bed 1000 - 2000 sf	1.5	21	1.5	21
Affordable	Studio <600 sf	1.0	37	0.5	19
	1 Bed 600 - 1000 sf	1.0	63	1.0	63
	1+ Bed 600 - 1000 sf	1.0	17	1.0	17
	2 Bed 1000 - 2000 sf	1.5	45	1.5	45
Retail			20		20
Subtotal			215		195
WEST BUILDING		CODE REQUIRED RATIOS		PROPOSED RATIOS	
		Ratio	Spaces	Ratio	Spaces
Market	Studio <600 sf	1.0	11	0.5	6
	1 Bed 600 - 1000 sf	1.0	34	1.0	34
	2 Bed 1000 - 2000 sf	1.5	68	1.5	68
	3 Bed 1000 - 2000 sf	1.5	15	1.5	15
Subtotal			128		122
Total Required			343		317
TOTAL PARKING SUPPLY					
Parking Garage					317
Surface Parking					17
Total Proposed					334

Figure 4: Applicant's Parking Analysis

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

Streetscape Environment

Many of the ground floor units in both buildings have patios/stoops on Park Avenue and Kearns Boulevard which help to activate the streetscape environment. In some locations, due to the podium nature of the project located over parking and the natural slope of the site, the first-floor height is located a few feet above the sidewalk and the project includes some low retaining walls and grading up to the first/ground floor.

The corner of Park Avenue and Kearns Boulevard is one of the most significant intersections in the City and will require special attention in terms of design detail. **At the Work Session both the applicant and the Planning Commission should discuss potential design elements to enhance the appearance of this important corner on a human scale consistent with LMC 15 Chapter 5.**

Site Planning and Circulation

The proposed circulation plan includes minimizing curb cuts with only one curb cut/access to the site on each roadway, with each proposed curb cut located as far away from the intersection as possible. This is a significant improvement over existing conditions, which includes multiple curb cuts into the site from both Park Avenue and Kearns Boulevard, interrupting the pedestrian experience.

The project also proposes two new internal connector streets on the east and south sides of the project along with a 40-foot-wide public mid-block pedestrian paseo between the two buildings to break up the mass of the block and to increase connectivity in the neighborhood in keeping with the City's General Plan (see Figure 6 below). The proposed new street to the east aligns with Snow Creek Drive but will require cooperation from their neighbor to reconstruct. **The applicant should clarify if UDOT and abutting properties have identified any adverse impacts or conflicts with the proposed access.**

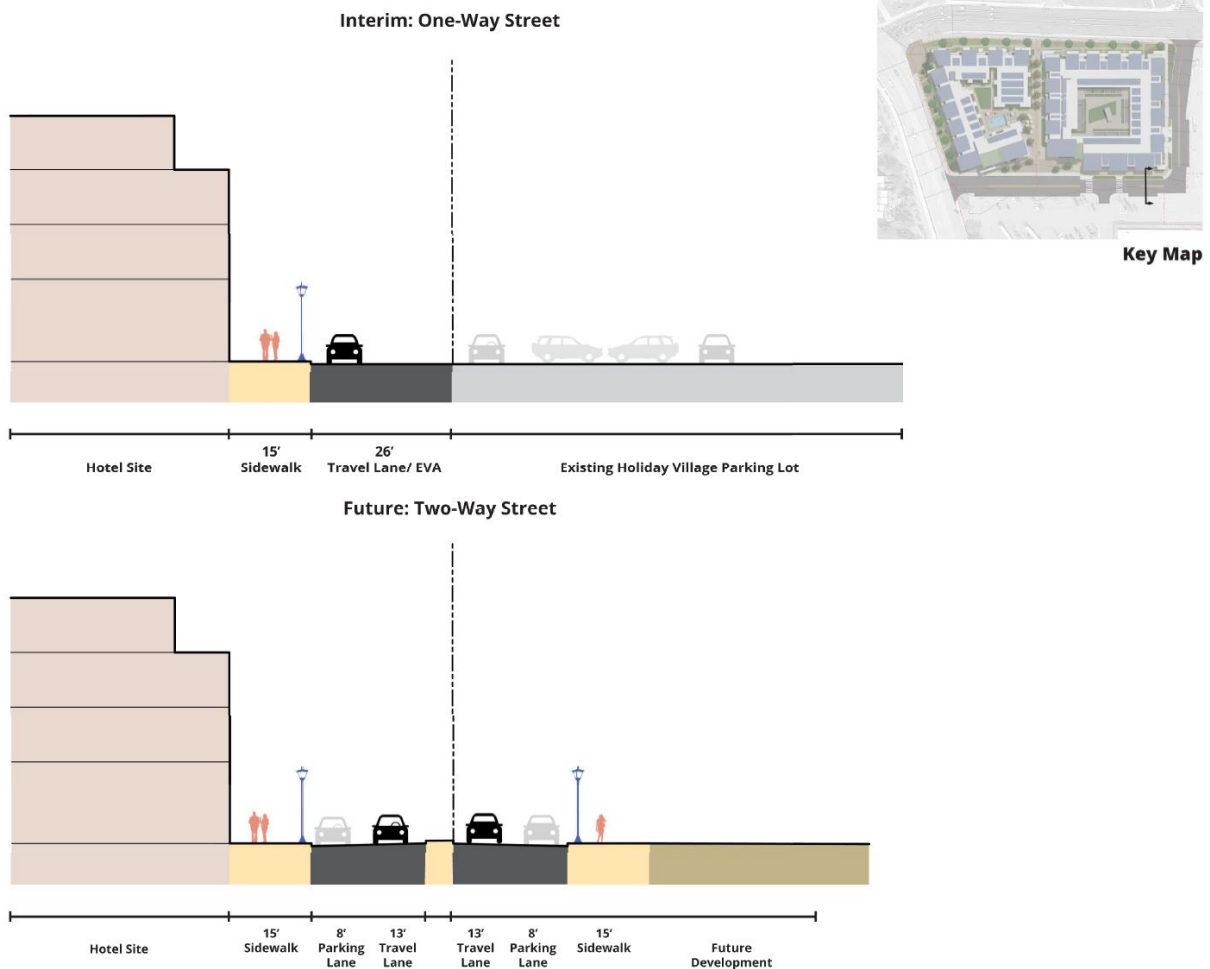


Figure 5: Applicant's Proposed Site Plan Showing Proposed New Streets



Figure 6: Image from the City's General Plan (page 170) showing existing streets and potential new right of ways to enhance neighborhood connectivity.

The south street is located to accommodate a travel lane and curbside parking and would be fully built out when the adjacent site redevelops. The Engineering Division is still analyzing the proposed streets but has indicated that streets must be designed as “complete streets” subject to the City’s roadway design standards.



YARROW, PARK CITY
1800 Park Avenue, Park City Utah

ROAD PHASING

MAY 6, 2022 25

Figure 7:Applicant's Proposed Street Sections

The project includes 10-15-foot-wide multi-use paths (sidewalk) on all sides of the buildings.

At the Work Session the applicant should describe how circulation will work for residents and visitors of the site, what transportation amenities are available for

residents, and how the paseo, plazas, landscaping, and lighting are envisioned.

Sustainability

The applicant has indicated that sustainability strategies will be integrated into the project meeting LMC § [15-6-6\(L\)](#) and [15-6.1-12\(J\)](#). Should the Planning Commission choose to approve these applications this will be a Condition of Approval. Proposed strategies include an energy-efficient building envelope, high-performance mechanical systems and appliances, rooftop solar photovoltaics, and water conservation measures.

Exhibits

Exhibit A: Applicant's Project Description and Plans

Exhibit B: Housing Team's Preliminary Review Analysis

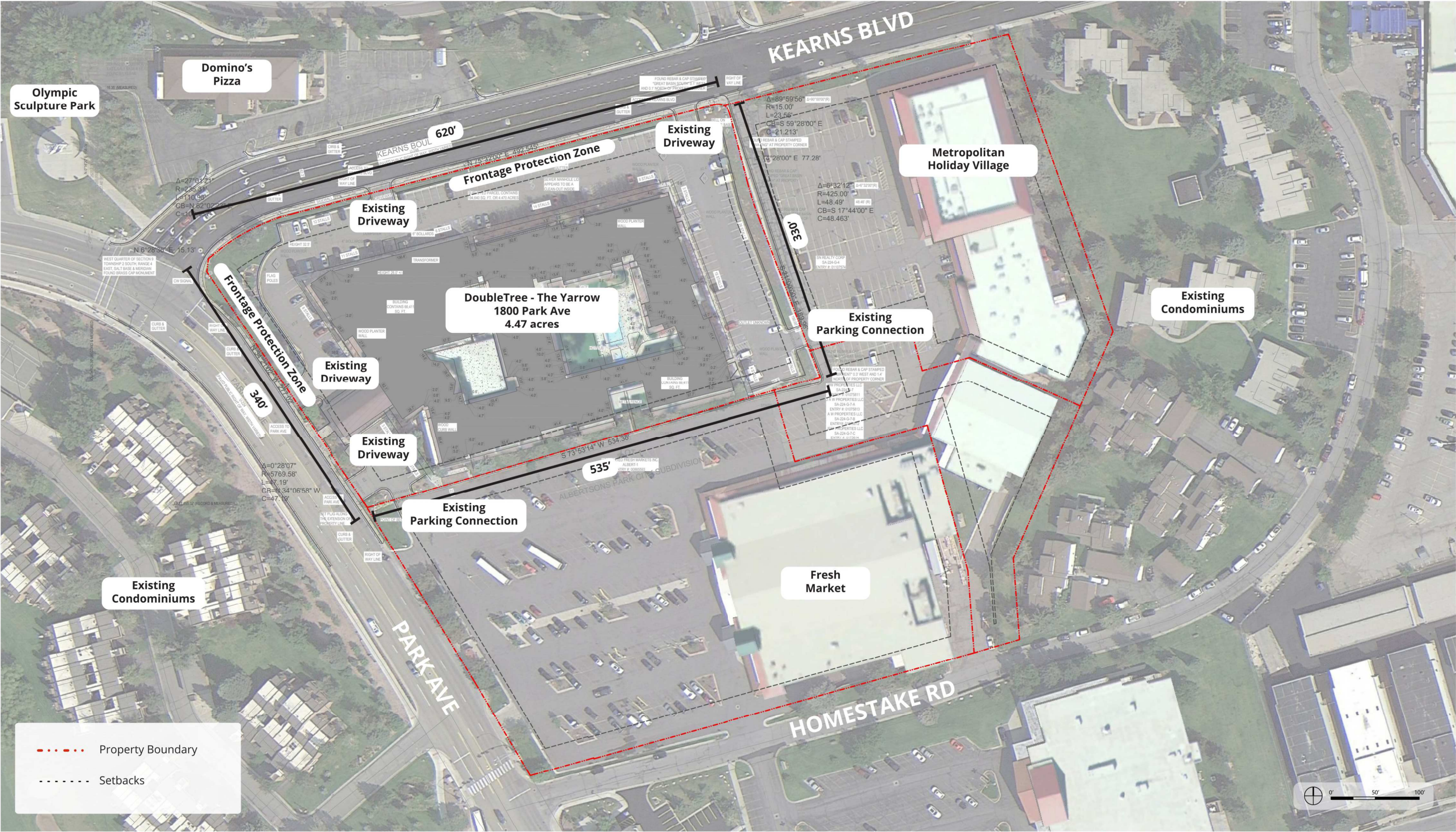


SHEET INDEX

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10	Massing & Adjacent Context- Kearns Blvd
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32	Preliminary Landscape Plan - Evening
33	Park & Kearns Plaza Perspective
34	Appendix
35	Height Exemption Request - Unit Equivalent Summary

PROJECT TEAM

APPLICANT	
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DEVELOPMENT ADVISOR	
Specific Performance, Inc 2100 Park Avenue Box 681205 Park City, UT 84068-1205	Peter A. Tomai P: 435-602-2737 E: ptomai@SPerformance.com
URBAN DESIGNER, ARCHITECT & LANDSCAPE ARCHITECT	
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CIVIL ENGINEER	
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TRAFFIC CONSULTANT	
Hales Engineering, LLC 1220 North 500 West, Suite 202 Lehi, UT 84043	Ryan Hales P: 801-766-4343 E: ryan@halesengineering.com



PROJECT VISION

Singerman Real Estate is proposing a transformative, mixed-use redevelopment project at the intersection of Park Avenue and Kearns Boulevard to replace the existing Yarrow DoubleTree hotel. This project embraces the City's General Plan vision of enhancing the public realm to promote active mobility, creating new housing opportunities, and creating new open spaces to promote wellness and environmental stewardship.

HOUSING AND COMMUNITY

As currently envisioned, the project seeks to provide 273 units (126 market rate and 147 deed-restricted affordable units), significantly increasing the amount of new rental and ownership housing in the neighborhood with no displacement of existing residents. Per the General Plan, this neighborhood is envisioned as a place for local residents, a place where they can live close to employment, schools, open space and social outlets.

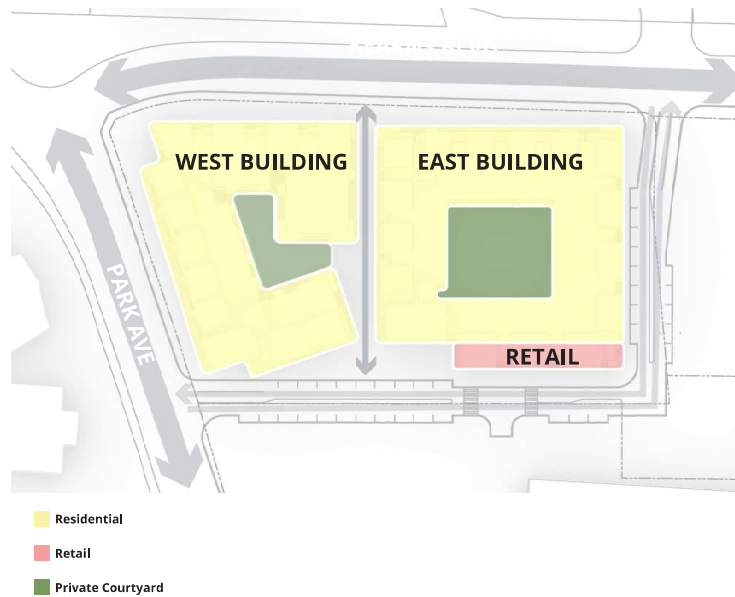
PUBLIC REALM

The project envisions a robust public realm including new streets, per the General Plan, enhanced sidewalks to encourage active mobility, extensions of the City's multi-use paths along both Park Avenue and Kearns Boulevard, and new publicly accessible open spaces. The project recognizes an opportunity to enhance the corner of Park Avenue and Kearns Boulevard with open space and public art, improving the arrival experience for residents and visitors to Park City.

SUSTAINABLE STRATEGIES

Sustainability strategies will be integrated into the project with the goal of achieving high performance in Park City's climate setting. Energy efficiency will be achieved by optimizing the climate-responsive building envelope, incorporating high performance mechanical and water heating systems, including Energy Star qualified appliances, and maximizing the amount of rooftop solar photovoltaics 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. Water conservation measures will be implemented to celebrate water as a precious resource and may include greywater collection and reuse.

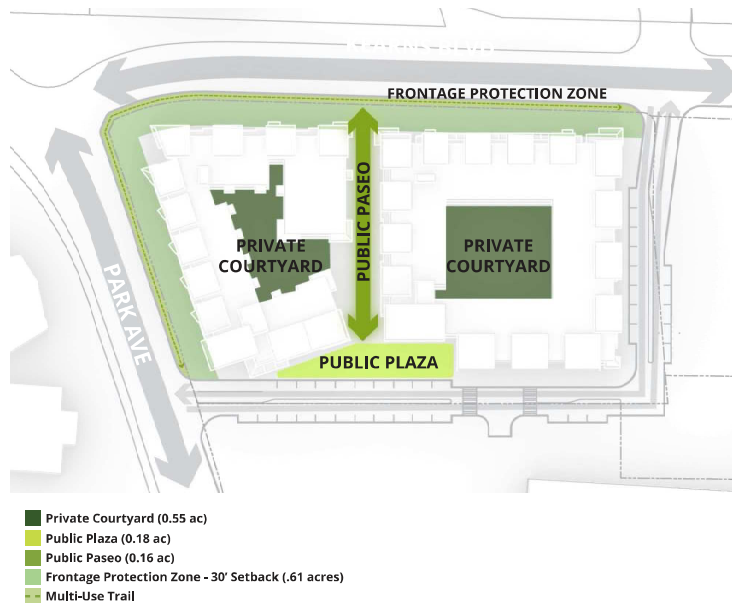




Land Use

The current land use is hospitality in a General Commercial zoning area. To the east and south is the Holiday Village shopping center which includes retail, office and theater uses. To the west, across Park Avenue, are the Park Avenue Condominiums, and to the north, across Kearns Boulevard, is additional retail and publicly-owned land, including the Olympic Sculpture Park.

The proposal introduces a mixed-use redevelopment project under General Commercial zoning, consisting of two buildings incorporating market rate and affordable residential units and ground-floor retail over a single level of subterranean parking under both buildings. The West Building will be submitted as an MPD application and is proposed to consist of 100% market rate units. The East Building is proposed to consist of a mix of market rate and affordable units and will be submitted as an AMPD application. In total the proposed project will provide 273 units of which 147 will be affordable units, exceeding the combined inclusionary affordable housing requirements in the code.

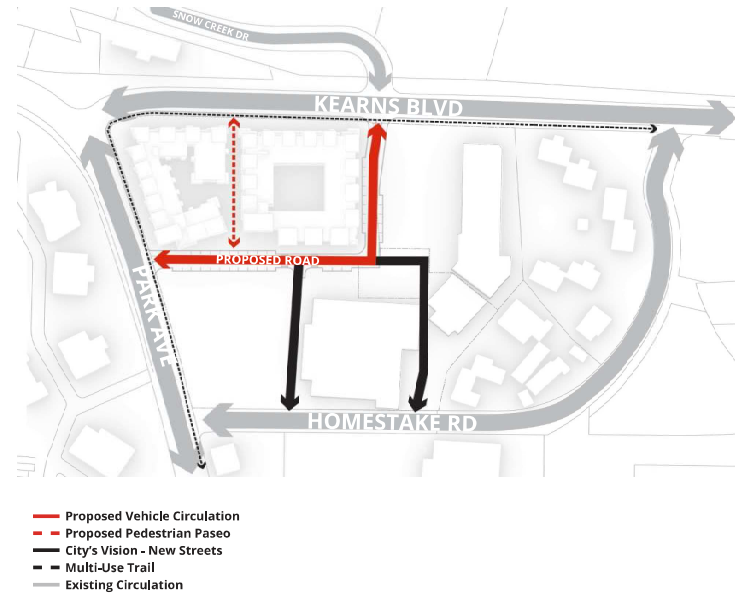


Open Space

Open space is central to the proposed redevelopment. The proposed project will replace the hotel, courtyard and surrounding surface parking lots with a series of new publicly accessible open spaces: a pedestrian paseo, an approximately 10,000 square foot plaza along the new south road and a highly visible plaza at the corner of Park Avenue and Kearns Boulevard.

Along the Park Avenue and Kearns Boulevard frontages, the project leverages the 30-foot Frontage Protection Zone (FPZ) to extend the City's multi-use trail network, provide residential stoops and patios for ground floor units and create a new publicly accessible plaza at the corner of Park and Kearns. The plaza presents an opportunity for the City and Applicant to partner on enhancing the gateway aspect of the location with public art.

Within the buildings, ground level courtyards over the parking garage will feature a pool, hot tub, multiple spaces for socializing, raised garden beds and covered pavilions. Additionally, both buildings will feature rooftop amenity spaces. A variety of generously sized ground-level patios, upper level balconies and top floor terraces provide individual units with private outdoor space and connections to nature.



Circulation

Proposed circulation builds on the City's General Plan vision to create a more pedestrian scaled and walkable neighborhood in the area.

The project proposes two new streets on the east and south sides of the project and a mid-block pedestrian paseo. The east street aligns with Snow Creek Drive at Kearns Boulevard, but it will require cooperation from the neighboring Holiday Village shopping center due to the offset alignment of Snow Creek Drive and the project's eastern boundary. The south street is located to accommodate a travel lane and curbside parking.

Along Park Avenue and Kearns Boulevard, the project incorporates an extension of the city's multi-use path network. The redevelopment represents an important opportunity to materially enhance the critical transit operations in the area through close coordination with the City and may also be able to accommodate a much needed aesthetic and user-friendly pedestrian and bike crossing. The project contemplates pull-outs and potential transit improvements along Park and Kearns. The new internal streets can also provide additional potential transit stop opportunities. Together, the new streets, prioritizing non-vehicular mobility and transit enhancements will address and mitigate traffic.

Height Exemption Request and Unit Summary

Demand for housing, especially affordable workforce housing, is very high in Park City. Within the Bonanza Park Neighborhood, where this project is located, one of the City’s overriding General Plan goals “is to create new housing opportunities while maintaining the existing affordable housing units.” Additionally, the City envisions this neighborhood as a place to concentrate higher density redevelopment and a place for a broad range of housing opportunities, including starter and empty nester housing.

To maximize the number of affordable units, the project is requesting a height exemption to allow one additional floor for the West Building (MPD). The additional floor West Building increases the total number of affordable units from 86 to 147, with those units aggregated in the East Building (AMPD) to support the creation of a long-term residential community.

The project is also requesting a height exemption to allow rooftop amenity spaces for both buildings. These communal spaces would provide additional space for socializing and further improve the quality of life for residents and guests.

The additional height for the MPD building will help anchor this important gateway intersection and create consistency along the streetscape and provide much needed affordable housing.

	Code Compliant 3-Stories	Code Compliant w/ all Affordable in East Building 3-Story (MPD) & 4-Story (AMPD)	Proposed 4-Stories
WEST BUILDING (MPD)			
Affordable	31	0	0
Market Rate	38	76	100
Subtotal	69	76	100
EAST BUILDING (AMPD)			
Affordable	55	55	55
Affordable from MPD Building	0	31	31
Additional Affordable	0	0	61
Market Rate	77	58	26
Subtotal	132	144	173
EAST & WEST PROJECT (TOTAL)			
Affordable	86	86	147
Market Rate	115	134	126
Total	201	220	273

Volume Comparison

Within the context of an MPD and being zoned General Commercial, the following development controls affect the project:

- Height: 35-feet
- Setbacks: 25-feet from front, side and rear property lines
- Frontage Protection Zone (FPZ): 30-foot building setbacks along Park and Kearns

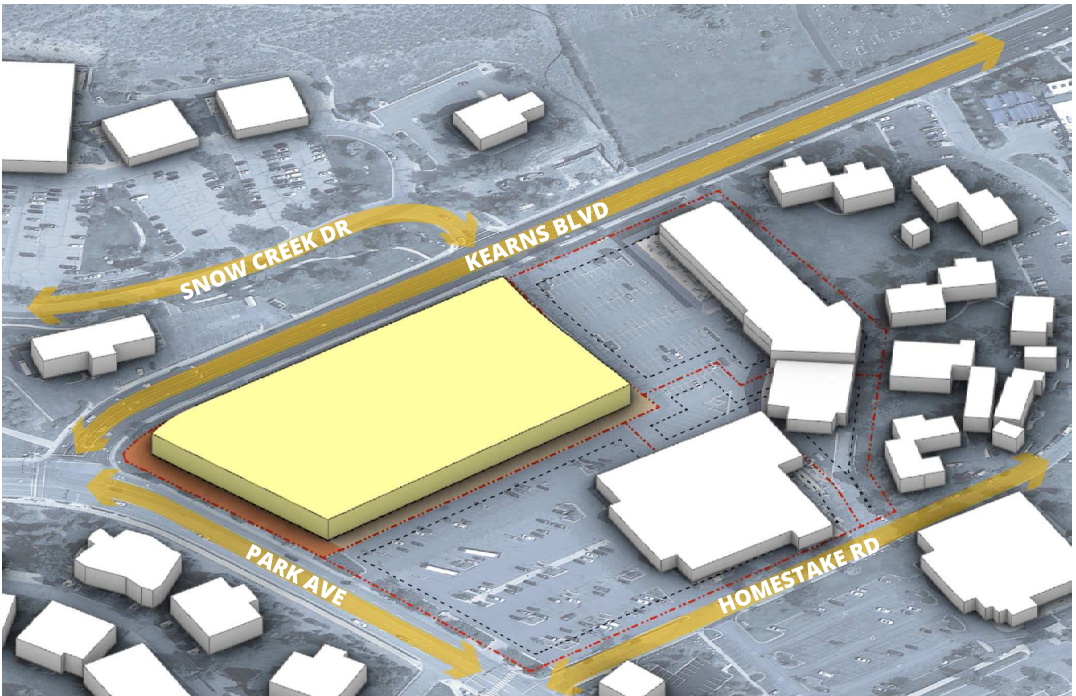
Baseline Zoning Envelope volume: 5.15m cubic feet.

Applying additional setbacks for the new streets on the south and east sides of the property proposed by the General Plan, and spaces to create an engaging public realm, the Zoning Envelope volume drops to 4.8m cubic feet, a reduction of nearly 7%.

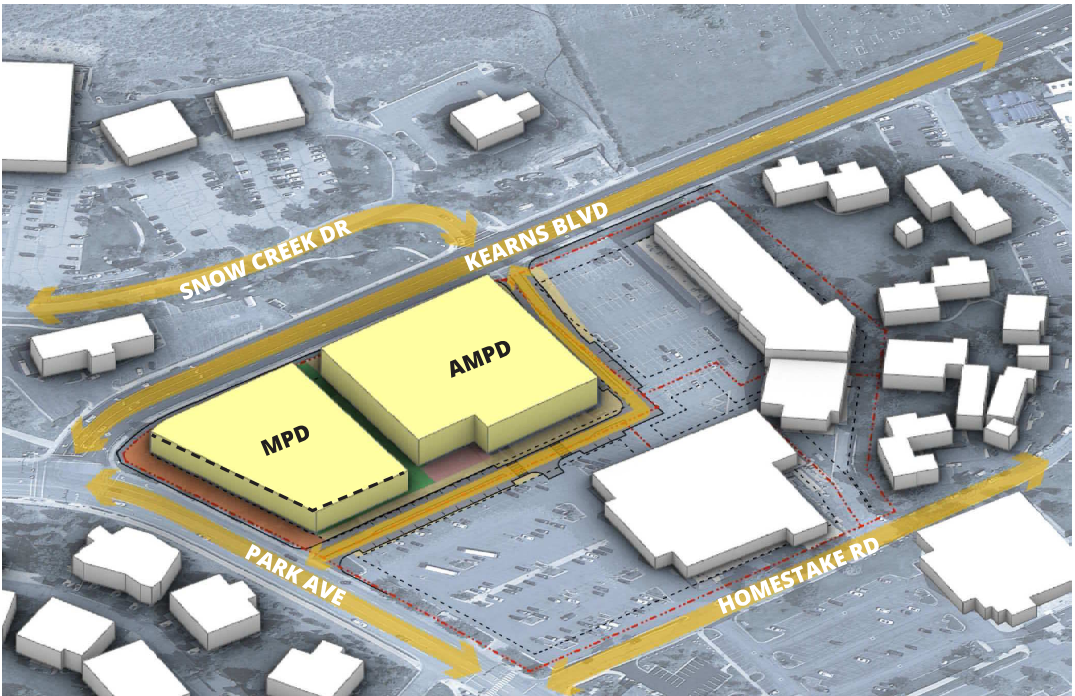
To help offset that reduction, and to maximize the number of affordable residential units, we are requesting a 10-foot height exemption for the west building resulting in a Zoning Envelope volume of 5.33m cubic feet.

After subtracting volume for interior courtyards, building massing breaks and upper floor step-backs, the final Zoning Envelope volume is 3.85m cubic feet, a reduction of 25% from the code-compliant volume.

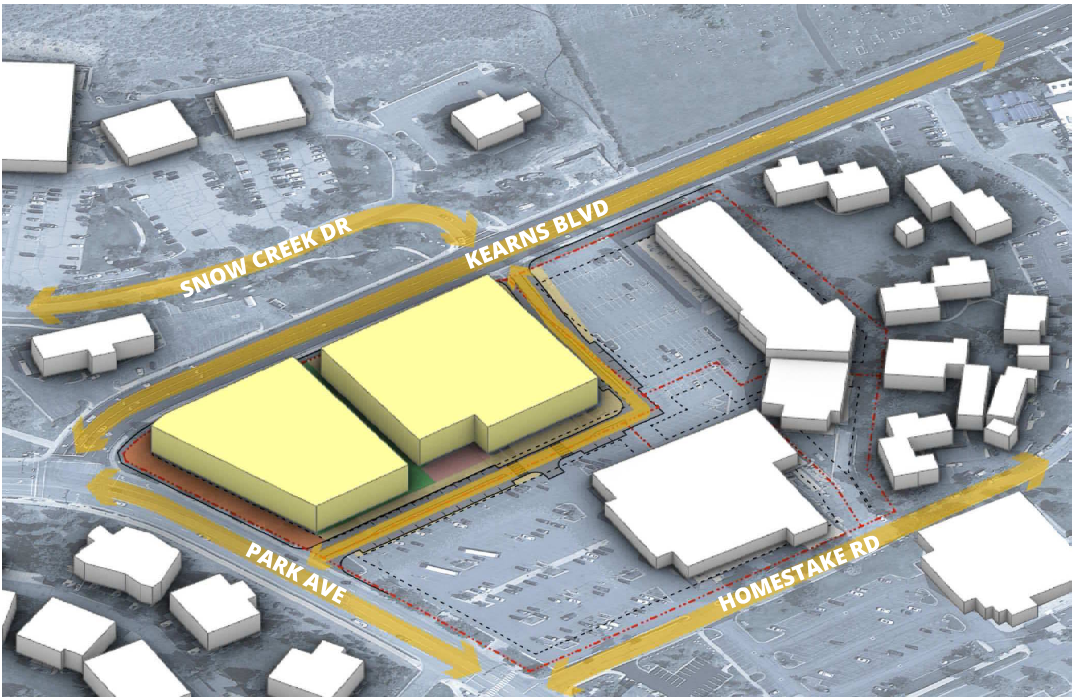
The height exemption request for the West Building (MPD) to maximize affordable residential units does not increase allowed development area nor volume over baseline.



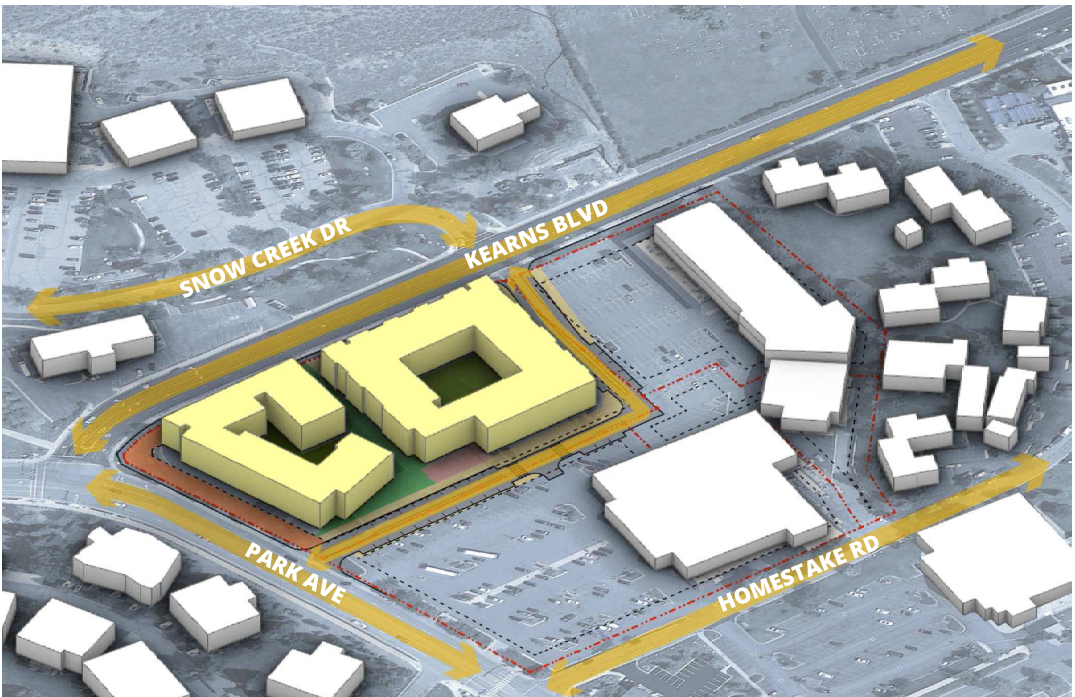
Zoning Envelope
Volume = 5.15M cu ft



Code Compliant: MPD - 35', AMPD - 45'
Volume = 4.8M cu ft



Height Addition: MPD - 45', AMPD - 45'
Volume = 5.33M cu ft



Final Massing
Volume = 3.85M cu ft

Height Exemption Request

The 10-foot height exemption request for the West Building and rooftop amenity spaces for each building adds approximately 52,000 square feet of gross floor area.

As noted previously, the project is affected by additional setback requirements, and is proposing significant amounts of publicly accessible and communal open space totaling approximately 63,650 square feet as outlined below:

- New streets proposed in the General Plan: 13,310 square feet
- Additional 5' of FPZ setback is approximately 4,800 square feet
- Mid-block paseo: 12,930 square feet
- Plazas: 7,110 square feet
- Courtyards: 25,500 square feet

Site coverage is 38%, significantly below the General Commercial maximum of 60%. The Zoning Envelope volume of 3.85m cubic feet, also significantly below the maximum allowed of 5.15m cubic feet.

The design intent is to reduce building coverage, allowing for an enhanced public realm with more ground-level site activities. The minor increase in building height to increase affordable residential units is offset by the combination of new streets, public realm, publicly accessible plazas and interior courtyards while resulting in no additional development area over what is allowed.

West Building - MPD



South Elevation - Fourth Floor (MPD) - Rooftop Amenity
1" = 20' - 0"

East Building - AMPD



59' Rooftop Amenity
53' Elevator Equipment Room Allowance
50' Roof Form Allowance
45' AMPD Height Limit

West Building - MPD



South Elevation - Fourth Floor (MPD & AMPD) - Rooftop Amenity
1" = 20' - 0"

East Building - AMPD



59' Rooftop Amenity
53' Elevator Equipment Room Allowance
50' Roof Form Allowance
45' AMPD Height Limit

Parking Summary

To meet the parking requirement for the project, vehicular parking for the project will be provided by a single subterranean parking garage serving both buildings. Parking for both residential and retail uses will be located in the garage, with access from the new internal street on the east side of the project. Limited additional parking will be provided by approximately 17 curbside parking stalls.

The project is proposing to make a minor reduction to the City's MPD vehicular parking ratios for studio units, and utilize MPD parking ratios for the AMPD units to better reflect market demands.

Recognizing the transit-rich location of this project and to encourage active mobility and transit use, secure bicycle parking will be provided for both buildings at one space per residential unit. Additionally, space for a Summit Bike share station will be provided at street level in an accessible location.

Parking Summary - Code Required & Proposed

EAST BUILDING		CODE REQUIRED RATIOS		PROPOSED RATIOS	
		Ratio	Spaces	Ratio	Spaces
Market	Studio <600 sf	1.0	4	0.5	2
	1 Bed 600 - 1000 sf	1.0	6	1.0	6
	1+ Bed 600 - 1000 sf	1.0	2	1.0	2
	2 Bed 1000 - 2000 sf	1.5	21	1.5	21
Affordable	Studio <600 sf	1.0	37	0.5	19
	1 Bed 600 - 1000 sf	1.0	63	1.0	63
	1+ Bed 600 - 1000 sf	1.0	17	1.0	17
	2 Bed 1000 - 2000 sf	1.5	45	1.5	45
Retail			20		20
Subtotal			215		195
WEST BUILDING		CODE REQUIRED RATIOS		PROPOSED RATIOS	
		Ratio	Spaces	Ratio	Spaces
Market	Studio <600 sf	1.0	11	0.5	6
	1 Bed 600 - 1000 sf	1.0	34	1.0	34
	2 Bed 1000 - 2000 sf	1.5	68	1.5	68
	3 Bed 1000 - 2000 sf	1.5	15	1.5	15
Subtotal			128		122
Total Required			343		317
TOTAL PARKING SUPPLY					
Parking Garage					317
Surface Parking					17
Total Proposed					334

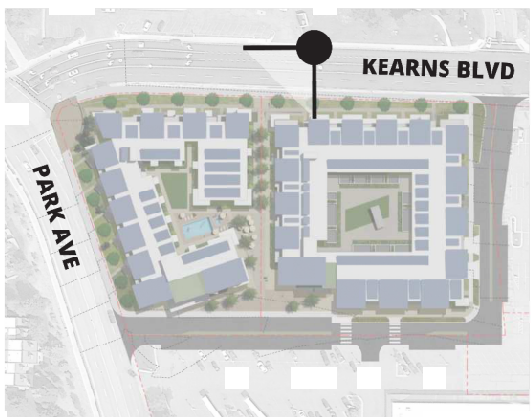
Kearns Blvd



Existing



Proposed



Key Map

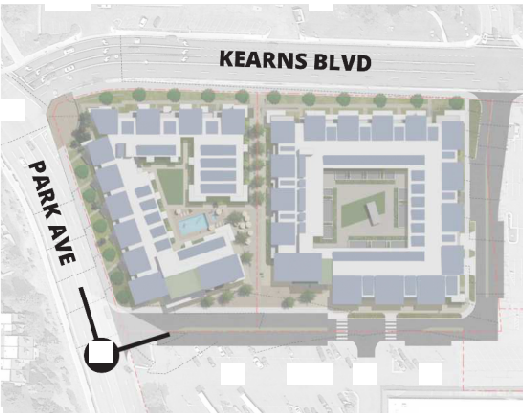
Park Ave



Existing



Proposed



Key Map

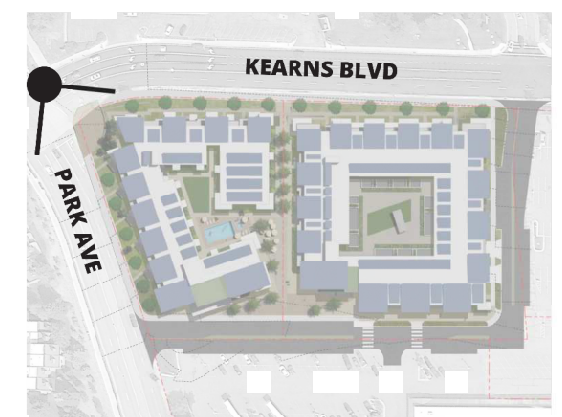
Park and Kearns Intersection



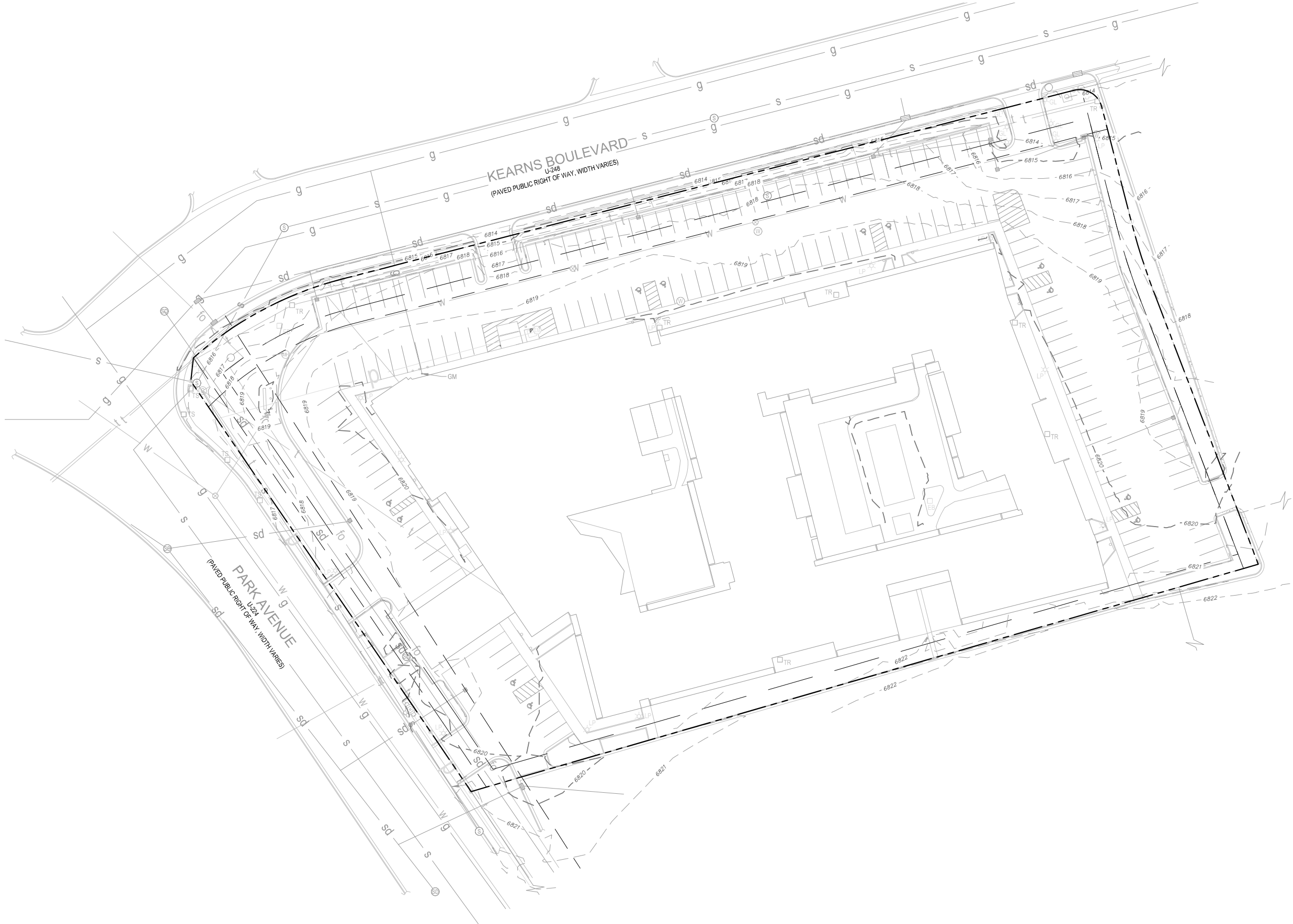
Existing



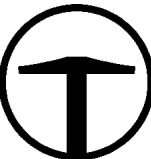
Proposed



Key Map



PRELIMINARY
NOT FOR CONSTRUCTION



TALISMAN
CIVIL CONSULTANTS
1588 SOUTH MAIN STREET
SUITE 200
SALT LAKE CITY, UT 84115
801.743.1300

YARROW - PARK CITY
PRELIMINARY TOPOGRAPHY EXHIBIT

TCC JOB NUMBER: 22-012 DATE: 03.04.2022



SCALE
HORIZONTAL: 1" = 30'
0 7.5' 15' 30' 22.5'



SHEET NUMBER
ETO1

Miscellaneous Notes

- MN1** NO OBSERVED EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
- MN2** NO OBSERVED EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
- MN3** THE PURPOSE OF THIS SURVEY IS TO PROVIDE AN "ALTA/ACSM LAND TITLE SURVEY" ON THE SUBJECT PROPERTY PER CLIENT'S REQUEST.
- MN4** THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF TITLE TO TRACT SHOWN HEREON WAS GAINED FROM TITLE COMMITMENT NO. 0449-2169 PREPARED BY STEWART TITLE GUARANTY COMPANY, EFFECTIVE DATE: JUNE 26, 2013, AT 6:00 AM.
- MN5** METEORIC ENGINEERING - SURVEYING LLC, MAKES NO REPRESENTATIONS AS TO THE EXISTENCE OF ANY OTHER RECORD DOCUMENTS THAT MAY AFFECT THIS PARCEL, OTHER THAN THOSE SHOWN IN THE EXCEPTIONS OF SCHEDULE B-2 AS SHOWN HEREON.
- MN6** THE BASIS OF BEARING FOR THIS SURVEY IS NORTH 0°16'27" EAST ALONG THE SECTION LINE BETWEEN THE FOUND BRASS CAP MONUMENT AND A FOUND 5/8" REBAR MARKING THE WEST QUARTER AND THE NORTHWEST CORNER RESPECTIVELY OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE & MERIDIAN, AS SHOWN ON THIS SURVEY.
- MN7** CORNER MONUMENTS NOT FOUND ON THE PROPERTY WERE MARKED WITH REBAR WITH RED PLASTIC CAP, NAIL, WASHOR OR COPPER RIVET.
- MN8** THE SUBJECT PARCEL CAN BE ACCESSED BY PARK AVENUE AND KEARNS BOULEVARD, PAVED PUBLIC RIGHT-OF-WAY.
- MN9** NO OBSERVED OR POSTED ADDRESS. PARCEL ADDRESS OF 1800 PARK AVENUE, PARK CITY, UTAH WAS SUPPLIED TO THE SURVEYOR.

Zoning Information

INFORMATION NOT SUPPLIED BY CLIENT

SIGNIFICANT OBSERVATIONS

- ① ROCK BASE OF BELL 02' NORTHWESTERLY OF PROPERTY LINE
- ② END OF RETAINING WALL 10' SOUTHEASTERLY OF PROPERTY LINE

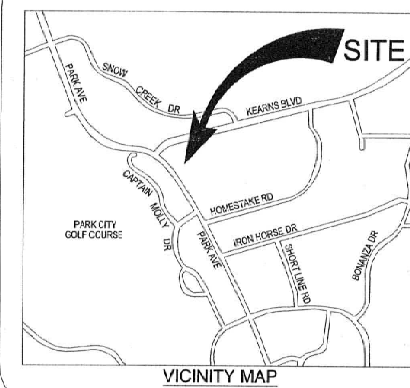
Utility Notes

- UN1** THE LOCATION OF UTILITIES SHOWN HEREON ARE FROM OBSERVED EVIDENCE OF ABOVE GROUND APPURTENANCES ONLY. THE SURVEYOR WAS NOT PROVIDED WITH UNDERGROUND PLANS OR SURFACE GROUND MARKINGS TO DETERMINE THE LOCATION OF ANY SUBTERRANEAN LINES.

Legend of Symbols & Abbreviations

- | | |
|-------------------------|--------------------------|
| ADJOINING PROPERTY LINE | FIRE HYDRANT |
| LOT LINE | WATER MAIN/VALVE |
| PROPERTY LINE | WATER VALVE |
| MONUMENT LINE | ELECTRIC BOX |
| EASEMENT LINE | COMMUNICATION BOX |
| EXISTING FENCE | ELECTRIC METER |
| POWER LINE | LIGHT POLE |
| TELEPHONE LINE | GROUND LIGHT |
| WATER LINE | CLEAN OUT |
| SANITARY SEWER LINE | SANITARY SEWER MANHOLE |
| STORM DRAIN LINE | GAS METER |
| CONCRETE | COMMUNICATION MANHOLE |
| BUILDING | STORM DRAIN CATCH BASIN |
| BUILDING OVERHANG | STORM DRAIN MANHOLE |
| PROPERTY CORNER | MANHOLE |
| TELEPHONE RISER | IRRIGATION CONTROL VALVE |
| SIGN | TRAFFIC SIGNAL BOX |

Vicinity Map



LEGAL DESCRIPTION

BEGINNING AT A POINT ON THE EASTERLY RIGHT OF WAY LINE OF PARK AVENUE (STATE HIGHWAY U-201), SAID POINT BEING SOUTH 53°39' FEET AND EAST 95.55 FEET FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE NORTHWESTERLY, ALONG SAID RIGHT OF WAY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 589.55 FEET, THROUGH A CENTRAL ANGLE OF 0°28'07", A DISTANCE OF 47.13 FEET TO A POINT (CHORD BEARS NORTH 34°06'58" WEST, 47.19 FEET); THENCE NORTH 34°06'58" WEST ALONG SAID RIGHT OF WAY A DISTANCE OF 277.62 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF KEARNS BOULEVARD (STATE HIGHWAY U-240); THENCE NORTH 8°28'36" EAST ALONG SAID RIGHT OF WAY, A DISTANCE OF 15.13 FEET TO A POINT OF NON-TANGENCY; THENCE NORTHEASTERLY ON A CURVE TO THE RIGHT, ALONG SAID RIGHT OF WAY, HAVING A RADIUS OF 225.31 FEET, THROUGH A CENTRAL ANGLE OF 27°01'24", A DISTANCE OF 110.98 FEET TO A POINT OF NON-TANGENCY (CHORD BEARS NORTH 62°02'23" EAST, 106.59 FEET); THENCE NORTH 75°32'00" EAST, ALONG SAID HIGHWAY, A DISTANCE OF 492.54 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY, ON A CURVE TO THE RIGHT, HAVING A RADIUS OF 15 FEET, THROUGH A CENTRAL ANGLE OF 0°16'27", A DISTANCE OF 22.59 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 8°28'36" EAST, 21.23 FEET); THENCE SOUTH 14°28'00" EAST A DISTANCE OF 77.28 FEET TO A POINT OF TANGENCY; THENCE SOUTHEASTERLY, ON A CURVE TO THE LEFT, HAVING A RADIUS OF 425.00 FEET, THROUGH A CENTRAL ANGLE OF 6°32'12", A DISTANCE OF 48.49 FEET TO A POINT OF TANGENCY (CHORD BEARS SOUTH 17°44'00" EAST, 48.46 FEET); THENCE SOUTH 21°00'00" EAST, A DISTANCE OF 189.96 FEET TO A POINT, THENCE SOUTH 73°53'14" WEST 534.38 FEET TO THE POINT OF BEGINNING.

AS ABOVE DESCRIBED DESCRIPTION IS THE SAME PROPERTY AS INSURED IN THE TITLE COMMITMENT NO. 0449-2169, EFFECTIVE JUNE 26, 2013 AT 6:00 AM.

Items Corresponding to Schedule B

- ① AN EASEMENT FOR RIGHT OF WAY (WITH NOT DISCLOSED) FOR ELECTRIC TRANSMISSION AND DISTRIBUTION FACILITIES AS CREATED IN FAVOR OF UTAH POWER AND LIGHT COMPANY BY INSTRUMENT RECORDED JULY 18, 1938, AS ENTRY NO. 6223 IN BOOK V OF MISCELLANEOUS AT PAGE 52 OF OFFICIAL RECORDS ALONG A CENTER LINE AS FOLLOWS:

BEGINNING ON NORTH BOUNDARY LINE OF GRANITORS LAND AT SOUTH FENCE LINE OF HIGHWAY AT A POINT 535 FEET EAST AND 215 FEET SOUTH, MORE OR LESS, FROM THE WEST QUARTER CORNER OF SECTION 9, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; THENCE SOUTHWESTERLY, SOUTH 8°28'36" EAST 538 FEET MORE OR LESS TO SOUTH BOUNDARY LINE OF SAID LAND AND BEING IN THE NORTHWEST QUARTER OF THE SOUTH-WEST QUARTER OF SAID SECTION 9, (SHOWN HEREON).

② RESERVATIONS CONTAINED IN THAT CERTAIN SPECIAL WARRANTY DEED AND AGREEMENT BY AND BETWEEN GREATER PARK CITY COMPANY, UTAH CORPORATION AND COMSTOCK ASSOCIATES, A UTAH GENERAL PARTNERSHIP, RECORDED JUNE 21, 1974, AS ENTRY NO. 12844 IN BOOK 1567 AT PAGE 402 OF OFFICIAL RECORDS, SET FORTH, IN PART, AS FOLLOWS:

1. AN EASEMENT FOR CONSTRUCTION, INSTALLATION, UTILIZATION, MAINTENANCE AND REPAIR OF UNDERGROUND ELECTRICAL, TELEPHONE, NATURAL GAS, WATER, SEWER, STORM DRAINAGE AND OTHER UNDERGROUND UTILITY TRANSMISSION LINES AND FACILITIES, WHICH EASEMENT SHALL COVER AND RELATE TO THE FOLLOWING PORTIONS OF THE SUBJECT PROPERTY:
- (A) A STRIP OF LAND 30 FEET IN WIDTH WHICH IS PARALLEL AND ADJACENT TO THE SOUTH SIDE OF THE NORTHERLY BOUNDARY LINE OF THE SUBJECT PROPERTY AND EXTENDS THE FULL LENGTH OF SAID NORTHERLY BOUNDARY LINE, AND
- (B) A STRIP OF LAND 10 FEET IN WIDTH WHICH IS PARALLEL AND ADJACENT TO THE WEST SIDE OF THE EASTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY AND EXTENDS THE FULL LENGTH OF SAID EASTERLY BOUNDARY LINE, AND
- (C) A STRIP OF LAND 10 FEET IN WIDTH WHICH IS PARALLEL AND ADJACENT TO THE EAST SIDE OF THE WESTERLY BOUNDARY LINE OF THE SUBJECT PROPERTY AND EXTENDS THE FULL LENGTH OF SAID WESTERLY BOUNDARY LINE, WHICH EASEMENT IS RESERVED BY GRANTOR AND MAY BE UTILIZED BY GRANTOR, ITS SUCCESSORS AND ASSIGNEES, AS WELL AS SUCH PARTIES AS GRANTOR SHALL CHOOSE TO PERMIT TO UTILIZE THE SAME, PROVIDED THAT GRANTEE SHALL HAVE THE RIGHT TO LANDSCAPE OR PAVE THE AREA COVERED BY SAID EASEMENT AND GRANTOR OR ANY PARTY UTILIZING SAID EASEMENT BY PERMISSION OF GRANTOR SHALL BE OBLIGATED TO REPAIR ANY DAMAGE TO SUCH LANDSCAPING OR PAVING CAUSED BY THE PARTY UTILIZING SUCH EASEMENTS (SHOWN HEREON).

ALTA/ACSM Land Title Survey

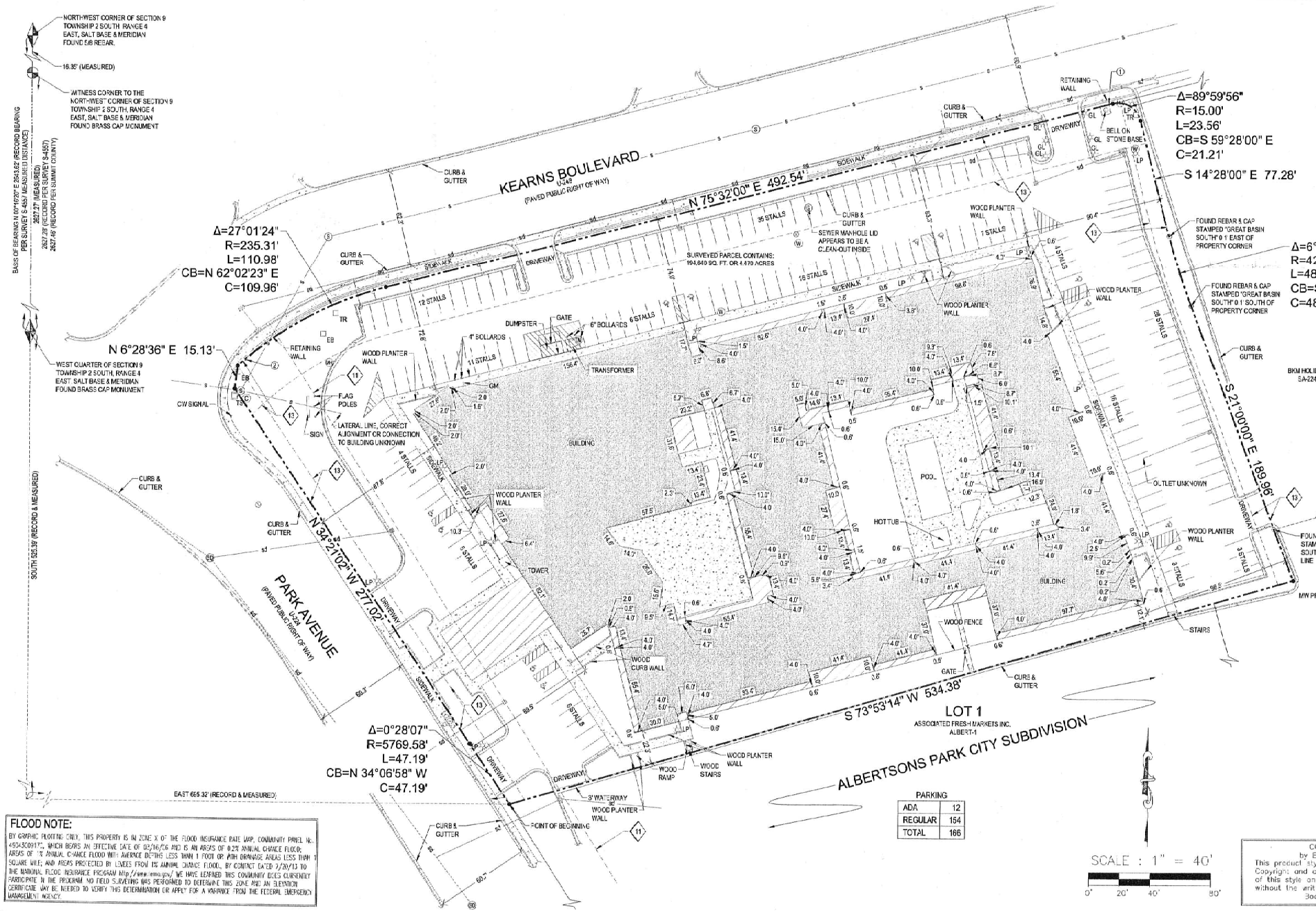
YARROW PROJECT
B&C PROJECT NO. 201301537, 00'
1800 PARK AVENUE, PARK CITY, UTAH
BASED UPON TITLE COMMITMENT NO. 4399-35-A
OF FIRST AMERICAN TITLE INSURANCE COMPANY
BEARING AN EFFECTIVE DATE OF JUNE 1, 1993
SURVEYOR'S CERTIFICATE

To: Stewart Title Guaranty Company, and Bock & Clark Corporation

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, duly established and adopted by ALTA and NPS, and indices items 1, 2, 3, 4, 5a, 6b, 7a, 8, 9, 11a, 13, 14, 16 and 18 of Table A thereof. The field work was completed on July 19, 2013.

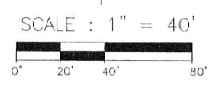
DAVID B. DRAPER
REGISTRATION NO. 681599
IN THE STATE OF UTAH
DATE OF SURVEY:
DATE OF LAST REVISION:
NETWORK PROJECT NO. 201301537, 00'
SURVEY PERFORMED BY:
METEORIC ENGINEERING-SURVEYING LLC
6895 SOUTH 900 EAST
MIDVALE, UT 84047
PHONE: 801-255-7700
FAX: 801-255-8071
EMAIL: MME@MNEENG.COM

Bock & Clark's National Surveyors Network
National Coordinators of ALTA/ACSM Land Title Surveys
537 North Cleveland-Massillon Road
Akron, Ohio 44333
Phone: (800) Surveys, Fax: (330) 666-3808 www.1800surveys.com



FLOOD NOTE:
BY GRAPHIC ROUTING ONLY. THIS PROPERTY IS IN ZONE X OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 4524-30017C, WHICH SHOWS AN EFFECTIVE DATE OF 02/16/04 AND IS AN AREAS OF 0.27 ANNUAL CHANCE FLOOD AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM ITS ANNUAL CHANCE FLOOD, BY CONTACT DATED 7/20/10 TO THE NATIONAL FLOOD INSURANCE PROGRAM <http://www.fema.gov>. WE HAVE DERIVED THIS COMMUNITY DOES CURRENTLY PARTICIPATE IN THE NATIONAL FLOOD SURVEYING PROGRAM TO DETERMINE THIS COMMUNITY DOES CURRENTLY CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR A PERMIT FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

PARKING	
ADA	12
REGULAR	154
TOTAL	166



CCPBY-CIT 2013
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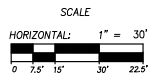
[illegible]

YARROW

SCHEMATIC UTILITY PLAN

DATE: 04.22.2022

TCC JOB NUMBER: 22-012



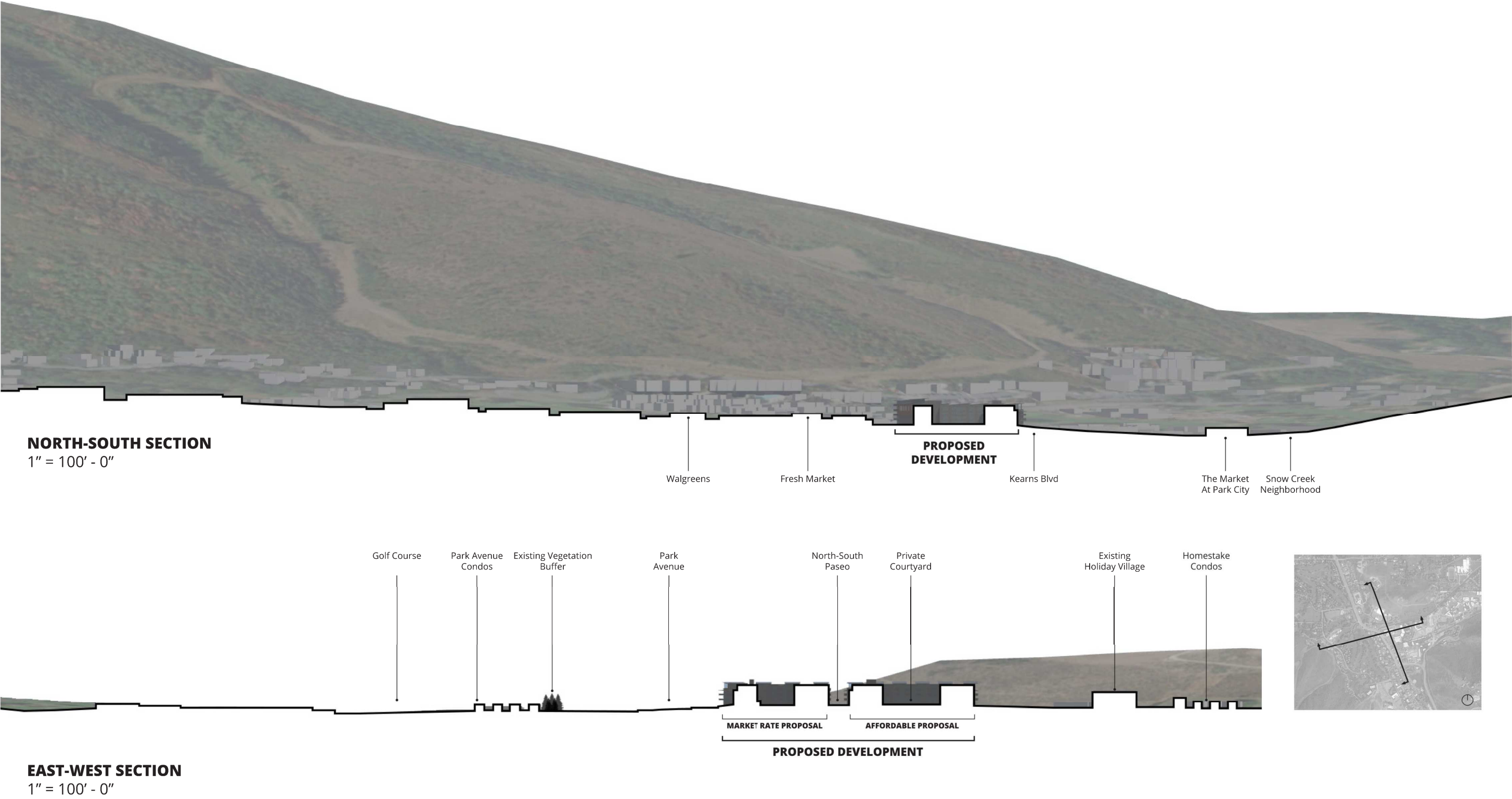
SHEET NUMBER

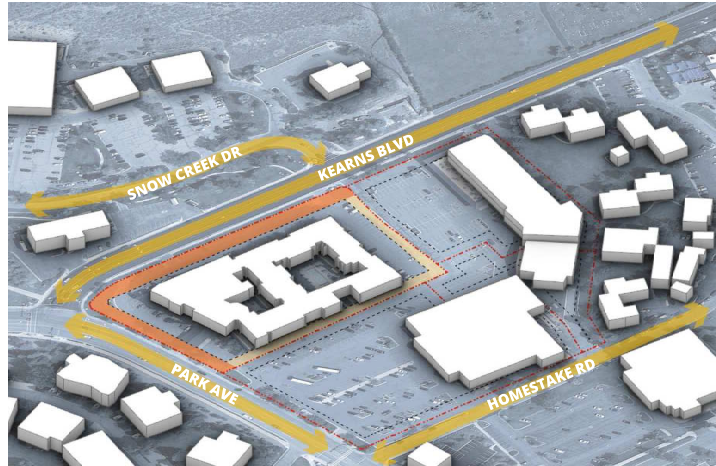
UTOT







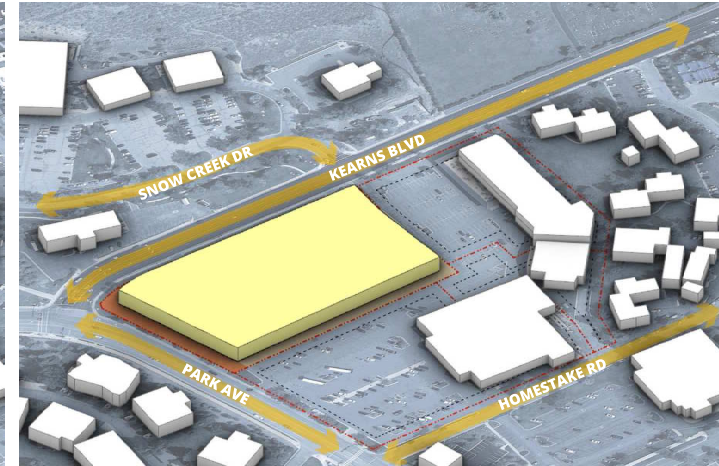




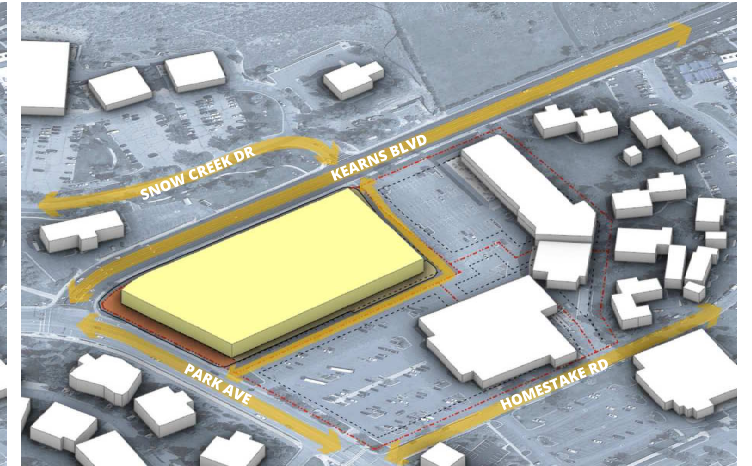
Existing Conditions



General Plan Vision



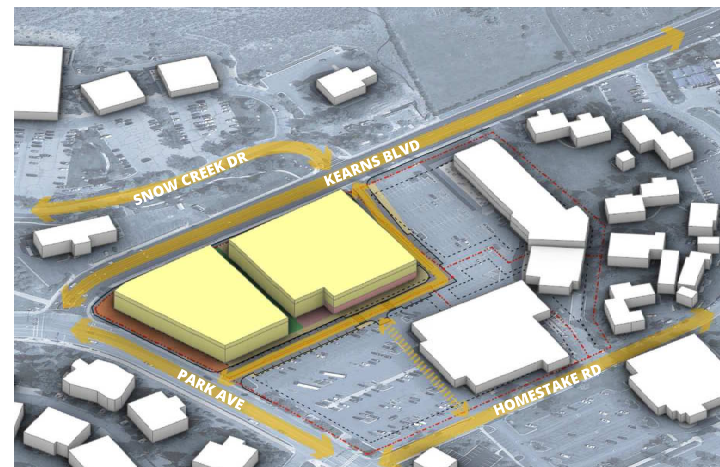
Zoning Envelope



Roads



Public Realm



Height Addition



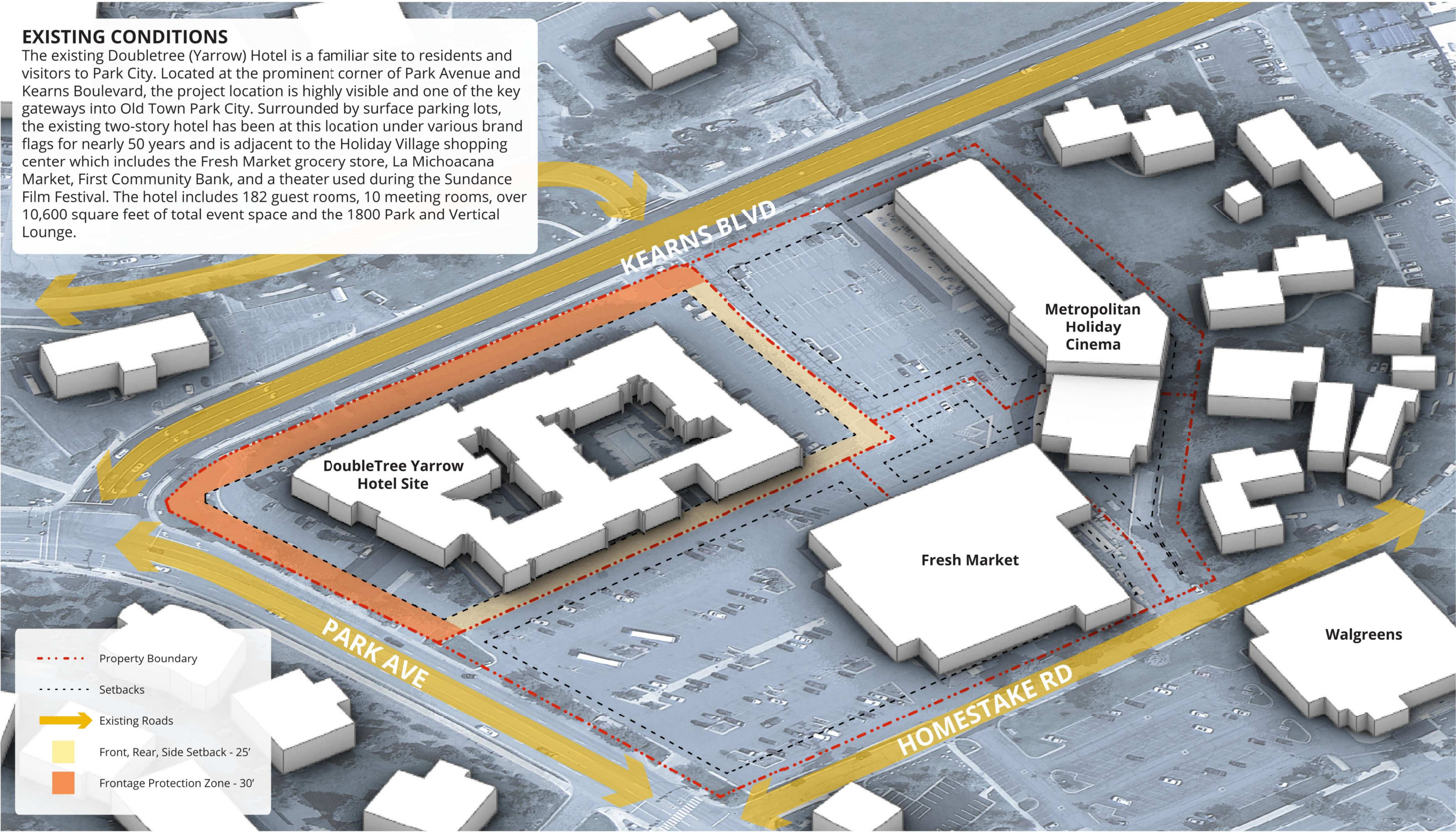
Site Constraints



Final Massing

EXISTING CONDITIONS

The existing Doubletree (Yarrow) Hotel is a familiar site to residents and visitors to Park City. Located at the prominent corner of Park Avenue and Kearns Boulevard, the project location is highly visible and one of the key gateways into Old Town Park City. Surrounded by surface parking lots, the existing two-story hotel has been at this location under various brand flags for nearly 50 years and is adjacent to the Holiday Village shopping center which includes the Fresh Market grocery store, La Michoacana Market, First Community Bank, and a theater used during the Sundance Film Festival. The hotel includes 182 guest rooms, 10 meeting rooms, over 10,600 square feet of total event space and the 1800 Park and Vertical Lounge.

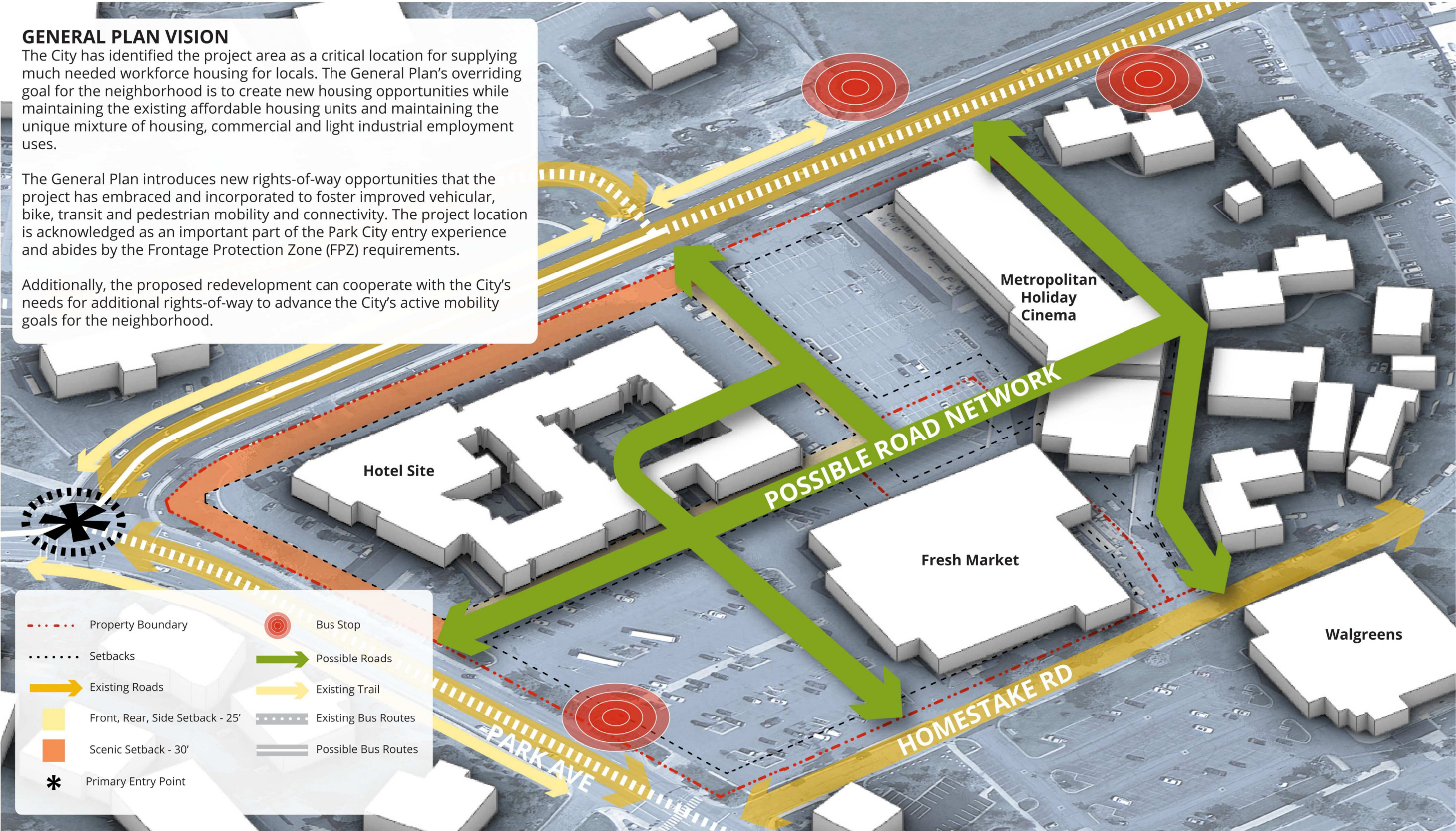


GENERAL PLAN VISION

The City has identified the project area as a critical location for supplying much needed workforce housing for locals. The General Plan's overriding goal for the neighborhood is to create new housing opportunities while maintaining the existing affordable housing units and maintaining the unique mixture of housing, commercial and light industrial employment uses.

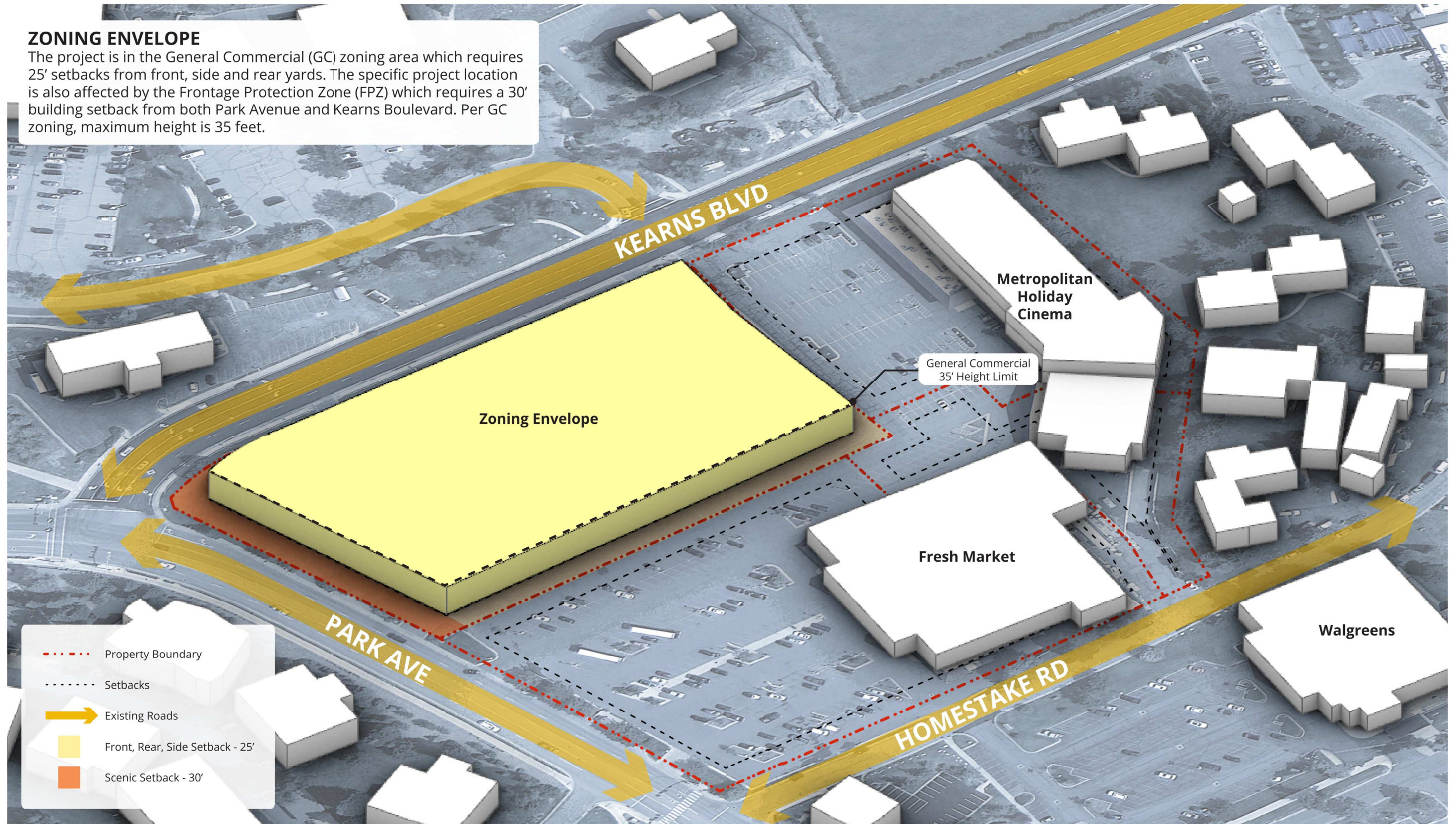
The General Plan introduces new rights-of-way opportunities that the project has embraced and incorporated to foster improved vehicular, bike, transit and pedestrian mobility and connectivity. The project location is acknowledged as an important part of the Park City entry experience and abides by the Frontage Protection Zone (FPZ) requirements.

Additionally, the proposed redevelopment can cooperate with the City's needs for additional rights-of-way to advance the City's active mobility goals for the neighborhood.



ZONING ENVELOPE

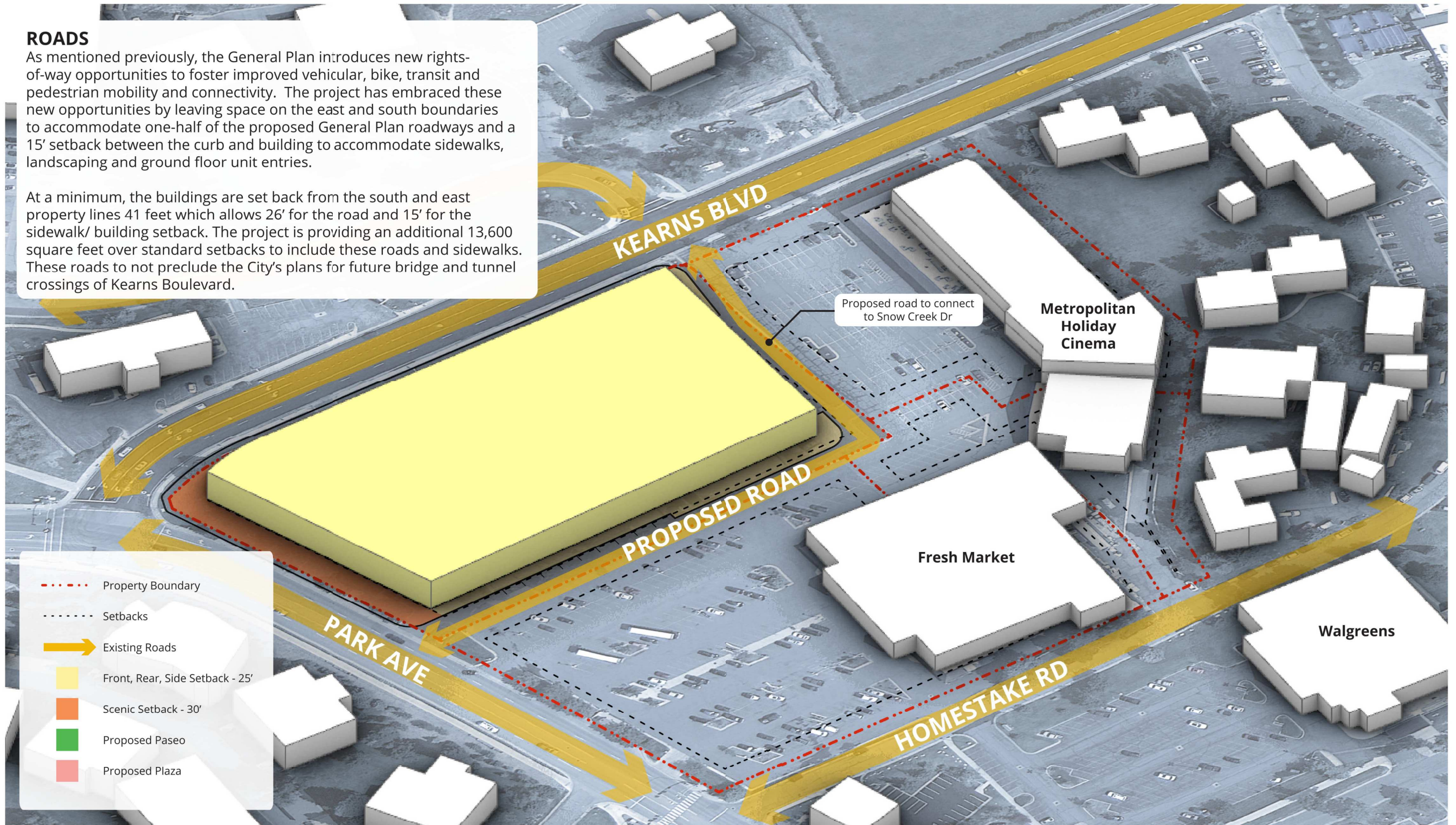
The project is in the General Commercial (GC) zoning area which requires 25' setbacks from front, side and rear yards. The specific project location is also affected by the Frontage Protection Zone (FPZ) which requires a 30' building setback from both Park Avenue and Kearns Boulevard. Per GC zoning, maximum height is 35 feet.



ROADS

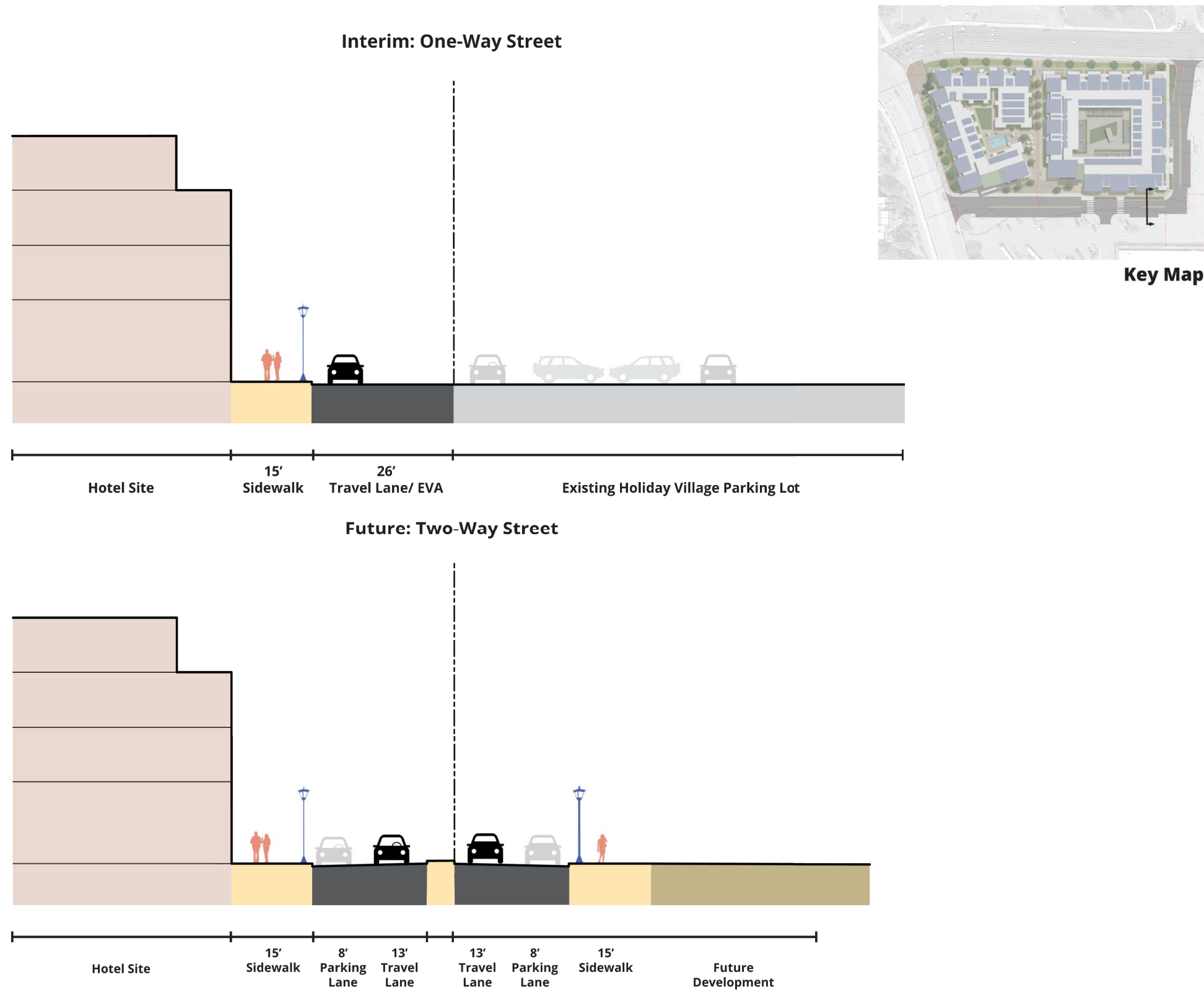
As mentioned previously, the General Plan introduces new rights-of-way opportunities to foster improved vehicular, bike, transit and pedestrian mobility and connectivity. The project has embraced these new opportunities by leaving space on the east and south boundaries to accommodate one-half of the proposed General Plan roadways and a 15' setback between the curb and building to accommodate sidewalks, landscaping and ground floor unit entries.

At a minimum, the buildings are set back from the south and east property lines 41 feet which allows 26' for the road and 15' for the sidewalk/ building setback. The project is providing an additional 13,600 square feet over standard setbacks to include these roads and sidewalks. These roads do not preclude the City's plans for future bridge and tunnel crossings of Kearns Boulevard.



- Property Boundary
- Setbacks
- Existing Roads
- Yellow Front, Rear, Side Setback - 25'
- Orange Scenic Setback - 30'
- Green Proposed Paseo
- Pink Proposed Plaza

Road Phasing Sections
1" = 10' - 0"

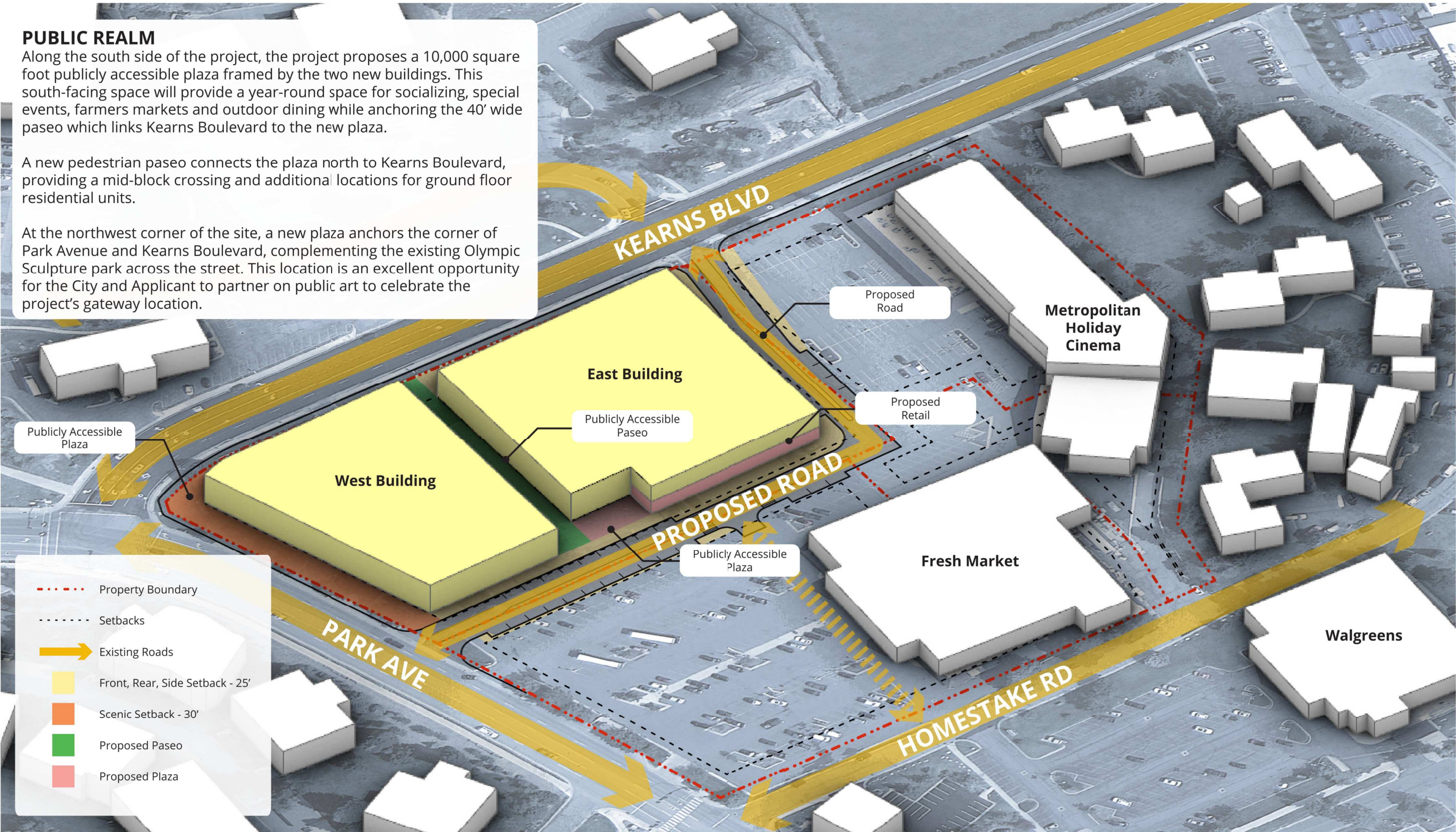


PUBLIC REALM

Along the south side of the project, the project proposes a 10,000 square foot publicly accessible plaza framed by the two new buildings. This south-facing space will provide a year-round space for socializing, special events, farmers markets and outdoor dining while anchoring the 40' wide paseo which links Kearns Boulevard to the new plaza.

A new pedestrian paseo connects the plaza north to Kearns Boulevard, providing a mid-block crossing and additional locations for ground floor residential units.

At the northwest corner of the site, a new plaza anchors the corner of Park Avenue and Kearns Boulevard, complementing the existing Olympic Sculpture park across the street. This location is an excellent opportunity for the City and Applicant to partner on public art to celebrate the project's gateway location.

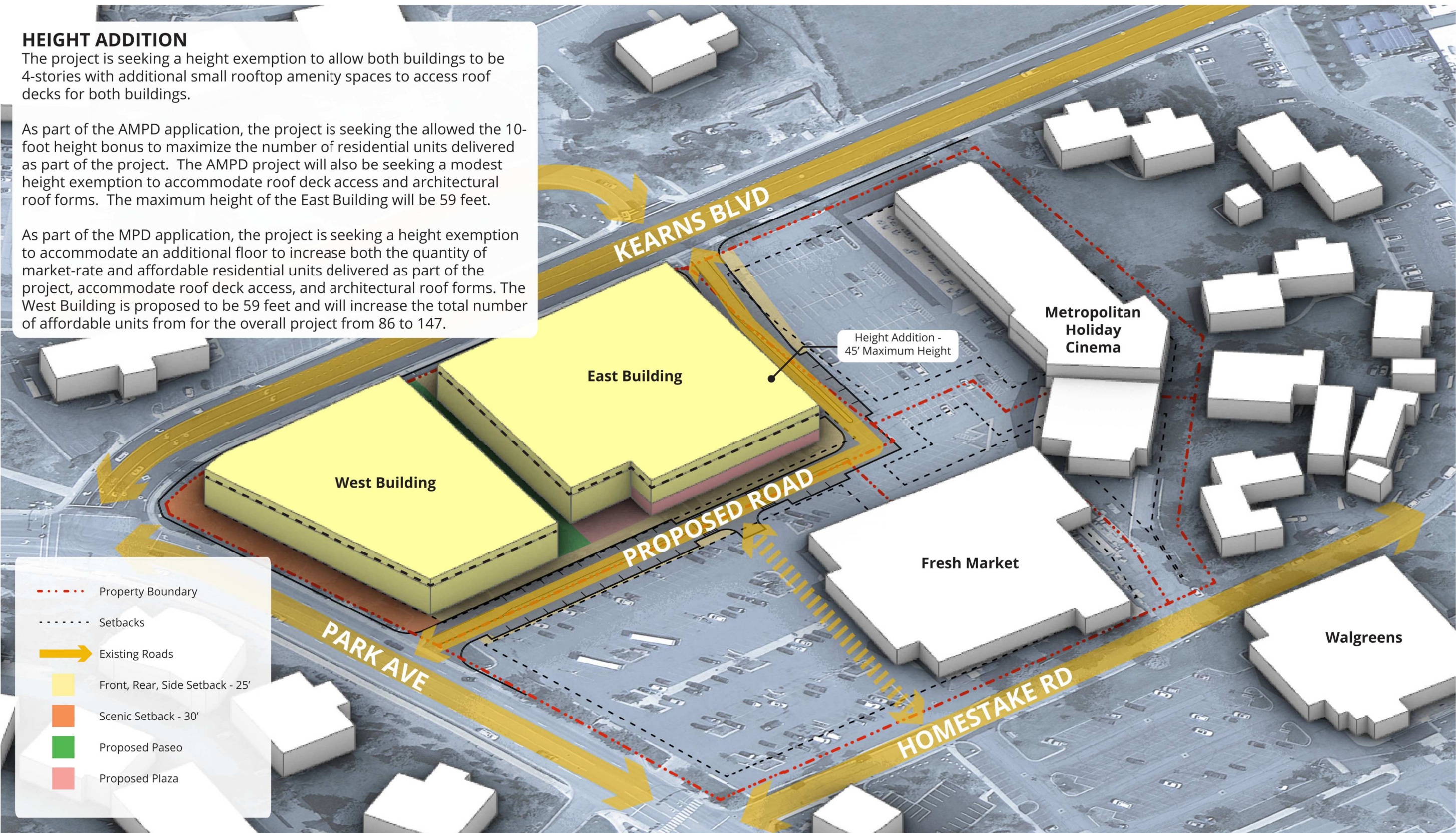


HEIGHT ADDITION

The project is seeking a height exemption to allow both buildings to be 4-stories with additional small rooftop amenity spaces to access roof decks for both buildings.

As part of the AMPD application, the project is seeking the allowed the 10-foot height bonus to maximize the number of residential units delivered as part of the project. The AMPD project will also be seeking a modest height exemption to accommodate roof deck access and architectural roof forms. The maximum height of the East Building will be 59 feet.

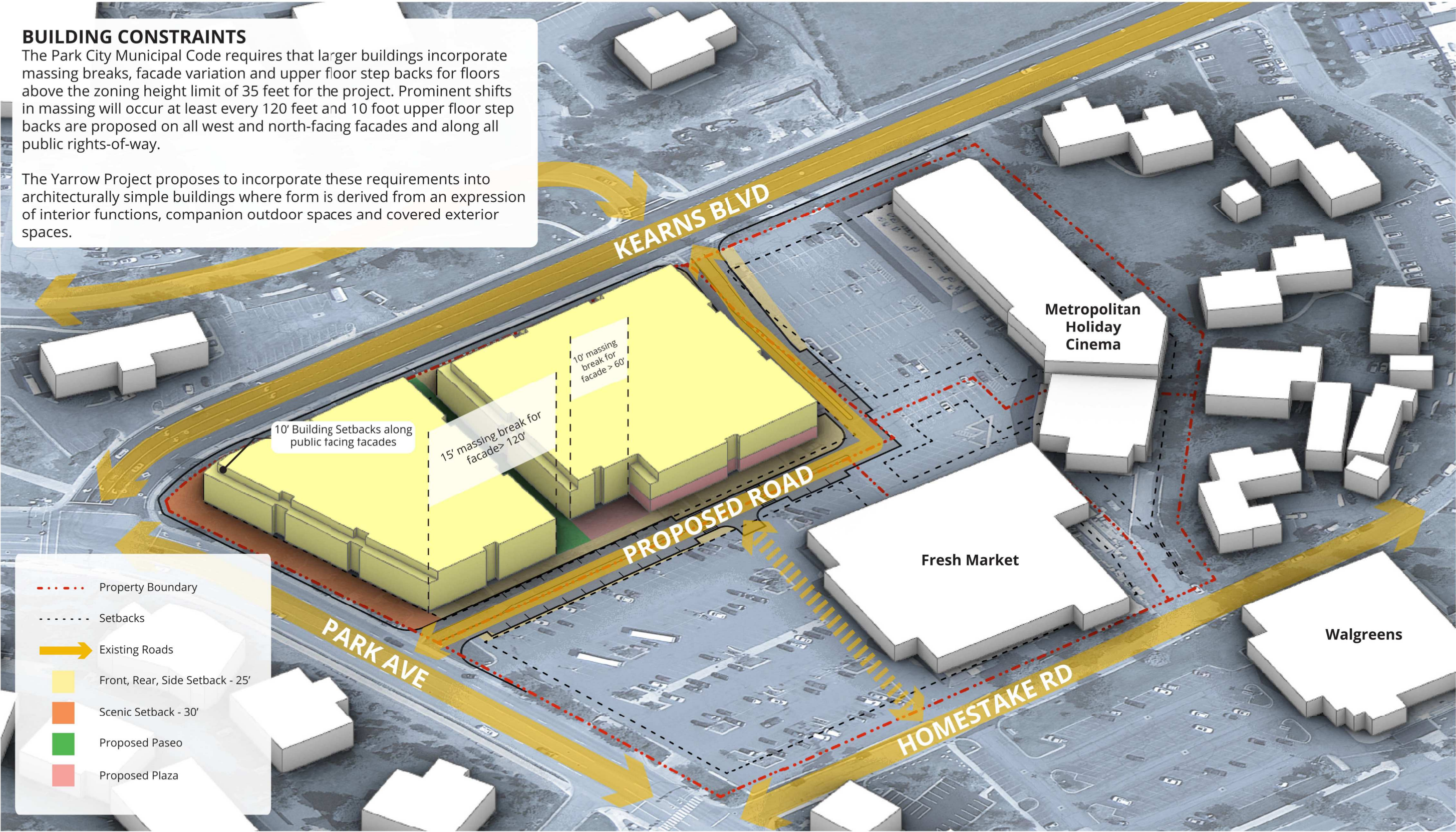
As part of the MPD application, the project is seeking a height exemption to accommodate an additional floor to increase both the quantity of market-rate and affordable residential units delivered as part of the project, accommodate roof deck access, and architectural roof forms. The West Building is proposed to be 59 feet and will increase the total number of affordable units from for the overall project from 86 to 147.



BUILDING CONSTRAINTS

The Park City Municipal Code requires that larger buildings incorporate massing breaks, facade variation and upper floor step backs for floors above the zoning height limit of 35 feet for the project. Prominent shifts in massing will occur at least every 120 feet and 10 foot upper floor step backs are proposed on all west and north-facing facades and along all public rights-of-way.

The Yarrow Project proposes to incorporate these requirements into architecturally simple buildings where form is derived from an expression of interior functions, companion outdoor spaces and covered exterior spaces.

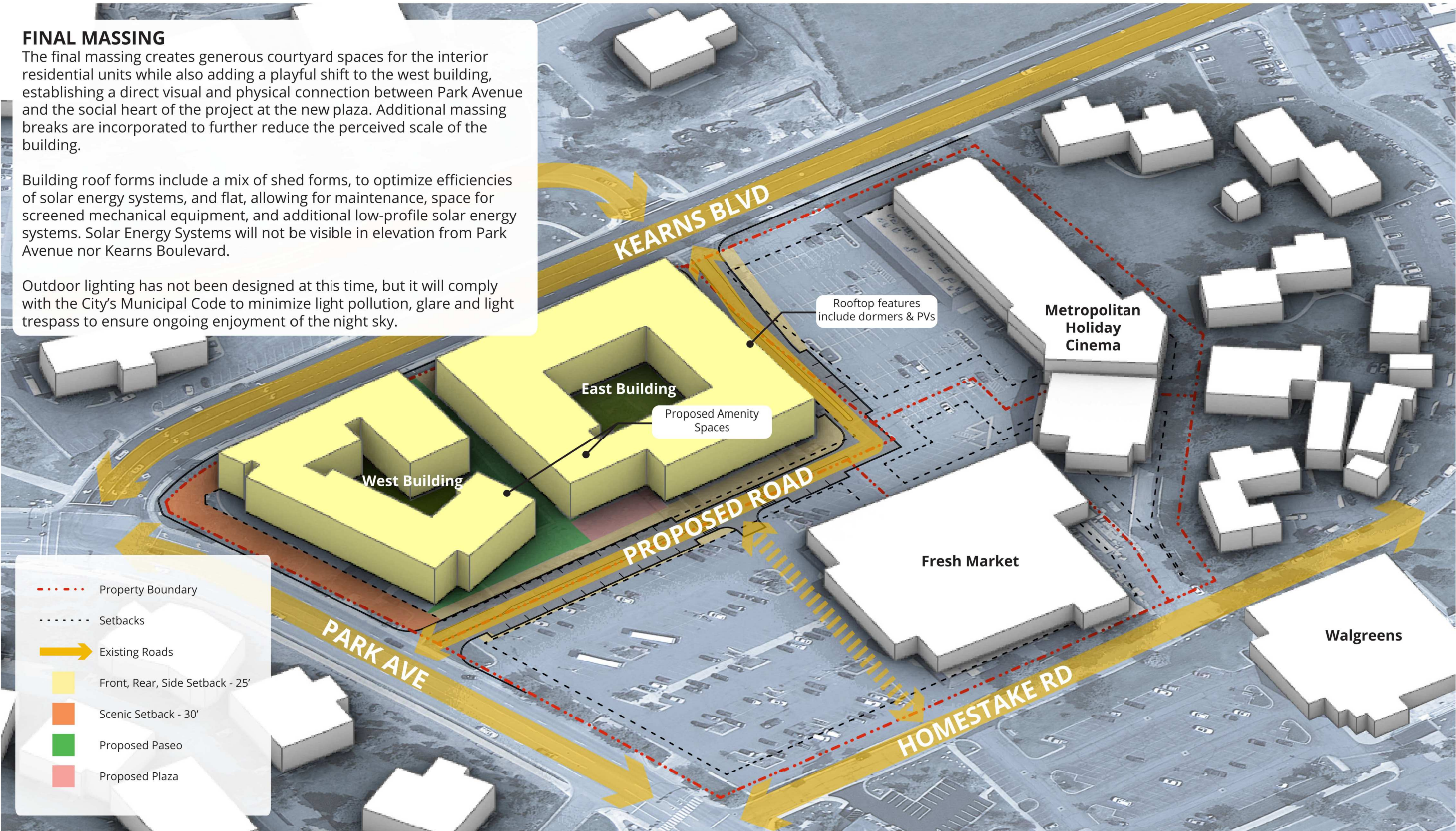


FINAL MASSING

The final massing creates generous courtyard spaces for the interior residential units while also adding a playful shift to the west building, establishing a direct visual and physical connection between Park Avenue and the social heart of the project at the new plaza. Additional massing breaks are incorporated to further reduce the perceived scale of the building.

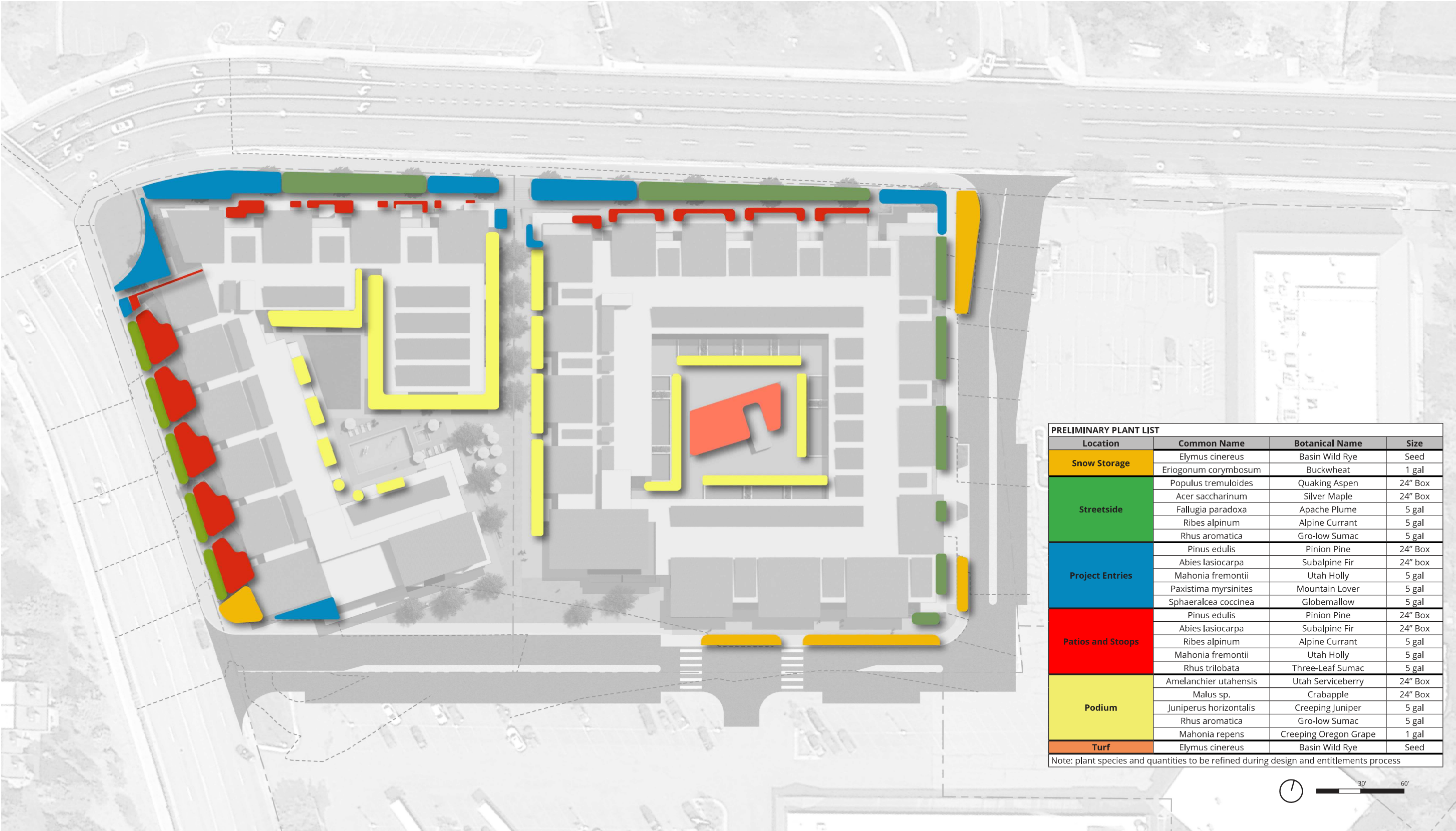
Building roof forms include a mix of shed forms, to optimize efficiencies of solar energy systems, and flat, allowing for maintenance, space for screened mechanical equipment, and additional low-profile solar energy systems. Solar Energy Systems will not be visible in elevation from Park Avenue nor Kearns Boulevard.

Outdoor lighting has not been designed at this time, but it will comply with the City's Municipal Code to minimize light pollution, glare and light trespass to ensure ongoing enjoyment of the night sky.









PRELIMINARY PLANT LIST			
Location	Common Name	Botanical Name	Size
Snow Storage	Elymus cinereus	Basin Wild Rye	Seed
	Eriogonum corymbosum	Buckwheat	1 gal
Streetside	Populus tremuloides	Quaking Aspen	24" Box
	Acer saccharinum	Silver Maple	24" Box
	Fallugia paradoxa	Apache Plume	5 gal
	Ribes alpinum	Alpine Currant	5 gal
	Rhus aromatica	Gro-low Sumac	5 gal
Project Entries	Pinus edulis	Pinion Pine	24" Box
	Abies lasiocarpa	Subalpine Fir	24" box
	Mahonia fremontii	Utah Holly	5 gal
	Paxistima myrsinites	Mountain Lover	5 gal
	Sphaeralcea coccinea	Globemallow	5 gal
Patios and Stoops	Pinus edulis	Pinion Pine	24" Box
	Abies lasiocarpa	Subalpine Fir	24" Box
	Ribes alpinum	Alpine Currant	5 gal
	Mahonia fremontii	Utah Holly	5 gal
	Rhus trilobata	Three-Leaf Sumac	5 gal
Podium	Amelanchier utahensis	Utah Serviceberry	24" Box
	Malus sp.	Crabapple	24" Box
	Juniperus horizontalis	Creeping Juniper	5 gal
	Rhus aromatica	Gro-low Sumac	5 gal
	Mahonia repens	Creeping Oregon Grape	1 gal
Turf	Elymus cinereus	Basin Wild Rye	Seed

Note: plant species and quantities to be refined during design and entitlements process



APPENDIX

Height Exemption Request and Unit Equivalent Summary

The accompanying table summarizes the Applicant’s understanding of Park City’s approach to calculating Unit Equivalents (UEs) for multifamily and affordable units, and three potential approaches the Applicant has considered for the project.

To maximize the number of affordable UE’s, the project is requesting a height exemption to allow one additional floor to the West Building (MPD), and rooftop amenity spaces for both

buildings. The additional floor in the West Building would increase the affordable UE offset from the West Building to the East Building, and would help anchor this important gateway intersection with building closer in scale to the width of both Park Avenue and Kearns Boulevard.

The proposed project results in 140.9 affordable UE’s and 69.6 market UE’s, a significant increase in affordable units over both code-compliant approaches.

EAST BUILDING (AMPD)

Code Compliant (4-Stories)				Code Compliant (4-Stories)				Proposed (4-Stories)			
Unit Type	Park City Unit Equivalent	Approx. Gross Area (sf)	Unit Equivalent %	Unit Type	Park City Unit Equivalent	Approx. Gross Area (sf)	Unit Equivalent %	Unit Type	Park City Unit Equivalent	Gross Area (sf)	Unit Equivalent %
Affordable	84.7	76,193	100%	Affordable	84.7	76,193	66%	Affordable	84.7	76,193	55%
				Offset UE from MPD Building	8.6	7,779	7%	Offset Unit Equivalent from MPD Building	11.4	10,235	7%
								Additional Affordable Proposed	44.9	40,386	29%
Affordable Subtotal	84.7	76,193	100%	Affordable Subtotal	93.3	83,972	73%	Affordable Subtotal	140.9	126,814	92%
Market Rate	38.1	76,193		Market Rate	34.2	68,414	27%	Market Rate	12.8	25,572	8%
Total	122.8	152,386		Total	127.5	152,386	100%	Total	153.7	152,386	100%

WEST BUILDING (MPD)

Code Compliant (3-Stories)				Code Compliant (3-Stories) - Offset Affordable				Proposed (4-Stories) - Offset Affordable			
Unit Type	Park City Unit Equivalent	Approx. Gross Area (sf)	Unit Equivalent %	Unit Type	Park City Unit Equivalent	Approx. Gross Area (sf)	Unit Equivalent %	Unit Type	Park City Unit Equivalent	Gross Area (sf)	Unit Equivalent %
Market Rate	21.6	43,215	31%	Market Rate	43.7	86,430	100%	Market Rate	56.9	113,719	100%
Affordable	48.0	43,215	69%								
Total	69.6	86,430	100%	Total	43.7	86,430	100%	Total	56.9	113,719	100%
				Affordable Unit Equivalent Calculation				Affordable Unit Equivalent Calculation			
				Offset Unit Equivalent to AMPD Building	8.6	7,779		Offset Unit Equivalent to AMPD Building	11.4	10,235	

Total

Code Compliant (3-Stories)				Code Required (3-Stories) - Offset Affordable				Proposed (4-Stories) - Offset Affordable			
Unit Type	Park City Unit Equivalent	Approx. Gross Area (sf)			Park City Unit Equivalent	Approx. Gross Area (sf)			Park City Unit Equivalent	Gross Area (sf)	
Affordable	132.7	119,408.0	50%		93.3	83,971.7			140.9	126,814.0	
Market	59.7	119,408.0	50%		77.4	154,844.3			69.6	139,291.0	
Total	192.4	238,816			170.1	238,816			210.5	266,105.5	

Note: Multifamily Unit Equivalents (UE's) are 2,000 square feet and Affordable UE's are 900 square feet



Housing Team

August 31, 2022

RE: 1800 Park Avenue (Yarrow) Master Planned Development (MPD) and Affordable Master Planned Development (AMPD) Applications

Dear Planning Commissioners:

The Housing Team has conducted a preliminary review of the MPD and AMPD application materials associated with 1800 Park Avenue (Yarrow). The project has two main components, each with separate housing requirements under the 2021 Housing Resolution and the Land Management Code. The Housing Team offers the following preliminary analysis of the application materials submitted to date:

West Building (MPD)

- This building contains 113,719 SF of market-rate residential units, equaling approximately 56.85 Unite Equivalents (EUs).
- Under the 2021 Housing Resolution, the West Building (MPD) generates an affordable housing obligation of 10,233 SF, or 11.37 Affordable Unit Equivalents (AUEs).
 - The applicant proposes to satisfy this housing obligation within the East Building, which as proposed will be on a separate lot from the West Building development.
- The 2021 Housing Resolution states that, “Affordable housing units shall be constructed on the project site, unless the developer can demonstrate compelling evidence that an alternative method would result in a better design, enhanced level of affordability or that the construction on-site would adversely affect the design of the project”.¹
 - The Housing Team’s initial analysis of the applicant’s proposal is that it is in general compliance with the Housing Resolution by satisfying the housing obligation on a site located immediately adjacent to and integrated with the primary development.

East Building (AMPD)

- This building contains 25,572 SF of market-rate residential units or 12.78 UEs.
- This building will contain 126,814 SF of affordable residential units or 140.90 AUEs.
 - This area includes the 11.37 AUE obligation generated by the West Building (MPD).
- This building will contain 4,977 SF of retail space.
 - Developers are not required to mitigate employees generated in commercial uses in AMPD projects.²

¹ [Resolution 05-2021 Affordable Housing Guidelines](#)

² [LMC 15-6.1-3 Zoning Districts and Uses](#)



Housing Team

- The Land Management Code (LMC) requires that at least fifty percent (50%) of AMPD Residential Unit Equivalents shall be Affordable Units.³
 - The total residential square footage of the East Building is 152,386 SF, or 76.18 EUs.
 - Subtracting the 10,233 SF (11.37 AUEs) housing obligation generated by the West Building, the East Building will net 116,581 SF (129.53 AUEs) of additional affordable unit square footage which is equal to 58.29 EUs.
 - The East Building, excluding the 11.37 AUE obligation from the West Building, will be approximately 76.51% Affordable Units, which appears to be in general compliance with LMC § 15-6.1-2.
- The MPD portion of the project appears to be in general compliance with the requirements of the 2021 Housing Resolution to produce 11.37 AUEs on an adjacent property through the production of 31 units.
- The AMPD portion of the project appears to be in general compliance with LMC § 15-6.1-2, as more than 50% of the Unit Equivalents (12.78 UEs) will be Affordable Units, which the applicant proposes to satisfy through the production of 55 units.
- The project appears to exceed the required housing obligation and the requirements of LMC § 15-6.1-2, with an additional 61 Affordable Units created.
- Looking at the total residential UEs of the MPD and AMPD projects combined, the applicant is proposing that approximately 47.66% of the entire site's UEs be Affordable Units.

The applicant has not yet submitted a complete Housing Mitigation Plan to the Housing Team for formal review. The analysis above is preliminary and is based only on the information submitted to date. The Housing Team anticipates for this analysis to change and be updated as the applicant provides a complete Housing Mitigation Plan for formal review by the Park City Housing Authority.

³ [LMC § 15-6.1-2 Requirements](#)

Planning Commission Staff Report



Subject: Land Management Code Amendments
Author: Rebecca Ward, Assistant Planning Director
Date: September 14, 2022
Type of Item: Work Session

Recommendation

- Review and provide input on the Land Management Code amendments in progress scheduled for Planning Commission review in 2022 (Exhibit A)
- Review the goals, objectives, community planning strategies, and city implementation strategies of the 2014 Park City General Plan and prioritize Land Management Code amendments for 2023

Staff proposes returning for a work session on October 12, 2022, to review and finalize a code amendment schedule for 2022 – 2023.

Summary

In 2019, the City Council initiated a visioning process to develop [Vision 2020](#), a strategic action plan to guide the City through 2030. The outcome of the visioning process was a call to embrace bold action through social equity, environmental leadership, community housing, and transportation innovation.

The City Council directed the Planning team to prioritize updates to the General Plan that build on the results of Vision 2020. The Planning team is preparing a Request for Proposal for a consultant to assist with the General Plan update. Additionally, in response to development and redevelopment in the area, City Council directed the Planning team to issue a Request for Proposals for a Bonanza Park Neighborhood Plan.

As part of the General Plan update, the Planning team evaluated the 2014 General Plan to identify recommended Land Management Code amendments that have not yet been implemented, outlined below in the Analysis Section. Additionally, the Planning team prepared a list of pending amendments and amendments in progress that are scheduled for Planning Commission review this year (Exhibit A).

In the August 24, 2022 Planning Commission meeting, the Commissioners requested the following:

Scheduling a work session at the end of each Planning Commission meeting from 8:30 – 9:30 PM to discuss amendments

Staff requests the Planning Commission review the proposed schedule and reconsider

this request due to the volume of planning applications requiring Planning Commission review, the Planning Commission's request that meetings not extend beyond 9:30 PM, and the upcoming focus on the General Plan update and the Bonanza Park Neighborhood Plan.

Volume of Planning Applications and Required Review

LMC [§ 15-12-15](#) *Review by Planning Commission* outlines the applications that require Planning Commission review and recommendation to City Council or final action:

- General Plan - recommendation to Council
- Annexations - recommendation to Council
- Zoning - recommendation to Council
- Land Management Code amendments - recommendation to Council
- Subdivision and Condominium Plats - recommendation to Council
- Plat amendments - recommendation to Council
- Master Planned Developments - final action
- Affordable Master Planned Developments - final action
- Conditional Use Permits - final action
- Appeals of Final Action by Planning Director or Staff - final action
- Sensitive Land Determinations - final action
- Extension of Conditional Use Permit & Master Planned Development approval - final action

Utah Code [§ 10-9a-509\(1\)](#) requires planners to review land use applications for completeness "in a timely manner." Applicants may request planning provide a determination that the application is complete or incomplete, which triggers a 30-day period to respond. Once an application is deemed complete, Utah Code [§ 10-9a-509.5\(2\)](#) requires a land use authority to substantively review complete applications "with reasonable diligence." Applicants who have submitted a complete application may request that a land use authority take final action within 45 days.

Approximately 230 planning applications have been submitted to the Planning Department in 2022. Most of these applications do not come before the Commission because they are processed administratively at the staff level or require Board of Adjustment or Historic Preservation Board review. However, to respect the Commission's request that the Planning Commission only meet twice monthly—and that meetings end at 9:30 PM—many of the applications that require Planning Commission review have been deferred, increasing the review time for Conditional Use Permit, Steep Slope Conditional Use Permit, Plat Amendment, and Rezone applicants.

Additionally, there are several major developments underway requiring significant staff and Planning Commission review, including the Park City Mountain Resort and Deer Valley Snow Park developments, the Iron Horse Master Planned Development, the Homestake Affordable Master Planned Development, the Yarrow Master Planned Development and Affordable Master Planned Development, and the Studio Crossing

project.

Bonanza Park Neighborhood Plan and General Plan Update

The Planning Commission acts as a non-political, long-range planning body for the City.¹ The Bonanza Park Neighborhood Plan and General Plan update will require significant staff and Planning Commission time. LMC [§ 15-12-15\(B\)\(1\)](#) states the following:

The Planning Commission shall have the primary responsibility to initiate and update the City General Plan, including planning for adequate Streets and utilities, parks, trails, recreation facilities, housing, and open space. The Commission shall consider long-range zoning and land use objectives, protection of Sensitive Lands, and shall conduct periodic review of existing plans to keep them current.

As a result, staff recommends the final hour of either the first or second Planning Commission meeting each month be scheduled for LMC amendment work sessions to accommodate review of pending applications and the prioritization of the Bonanza Park Neighborhood Plan and General Plan update, with public hearings scheduled in addition to the work sessions as amendments progress.

- **Invest funds from the budget to hire consultants to expedite research**

The City Council approved increased funding for consultants to assist the Planning Department in FY2023. However, these funds are prioritized and allocated for the Bonanza Park Neighborhood Plan and General Plan update. As a result, there are not available funds for additional consultant work on code amendments this fiscal year, but staff may request additional funds for the next. Staff has applied for a grant to assist with studies to support code amendments related to affordable housing, described below, and will continue to explore additional grant opportunities in the meantime.

- **Appoint Commission liaisons to work with staff on amendments**

Staff looks forward to working with up to two Planning Commissioners on each code amendment.

Analysis

The Land Management Code (LMC) implements the goals and policies of the Park City General Plan, and for the following purposes:

1. To promote the general health, safety and welfare of the present and future inhabitants, Businesses, and visitors of the City,
2. To protect and enhance the vitality of the City's resort-based economy, the overall quality of life, the Historic character, and unique mountain town community,

¹ LMC [§ 15-12-9](#)

3. To protect and preserve peace and good order, comfort, convenience, and aesthetics of the City,
4. To protect the tax base and to secure economy in governmental expenditures,
5. To allow Development in a manner that encourages the preservation of environmentally sensitive lands, Historic Structures, the integrity of Historic Districts, and the unique urban scale of original Park City,
6. To provide for well-planned commercial and residential centers, safe and efficient traffic and pedestrian circulation, preservation of night skies and efficient delivery of municipal services,
7. To prevent Development that adds to existing Geologic Hazards, erosion, flooding, degradation of air quality, wildfire danger or other conditions that create potential dangers to life and safety in the community or that detracts from the quality of life in the community,
8. To protect and ensure access to sunlight for Solar Energy Systems, and
9. To protect or promote moderate income housing.²

LMC [§ 15-12-15\(A\)\(3\)](#) states:

. . . . The Commission shall have the primary responsibility to review amendments to the Land Management Code and shall forward a recommendation to the City Council.

In 2020, the Planning Commission prioritized:

- I. Incentivizing affordable housing development
- II. Encouraging Sustainability
- III. Improving transit, trail, and active transportation connectivity
- IV. Amending Transfer of Development Rights
- V. Evaluating lot combinations in the Historic Districts

Each topic is outlined below. Also, (VI) those amendments required by changes to state law, (VII) amendments to address unforeseen impacts to the community; and (VIII) amendments to update the code are also summarized.

Please see Exhibit B to review the LMC amendments completed from 2020 to date.

(I) Incentivize Affordable Housing Development

Goal 7 of the General Plan is to create a diversity of primary housing opportunities to address the changing needs of residents.

Objectives:

- 7A Increase diversity of housing stock to fill voids within housing inventory

² LMC [§ 15-1-2](#)

(including price, type, and size) to create a variety of context sensitive housing opportunities.

- 7B Focus efforts for diversity of primary housing stock within primary residential neighborhoods to maintain majority occupancy by full time residents within these neighborhoods.
- 7C Focus future nightly rental units to resort neighborhoods – near Park City Mountain Resort and Deer Valley.
- 7D Facilitate the implementation of a housing plan that promotes economic diversity.
- 7E Create housing opportunities for the City's aging population (e.g. step-down housing, community housing, cottage style units).

Goal 8 of the General Plan is to increase affordable housing opportunities and associated services for the workforce of Park City.

Objectives:

- 8A Provide increased housing opportunities that are affordable to a wide range of income levels within all Park City neighborhoods.
- 8B Increase rental housing opportunities for seasonal workers in proximity to resorts and mixed-use centers.
- 8C Increase housing ownership opportunities for workforce within primary residential neighborhoods.

Enacted

Affordable Master Planned Developments – General Plan Community Planning Strategy 8.4 is to update incentives for density bonuses for affordable housing developments to include moderate and mixed-income housing. On February 25, 2021, the City Council adopted [Ordinance No. 2021-10](#), establishing an Affordable Master Planned Development to incentivize private development and public-private partnerships through incentives that include increased building height, and decreased open space, parking, and setbacks for those projects that include at least 50% of the Residential Unit Equivalents as affordable units ([Staff Report](#); [Minutes](#), p. 18).

General Plan Community Planning Strategy 8.7 is to review affordable housing Master Planned Development requirements and amend according to existing economics. The Planning Commission is currently reviewing two Affordable Master Planned Developments, the Homestake and the Yarrow projects, and this will provide an opportunity to evaluate and improve the code.

Accessory Apartments – General Plan Community Planning Strategy 7.1 is to identify sites within primary residential neighborhoods in which smaller residential units allow for step-down housing options for seniors in the community and 7.2 is to revise zoning codes to permit a wider variety of compatible housing types within neighborhoods.

On December 16, 2021, the City Council adopted [Ordinance No. 2021-51](#) to reduce

Accessory Apartment regulations, including reducing the minimum size, removing the requirement that the property owner live on site, allowing detached Accessory Apartments, and establishing an administrative review and approval process ([Staff Report](#); [Minutes](#), p. 11). One Accessory Apartment application has been approved since the amendments were adopted and three applications are pending review.

In Progress

Accessory Apartment Pilot Program

The Housing team is interested in a discussion with the Planning Commission in 2023 regarding additional incentivizes for Accessory Apartments that are deed restricted for deeper affordability.

Please also see Transfer of Development Rights below.

(II) Encourage Sustainability

Goal 5 of the General Plan is environmental mitigation: Park City will be a leader in energy efficiency and conservation of natural resources reducing greenhouse gas emissions by at least 15% below 2005 levels in 2020. Additionally, Park City's goal is to be net-zero carbon running on 100% renewable electricity for City operations by 2022 and for the community by 2030.³

Objectives:

- 5A Encourage development practices that decrease per capita carbon output, decrease vehicle miles traveled, increase carbon sequestration, protect significant existing vegetation, and contribute to the community emission reduction goal.
- 5B Encourage efficient infrastructure to include water conservation, energy conservation, renewable resource technology, decreased waste production, green public transit, and increased road and pathway connectivity.
- 5C Park City Municipal Corporation will be a strong partner in efforts to reduce community GHG emissions, leading by example and providing policy guidance while promoting personal accountability and community responsibility.
- 5D Align transportation goals with sustainable goals that reflect all four Core Values of the City.

Enacted

Electric Vehicle Charging Stations – General Plan Community Planning Strategy 5.7

³ <https://www.parkcity.org/departments/environmental-sustainability>

is to require proper infrastructure, such as dedicated parking and charging stations, to support electric and alternative fuel automobiles within new development and redevelopment. On November 19, 2020, the City Council adopted [Ordinance No. 2020-48](#), requiring single-family homes, duplexes, and triplexes to be Electric Vehicle-ready with a dedicated circuit to accommodate the potential installation of a Level 2 Electric Vehicle Charging Station, and requiring Multi-Unit Dwellings and non-residential development to install conduit for future installations for 20% of the total parking spaces and Electric Vehicle Charging Stations for 5% of the total parking spaces ([Staff Report](#); [Minutes](#), p. 9). Staff is evaluating whether the requirements should be increased.

Dark Sky Code – General Plan City Implementation Strategy 5.14 is to improve visibility of the night sky through enactment of a new night sky ordinance. On January 21, 2021, the City Council adopted [Ordinance No. 2021-05](#), requiring new construction to be dark sky compliant with outdoor lighting that is fully shielded and 3,000 degrees Kelvin or less ([Staff Report](#); [Minutes](#), p. 6). Summit County also enacted a dark sky code and as of December 31, 2024, will require all properties to retrofit their outdoor lighting to comply with dark sky standards. The City Council directed staff to evaluate grant programs and to research environmental impacts regarding retrofitting for future consideration. The Sustainability and Planning teams are also coordinating with Summit County and dark sky organizations regarding public education and outreach.

In Progress

Decarbonizing the Built Environment – General Plan Community Planning Strategy 5.1 is to incorporate environmental considerations as an integral part of reviewing future development and redevelopment projects, including incorporation of greenhouse gas goals into land use planning. The state limits the City's ability to require regulations that exceed energy codes. However, the City can incentivize development that conserves water and reduces energy use. On October 7, 2021, the City Council conducted a work session on [the Strategic Action Plan for Building Decarbonization in Park City and Summit County](#) ([Staff Report](#); [Minutes](#), p. 2). The Plan outlines building retrofit strategies, new construction strategies, finance strategies, and community and business engagement and empowerment.

While many strategies involve education and incentives beyond the scope of land use regulations, one strategy is to adopt a net-zero stretch code and incentives for new development and major retrofits. The City Council is scheduled to review and adopt the plan later this year, and once adopted, the Planning team will coordinate with the Sustainability team to implement incentives for land use applicants.

Waterwise Landscaping – General Plan Community Planning Strategy 5.2 is to adopt new landscaping requirements to decrease water utilization and preserve the native landscape. On April 27, 2022, the Planning Commission conducted a work session regarding improvements to the waterwise landscaping regulations ([Staff Report](#); [Minutes](#), p. 2). On July 28, 2022, the City Council directed the Planning and Water

Department teams to return to Council this fall with recommended incentives and regulations to conserve water ([Staff Report](#); [Minutes](#), p. 1). Staff is coordinating with the Park City Water Department, Sustainability Department, Building Department, and Communications Department to initiate a communitywide survey in mid-September to receive input regarding water conservation, graywater for landscaping, and waterwise regulations, and to conduct an open house. The Planning Commission is next scheduled to review proposed amendments in a work session on October 12, 2022, and on October 26, 2022, for a public hearing with a possible recommendation for the City Council's consideration in November.

Sensitive Land Overlay – Community Planning Strategy 4.4 is to identify sensitive lands to be protected and 4.6 is to identify important view corridors and natural buffers that are a high priority for protection and enhancement, including the community's entryways and highway corridors and ensure protection of identified community assets. Strategy 4.7 is to conduct a detailed analysis of the City's topography to ensure that all ridgelines are noted, update the existing ridgeline map, and evaluate the addition of new vantage points.

On June 16, 2022, the City Council adopted [Ordinance No. 2022-18](#), annexing approximately 1,200 acres of property in the Southeast Quinn's Junction Area into Park City ([Staff Report](#); [Minutes](#), p. 10). The annexed property is in the Recreation Open Space and Sensitive Land Overlay, requiring amendments to the LMC to expand the designated vantage points and ridgelines. Additionally, the Planning team is collaborating with the GIS specialist to review and analyze the existing vantage points and ridgelines and determine whether any changes are recommended. Finally, once updates are adopted in the LMC, the GIS specialist will include vantage points and ridgelines on the online and printed Zoning Map. The Planning Commission is scheduled to review the proposed amendments in a work session on November 9, 2022.

(III) Improve transit, trail, and active transportation connectivity

Goal 3 of the General Plan is to encourage alternative modes of transportation on a regional and local scale to maintain Park City's small-town character.

Objectives

- 3A Streets, pedestrian paths, and bike paths should contribute to a system of fully connected and interesting routes to all destinations. Their design should encourage pedestrian and bicycle use by being small and spatially defined by buildings, trees, signs, and lighting; and by discouraging high-speed traffic.
- 3B Prioritize efficient public transportation over widening of roads to maintain the Small-Town experience of narrow roads, modest traffic, and Complete Streets.
- 3C Public transportation routes should be designed to increase efficiency of passenger trips and capture increased ridership of visitors and locals.

In Progress

Bicycle Parking Requirements – Community Planning Strategy 3.2 is to require secure bicycle options. The Transportation and Planning Departments are working on recommended code amendments to improve the bicycle parking requirements outlined in LMC [Section 15-3-9](#). This item is scheduled for a Planning Commission work session on December 14, 2022.

Transportation Demand Management (TDM) Program – City Implementation Strategy 3.14 is to adopt TDM programs to increase multi-modal options. The Engineering, Transportation, and Planning teams are developing recommended requirements for land use applicants. This item is not yet scheduled for Planning Commission review.

Park City Forward – The City Council is scheduled to conduct a public hearing and may adopt Park City Forward on September 15, 2022. Community Planning Strategy 3.1 is to require development and redevelopment to increase the potential for multi-modal transportation options including public transit, biking, and walking, requiring developers to document how a development proposal is encouraging walking, biking, and public transportation over the single-occupancy vehicle. After adoption of Park City Forward, staff will propose amendments to the LMC to align with the principles of the City's long-range transportation plan and to further improve pedestrian and bicyclist circulation requirements in Conditional Use Permit and Master Planned Development reviews.

(IV) Transfer of Development Rights and Affordable Housing

Goal 1 of the General Plan is to protect undeveloped lands, discourage sprawl, and direct growth inward to strengthen existing neighborhoods. Objective 1A is to direct complimentary land use and development into existing neighborhoods that have available infrastructure and resource capacity.

Community Planning Strategy 1.1 is to achieve this by amending the LMC to allow Transfer of Development Rights (TDRs) to be utilized within defined receiving zones for additional density that compliments the existing built environment. Increased density could be achieved through the purchase of TDR credits for affordable housing. This requires the adoption of new LMC criteria.

City Implementation Strategy 2.10 is to explore opportunities to expand the TDR program for additional suitable locations to receive density from sending zones and Community Planning Strategy 4.3 is to update the TDR program to reflect market rate valuations of properties included with TDR zones and to ensure the public is educated

regarding the use and function of TDRs through a public process.

Additionally, General Plan Objective 8B is to increase affordable housing opportunities and services for the workforce near resorts and mixed-use centers.

In Progress

To initiate the research required to evaluate the TDR program and opportunities to incentivize affordable housing and mixed-use density near multi-modal hubs, the Transportation, Housing, and Planning teams submitted a grant application for a study to outline best practices and recommendations for Park City. The City was not awarded the grant, but staff recommends prioritizing this research in-house with the assistance of a consultant in 2023.

(V) Evaluate Lot Combinations in the Historic Districts

Goal 15 of the General Plan is to preserve the integrity, mass, scale, compatibility, and historic fabric of the nationally and locally designated historic resources and districts for future generations, including Community Planning Strategy 15.12, which is to examine lot sizes in Old Town to determine if a maximum lot size would provide more compatible mass and scale for new structures as well as additions to existing structures.

In Progress

Lot Combinations – The Historic Preservation Board is scheduled to conduct a work session on lot sizes in the Historic Districts in January of 2023, and the Planning Commission is scheduled to conduct a work session in spring of 2023.

(VI) Amendments Required by Changes to State Law

Enacted

Architectural Review and Appeals – On May 26, 2022, the City Council adopted [Ordinance No. 2022-16](#), exempting single-family dwellings and duplexes from certain architectural review requirements to comply with changes to state law, updating appeals to comply with changes to state law, and making non-substantive corrections ([Staff Report](#); [Minutes](#), p. 15).

Completed

Moderate-Income Housing Plan – On September 1, 2022, the City Council adopted [the Five-Year Moderate Income Housing Plan](#), required to be completed and submitted

to the state by October 1, 2022, to comply with new state requirements. Land use regulations outlined in the Plan include the following:

- Change zoning classifications to allow for development of affordable housing
- Provide parking reductions to projects that use alternative transportation options to reduce the need for vehicle travel
- Look for opportunities to increase height and density allowances for affordable housing development where appropriate
- Incentivize development of affordable Accessory Apartments ([Staff Report](#); [Audio](#))

The Housing team is finalizing a Request for Proposals to rezone a portion of the Mine Bench property at 7700 Marsac Avenue for affordable workforce housing.

In Progress

Staff continues to evaluate changes to the LMC to comply with changes to the Utah Code. Additional requirements include updating criteria for conditions of approval, modifying condominium plat reviews, and amending public notice requirements.

(VII) Amendments to Address Unforeseen Impacts

Enacted

Pickleball – The Planning team noticed an increase in requests to install pickleball courts on residential properties. The unique sound associated with [pickleball has become problematic in communities across the nation](#). To proactively address pickleball in residential areas, on April 28, 2022, the City Council adopted [Ordinance No. 2022-08](#), amending the LMC to establish standards for outdoor pickleball courts in residential areas ([Staff Report](#); [Minutes](#), p. 14).

In Progress

Fractional Ownership – While timeshares are not new to Park City, fractional ownership of single-family homes for vacation properties is, changing the character of the City's primarily residential neighborhoods. On June 23, 2022, the City Council reviewed recommended amendments to address fractional ownership of single-family dwellings in primarily residential neighborhoods, allowing them in those Zoning Districts that allow timeshares and private residential clubs and prohibiting them in primarily residential Zoning Districts ([Staff Report](#); [Minutes](#), p. 20). The Council continued the discussion to October 6, 2022.

(VIII) Amendments to Update the Code

Enacted

Main Street Vibrancy and Sign Code Amendments – On May 26, 2022, the City Council adopted [Ordinance No. 2022-15](#), clarifying the *Storefront Property* definition, incentivizing Storefront Property Vibrancy through temporary sign permit requirements, and requiring an active business license to maintain a sign installation ([Staff Report](#); [Minutes](#), p. 14).

In Progress

Temporary Winter Balcony Enclosure – In 2016, the City Council initiated a pilot program that allows businesses in non-historic buildings on Main Street to enclose their balcony during the winter months. The City Council also enacted [Ordinance No. 16-01](#), amending the LMC to accommodate the pilot program. The pilot program will end in 2023, and staff is preparing for a Planning Commission work session on October 12, 2022, to discuss the pilot program and LMC amendments required if the program continues. The Historic Preservation Board conducted a work session on the pilot program on September 7, 2022 ([Staff Report](#); [Audio](#)).

Master Planned Development Accessory Uses – On October 1, 2020, the City Council adopted [Ordinance No. 2020-45](#), amending the LMC to clean up remnant code, outline substantive and minor modifications, separate the Master Planned Development review process from the Conditional Use permit process, outline required compliance with all relevant sections of the LMC, require more or less restrictive height or setbacks to be noted on the plat and in the development agreement, require a public hearing prior to ratifying a development agreement, establish Planning Commission discretion to require applicants to provide additional studies and to fund those studies, and require sufficient traffic mitigation as a required finding and conclusion for approval ([Staff Report](#); [Minutes](#), p. 6).

Phase II of the amendments includes modifications to Support Commercial, Residential, and Resort Accessory Uses. Initial input from the Planning Commission includes the following:

- Do not be so restrictive that projects cannot be successful; allow for development in a way that is manageable.
- Consider reinstating caps similar to what was originally in the code in the 1980s but be flexible – the caps may need to be increased.
- Consider reinstating the 2,000-square-foot cap—or something similar—for each support commercial use to limit off-site visitors.
- Consider 25% or more for a cap on Residential Accessory Uses because these exemptions support efficiency of design.
- Remove the redundancy from Residential and Resort Accessory Use lists.

- Residential Accessory Uses are supported as is, but if any exemptions contribute to additional intensity of staffing, ensure that these impacts are taken into account when determining traffic and parking for the Master Planned Development approval.
- Use caution when creating caps because uses may change over time, especially considering the pandemic and impacts this may have on the future of design with social distancing.
- Work to balance caps with project success.
- Caps provide a mechanism for enforcement.

Additional considerations include the trigger for Master Planned Development review and the possibility of reducing that square footage to increase those projects requiring affordable units. The Planning Commission is scheduled to conduct a work session on Accessory Uses in Master Planned Developments on November 9, 2022.

Parking and Driveway Clarifications in Historic Districts – In 2019, a Task Force evaluated the review and permitting processes in the Historic Districts and recommended clarifications to parking and driveway standards outlined in the LMC. Staff anticipates bringing recommended amendments to the Historic Preservation Board in December, and to the Planning Commission February in 2023.

Exhibits

Exhibit A: 2022 Land Management Code Schedule

Exhibit B: Land Management Code Amendments Enacted Since 2020

Land Management Code Amendments
Scheduled for Planning Commission Review 2022

Date	Topic
10/12/2022	Winter Balcony Enclosure Pilot Program Work Session Waterwise Landscaping Work Session
10/26/2022	Waterwise Landscaping Public Hearing and Recommendation
11/09/2022	Sensitive Land Overlay Work Session Accessory Uses in Master Planned Developments Work Session
11/23/2022	Meeting Cancelled – Thanksgiving Break
12/14/2022	Secure Bicycle Parking Requirements Work Session Sensitive Land Overlay Public Hearing
12/28/2022	Meeting Cancelled – Winter Break

ENACTED LAND MANAGEMENT CODE AMENDMENTS 2020

[Ordinance No. 2020-09](#), amending Affordable Master Planned Developments (AMPDs) and reducing the minimum Setback for parcels less than two acres to the zone-required Setback; reducing Open Space for AMPDs from 50% to 20%; matching AMPD parking to MPD parking requirements

1/8/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 3
1/16/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 7

[Ordinance No. 2020-12](#), repealing the Conditional Use process for private driveways in the Rights-of-Way

1/22/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 11
2/6/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 5

[Ordinance No. 2020-14](#), allowing staff to make determinations for routine maintenance, the replacement or repair of Historic Architectural Details, and the removal or replacement of non-historic Architectural Details; requiring Historic Preservation Board review for historic material to accommodate new additions, new construction, or structural upgrades

2/5/2020	Historic Preservation Board	<u>Staff Report</u> ; <u>Minutes</u> , p. 3
2/12/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p.15
2/27/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 11

[Ordinance No. 2020-15](#), requiring Planning staff to submit approved plats to the Utah Automated Geographic Reference Center within 30 days of Council approval to provide data for the unified statewide 911 emergency database

2/12/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 14
3/5/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 11

[Ordinance No. 2020-19](#), removing the requirement that Solar Energy Systems be at least one foot from the eaves of the roof

3/4/2020	Historic Preservation Board	<u>Staff Report</u> ; <u>Minutes</u> , p. 8
3/11/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 35
4/16/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 5

[Ordinance No. 2020-30](#), allowing the alternate Board of Adjustment member to count toward a quorum

5/13/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 19
6/25/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 12

[Ordinance No. 2020-34](#), amending notice requirements to enable applicants and staff to transition to post card notice mailed by a third party

6/24/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 25
7/9/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 20

[Ordinance No. 2020-35](#), enacting the Wildland Urban Interface Code to outline home hardening and immediate, intermediate, and extended ignition zone landscaping and maintenance requirements

6/10/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 32
7/9/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 20

[Ordinance No. 2020-36](#), removing Special Event references from the Sign Code and Land Management Code and separating the Special Event permitting process from the land use permitting process to conform to amendments to the Special Events code

7/8/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 31
7/30/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 13

[Ordinance No. 2020-37](#), placing a cap on the Nightly Rental Conditional Use Permits issued in the western Historic Residential Low-Density Zoning District

7/8/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 32
7/30/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p.14

[Ordinance No. 2020-38](#), prohibiting Nightly Rentals in the Meadows Estates Subdivision Phases 1A and 1B

7/8/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 43
7/30/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 16

[Ordinance No. 2020-39](#), creating an Urban Park Zone for Rotary Park, Creekside Park, Prospector Park, City Park, and the north and south parcels of the Municipal Golf Course

7/8/2020	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 38
11/19/2020	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 5

[Ordinance No. 2020-42](#), amending Historic District Land Management Code Chapters for consistency

7/1/2020	Historic Preservation Board	Staff Report ; Minutes , p. 6
7/22/2020	Planning Commission	Staff Report ; Minutes , p. 17
9/17/2020	City Council	Staff Report ; Minutes , p. 21

[Ordinance No. 2020-45](#), amending Land Management Code Chapter 15-6 to separate the MPD and CUP review process, to clean up remnant pre-MPD language, to clarify substantive and minor modifications, and to require more or less restrictive height or setback approvals to be noted on plats

9/9/2020	Planning Commission	Staff Report ; Minutes , p. 11
10/1/2020	City Council	Staff Report ; Minutes , p. 6

[Ordinance No. 2020-48](#), requiring Electric Vehicle Charging Station (EVCS) conduit for 20% of required parking in Multi-Unit Dwellings and non-Residential development, EVCS installations for 5% of required parking, and EV-Ready Private Garages Single- Family Dwellings, Duplexes, and Triplexes

10/14/2020	Planning Commission	Staff Report ; Minutes , p. 12
11/19/2020	City Council	Staff Report ; Minutes , p. 9

ENACTED LAND MANAGEMENT CODE AMENDMENTS - 2021

[Ordinance No. 2021-05](#), updating the City's outdoor lighting code to comply with dark sky standards

1/13/2021	Planning Commission	Staff Report ; Minutes , p. 17
1/21/2021	City Council	Staff Report ; Minutes , p. 6

[Ordinance No. 2021-06](#), establishing Nightly Rentals as a Conditional Use in the Lower Rossi Hill area of the Historic Residential Low – Density Zoning District to correct an oversight

1/13/2021	Planning Commission	Staff Report ; Minutes , p. 28
2/4/2021	City Council	Staff Report ; Minutes , p. 12

[Ordinance No. 2021-10](#), enacting the Affordable Master Planned Development (AMPD) to establish a new review process, criteria, and incentives for AMPDs wherein at least half of the residential square footage is for deed-restricted affordable units

2/10/2021	Planning Commission	Staff Report ; Minutes , p. 4
2/25/2021	City Council	Staff Report ; Minutes , p. 18

[Ordinance No. 2021-16](#), prohibiting Nightly Rentals in the Fairway Meadows Subdivision

3/24/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 31
4/15/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 6

[Ordinance No. 2021-18](#), establishing Affordable Master Planned Developments in non-residential Historic Districts

4/14/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 28
4/29/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 18

[Ordinance No. 2021-38](#), enacting stopgap amendments to prepare for state pre-emption regarding Internal Accessory Dwelling Units

9/15/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 2
9/23/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 11

[Ordinance No. 2021-41](#), updating new addresses for Landmark Historic Structures on Rossie Hill Drive and the status of 1302 Norfolk Avenue on the Historic Sites Inventory

9/22/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 23
10/28/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 12

[Ordinance No. 2021-51](#), amending Accessory Apartment regulations

11/10/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 13
12/16/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 11

[Ordinance No. 2021-52](#), prohibiting Nightly Rentals in the Hidden Oaks at Deer Valley Subdivision, Phases 2 and 3

11/10/2021	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 8
12/16/2021	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 14

ENACTED LAND MANAGEMENT CODE AMENDMENTS - 2022

[Ordinance No. 2022-08](#), regulating outdoor pickleball courts in residential areas

2/23/2022	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 16
4/28/2022	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 14

[Ordinance No. 2022-15](#), clarifying Storefront Property, requiring vibrancy for temporary sign permits, and requiring a business license to maintain a sign installation

4/27/2022	Planning Commission	<u>Staff Report</u> ; <u>Minutes</u> , p. 24
5/26/2022	City Council	<u>Staff Report</u> ; <u>Minutes</u> , p. 14

[Ordinance No. 2022-16](#), exempting single-family dwellings and duplexes from certain architectural review requirements to comply with changes to state law, updating appeals to comply with changes to state law, and other minor modifications

4/13/2022	Planning Commission	Staff Report ; Minutes , p. 19
5/26/2022	City Council	Staff Report ; Minutes , p. 15

Ordinance No. 2022-30, amending Planning Commissioner qualifications¹

8/24/2022	Planning Commission	Staff Report ; Audio
9/1/2022	City Council	Staff Report ; Audio

¹ The City Council amended the code to include real estate developers: *Members of the Planning Commission shall be residents of Park City and have resided within the City for at least ninety (90) days prior to being appointed. There should be a priority for at least one Planning Commissioner to be a land use professional, including but not limited to experience in construction, planning, architecture, or real estate development.*

Planning Commission Staff Report



Subject: Heimpel Plat Amendment – 455 Woodside Avenue
Application: PL-22-05278
Author: Makena Hawley, Planner II
Date: September 14, 2022
Type of Item: Administrative – Plat Amendment

Recommendation

Staff recommends the Planning Commission review the Heimpel Plat Amendment located at 455 Woodside Avenue, hold a public hearing, and 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 2022-XX (Exhibit A).

Description

Applicant: 1270 Rothwell, LLC, Ryan Heimpel
Location: 455 Woodside Avenue
Zoning District: Historic Residential -1
Adjacent Land Uses: Single Family Dwellings; Multi-Unit Dwellings, including Quittin' Time Condos and Woodside Chalet Condos
Reason for Review: Plat amendments require Planning Commission recommendation and City Council action¹

Abbreviations

HDDR Historic District Design Review
HR – 1 Historic Residential – 1
LMC Land Management Code
SFD Single Family Dwelling

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

Summary

The Applicant proposes to combine all of Lot 10 with the southern half of Lot 11, of block 29 in the Park City Survey in order to build a Single-Family Dwelling (SFD). Both Lots are currently vacant.

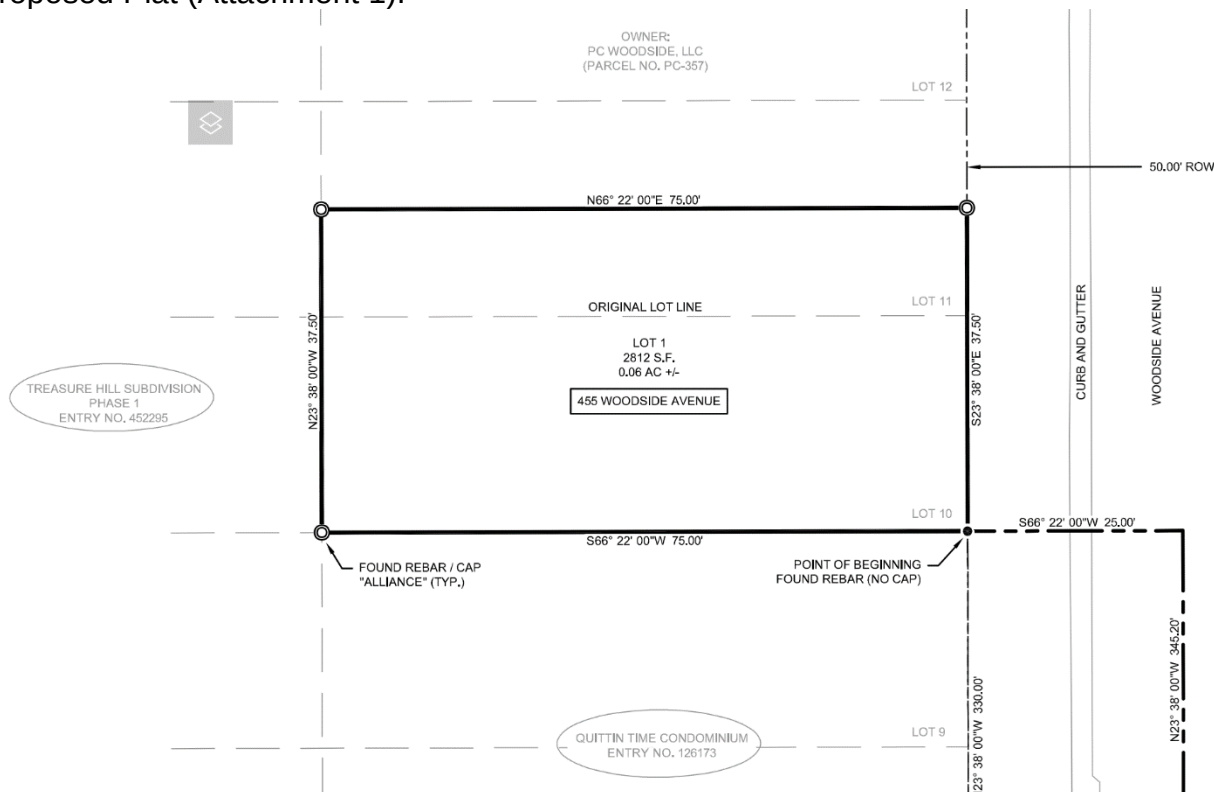
Background

In addition to the plat amendment application submitted on June 6, 2022, on August 10,

¹ LMC [§ 15-7.1-2\(B\)](#).

2022, the Applicant submitted an application for a Historic District Design Review (HDDR) to construct a SFD (PL-22-05342). The Applicant must also submit an Administrative Steep Slope Conditional Use Permit. These applications may run concurrently within the Planning Department.

Proposed Plat (Attachment 1):



Analysis

(I) The proposed Plat Amendment complies with the Historic Residential (HR-1) Zoning District Requirements.

The purposes of the HR – 1 Zoning District are to:

1. preserve present land Uses and character of the Historic residential Areas of Park City;
2. encourage the preservation of Historic Buildings and/or Structures;
3. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods;
4. encourage single family Development on combinations of 25' x 75' Historic Lots;
5. define Development parameters that are consistent with the General Plan policies for the Historic core; and
6. establish Development review criteria for new Development on Steep Slopes

which mitigate impacts to mass and scale and the environment.²

Single-Family Dwellings are an Allowed Use in the HR – 1 Zoning District.³

The table below outlines the HR-1 Zoning District Lot and Site Requirements⁴:

HR-1 Zoning District Requirement	Analysis of Proposal
Min. Lot Area: 1,875 sq. ft.	Complies; Proposed Lot will contain 2,812 sq. ft. or .06 acres.
Min. Lot Width: 25 feet	Complies; The Lot as proposed is 37.5 feet wide.
Lot Depth: 75 feet	Complies; The Lot is 75 feet deep.
Maximum Building Footprint = (Lot Area/2) x 0.9 ^{Lot Area/1875}	Condition of Approval 4: Any new development must comply with the Land Management Code and requires Historic District Design Review. The maximum building footprint for the lot is 1,201 sq. ft.
Setbacks: Front: 10 feet Rear: 10 feet Side: 3 feet	Condition of Approval 4. New construction must comply.
Building Height: 27 feet	Condition of Approval 4. New construction must comply.

(II) Staff finds Good Cause for combining Lot 10 and half of Lot 11.

Plats are reviewed according to LMC [§ 15-7.1-6](#), *Final Subdivision Plat*, and approval requires a finding of Good Cause and a finding that no Public Street Right-of-Way, or easement is vacated or amended.

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

² LMC [§ 15-2.2-1](#)

³ LMC [§ 15-2.2-2\(A\)\(1\)](#)

⁴ LMC [§ 15-2.2-3](#)

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.”

One of the purposes of the HR-1 Zoning District is in part to preserve present land Uses and the character of the Historic residential Areas of Park City.⁵ Lots surrounding 445 Woodside and along upper Woodside Avenue range from 25' lots with single family homes to Multi-Unit condos with 120' frontage to Woodside Avenue. There are several Lots with 37.5' and 50' frontage along upper Woodside which would make the proposal for 455 Woodside compatible with the character of the street scape. This proposal is consistent with the zoning district by preserving the character of residential development that is consistent with the Design Guidelines for Historic Districts.

Furthermore, the plat amendment does not vacate or amend any portion of the platted ROW and no easements are vacated or amended.

Department Review

The Development Review Committee met on August 2, 2022 and noted that a geotechnical report and storm drain analysis would be required at Building Permit stage. Planning, Engineering, and Legal Departments reviewed this application and did not identify any issues.

Notice

Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on August 31, 2022. Staff mailed courtesy notice to property owners within 300 feet on August 30, 2022. The *Park Record* published notice on August 31, 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 the Heimpel Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the Heimpel Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the Heimpel Plat Amendment to a date certain.

Exhibits

Exhibit A: Draft Ordinance

⁵ LMC [§ 15-2.2-1\(A\)](#)

Attachment 1: Proposed Plat
Exhibit B: Existing Plat
Exhibit C: Topographic Survey
Exhibit D: Site Photos

Ordinance No. 2022-XX

AN ORDINANCE APPROVING THE HEIMPEL PLAT AMENDMENT, LOCATED AT 455 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owner of the property located at 455 Woodside Avenue petitioned the City Council for approval of the Heimpel Plat Amendment; and

WHEREAS, on August 31, 2022, notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on August 31, 2022, notice was posted to the property; and

WHEREAS, on August 31, 2022, courtesy notice was mailed to property owners within 300 feet of 455 Woodside Avenue; and

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

WHEREAS, on September 14, 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(B), § 15-12-15(B)(9), and Chapters 15-2.2 and 15-7.

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

SECTION 1. APPROVAL. The Heimpel Plat Amendment, located at 455 Woodside Avenue, as shown in Attachment 1, is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 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 for is 2,812 sq. ft.
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 = $(\text{Lot Area}/2) \times 0.9^{\text{Lot Area}/1875}$. The Maximum Building Footprint for the proposed Lot is 1,201 square feet.
15. 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 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) years' time, this Plat approval will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The plat shall note that fire sprinklers are required for all new construction, 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.

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

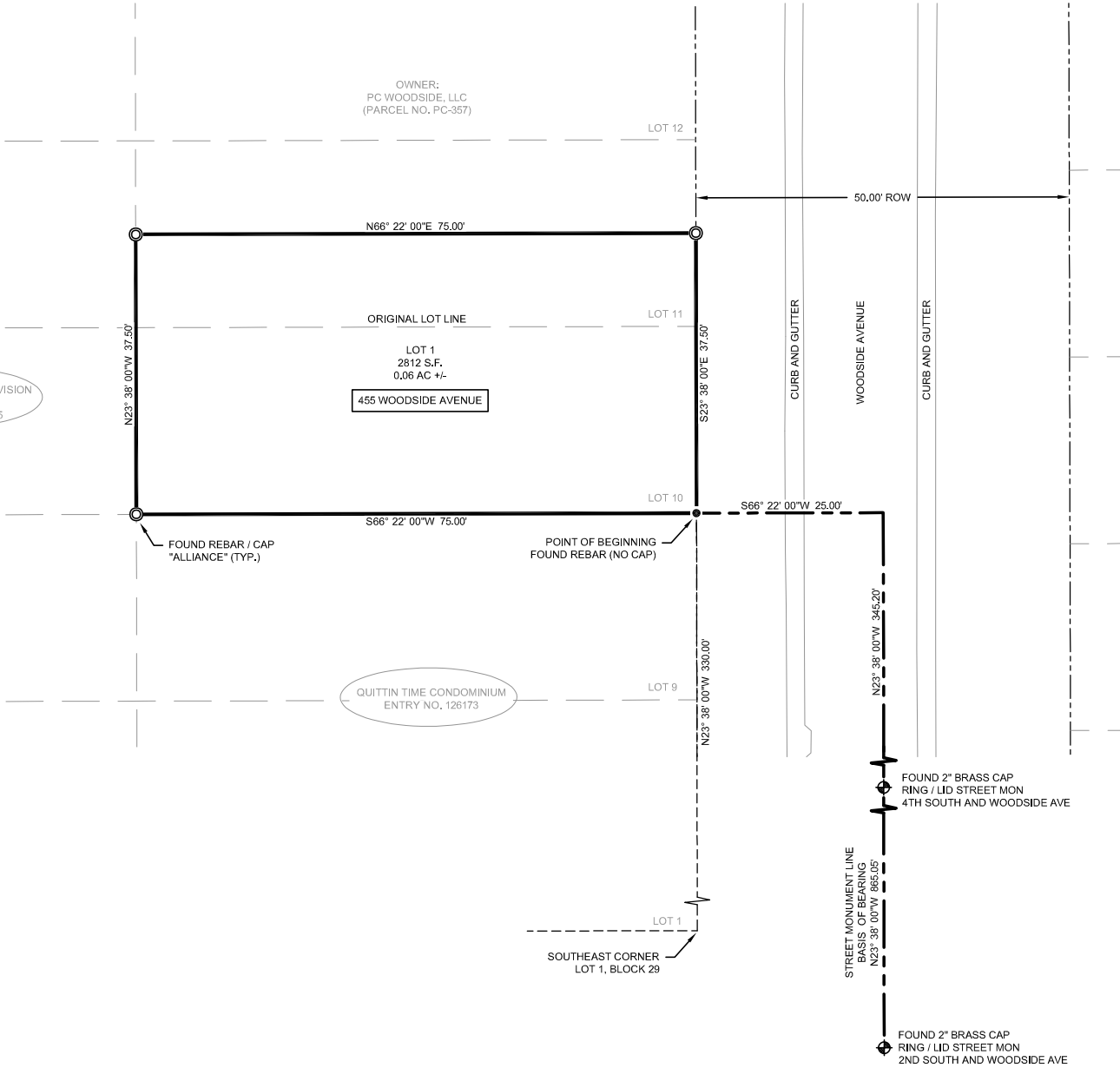
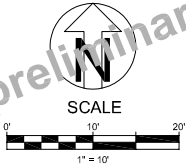
APPROVED AS TO FORM:

City Attorney's Office

Attachment 1 – Proposed Plat

HEIMPEL SUBDIVISION
AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY

LOCATED IN THE:
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 3 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



LEGEND	
MONUMENT LINE	---
BOUNDARY LINE	---
ADJACENT LOT LINE	---
FOUND MONUMENT (AS NOTED)	• ○ ⊕
CURB AND GUTTER	---
ORIGINAL LOT LINE	---

ROCKY MOUNTAIN POWER ROCKY MOUNTAIN POWER SHALL HAVE THE RIGHT TO INSTALL, MAINTAIN, AND OPERATE THEIR EQUIPMENT ABOVE AND BELOW GROUND AND ALL OTHER RELATED FACILITIES WITHIN THE PUBLIC UTILITY EASEMENTS IDENTIFIED ON THIS PLAT MAP, AS MAY BE NECESSARY OR DESIRABLE IN PROVIDING UTILITY SERVICES WITHIN AND WITHOUT THE LOTS IDENTIFIED HEREIN, INCLUDING THE RIGHT OF ACCESS TO SUCH FACILITIES AND THE RIGHT TO REQUIRE REMOVAL OF ANY OBSTRUCTIONS, INCLUDING STRUCTURES, TREES VEGETATION THAT MAY BE PLACED WITHIN THE P.U.E., AT THE LOT OWNERS EXPENSE, OR THE UTILITY MAY REMOVE SUCH STRUCTURES AT THE LOT OWNERS EXPENSE. AT NO TIME MAY ANY PERMANENT STRUCTURES BE PLACED WITHIN THE P.U.E., OR ANY OTHER OBSTRUCTION WHICH INTERFERES WITH THE USE OF THE P.U.E., WITHOUT PRIOR WRITTEN APPROVAL OF THE UTILITIES WITH FACILITIES IN THE P.U.E.. _____ ROCKY MOUNTAIN POWER - REPRESENTATIVE DATE	DOMINION ENERGY DOMINION ENERGY / QUESTAR GAS APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS, QUESTAR MAY SECURE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT CONSTITUTE ABROGATION OF WAIVER OF ANY OTHER EXISTING RIGHTS, CALCULATIONS, OR LIABILITIES PROVIDED BY LAW OR EQUITY. THIS APPROVAL DOES NOT CONSTITUTE ACCEPTANCE, APPROVAL OR ACKNOWLEDGEMENT OF ANY TERMS CONTAINED IN THE PLAT, INCLUDING THOSE SET FORTH IN THE OWNERS DEDICATION AND THE NOTES AND DOES NOT CONSTITUTE A GUARANTEE OF PARTICULAR TERMS OF NATURAL GAS SERVICE FOR FURTHER INFORMATION PLEASE CONTACT QUESTAR'S RIGHT-OF-WAY DEPARTMENT AT 1-800-346-8532. _____ DOMINION ENERGY - REPRESENTATIVE DATE	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 20__ A.D. BY: _____ CHAIR SNYDERVILLE BASIN WATER RECLAMATION DISTRICT APPROVED AND ACCEPTED THIS ____ DAY OF _____, 20__ A.D. BY THE SUMMIT COUNTY FIRE DISTRICT _____ SNYDERVILLE BASEIN WATER RECLAMATION DISTRICT	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS ____ DAY OF _____, 20__ A.D. BY: _____ MAYOR CERTIFICATE OF ATTEST I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS ____ DAY OF _____, 20__ A.D. BY: _____ PARK CITY RECORDER	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS ____ DAY OF _____, 20__ A.D. BY: _____ SUMMIT COUNTY ENGINEER APPROVAL AS TO FORM APPROVED AS TO FORM THIS ____ DAY OF _____, 20__ A.D. BY: _____ PARK CITY ATTORNEY	PUBLIC SAFETY ANSWERING POINT APPROVAL APPROVED THIS ____ DAY OF _____, 20__ A.D. BY: _____ SUMMIT COUNTY GIS COORDINATOR	SUMMIT COUNTY RECORDER STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____, FEE _____ RECORDER _____ TIME _____ DATE _____ ENTRY NO. _____
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OWNER'S DEDICATION AND CONSENT TO RECORD
KNOWN ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED ARE THE OWNERS OF THE TRACT OF LAND SHOWN AND DESCRIBED ON THIS SUBDIVISION PLAT, AND HEREBY CAUSE THE SAME TO BE SUBDIVIDED INTO LOTS, PARCELS, AND STREETS TOGETHER WITH EASEMENTS AS SET FORTH TO BE HEREAFTER KNOWN AS HEIMPEL SUBDIVISION, AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY, AND DO HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL ROADS AND OTHER AREAS SHOWN ON THIS PLAT AS INTENDED FOR PUBLIC USE. THE UNDERSIGNED OWNER(S) ALSO HEREBY CONVEY ANY OTHER EASEMENTS AS SHOWN ON THIS PLAT TO THE PARTIES INDICATED AND FOR THE PURPOSES SHOWN HEREON.
AS WITNESS THEREOF, I HAVE HEREUNTO SET MY HAND THIS ____ DAY OF _____, 20__, A.D.

BY: _____ NAME: _____ TITLE _____ FOR 1270 ROTHWELL LLC. _____ DATE _____

ACKNOWLEDGMENT
ON THIS ____ DAY OF _____, 20__, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF _____, IN SAID STATE OF UTAH, THE SIGNERS OF THE ABOVE OWNERS DEDICATION, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT THEY SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR THE PURPOSES MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF UTAH
RESIDING IN _____, UTAH
STATE OF UTAH }
COUNTY OF _____ }
MY COMMISSION EXPIRES: _____

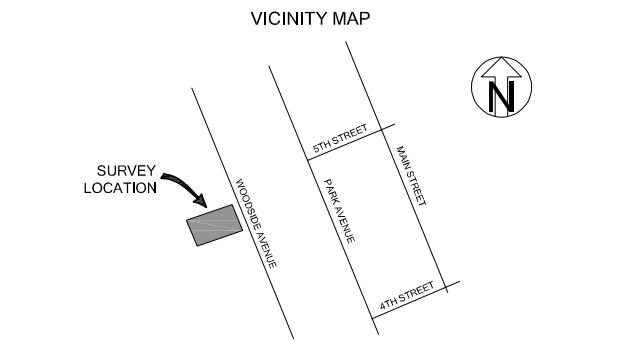
SUBDIVISION BOUNDARY DESCRIPTION
A PARCEL OF LAND SITUATE UPON A PORTION OF BLOCK 29, PARK CITY SURVEY, BEING ALL OF LOT 10 AND THE SOUTH HALF OF LOT 11 OF SAID BLOCK 29, LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 WEST, SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT A FOUND 2 INCH BRASS CAP RING AND LID STREET MONUMENT AT 4TH SOUTH AND WOODSIDE AVENUE. THENCE NORTH 23°38'00" WEST 345.20 FEET, THENCE SOUTH 66°22'00" WEST 25.00 TO A POINT ON THE WEST LINE OF WOODSIDE AVENUE AND THE POINT OF BEGINNING, SAID POINT OF BEGINNING BEING NORTH 23°38'00" WEST 333.00 FEET FROM THE SOUTHEAST CORNER OF LOT 1 OF SAID BLOCK 29; THENCE SOUTH 66°22'00" WEST 75.00 FEET; THENCE NORTH 23°38'00" WEST 37.50 FEET; THENCE NORTH 66°22'00" EAST 75.00 FEET TO A POINT ON THE WEST LINE OF SAID WOODSIDE AVENUE; THENCE SOUTH 23°38'00" EAST 37.50 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING.
CONTAINS: 2,812 S.F. / 0.06 AC +/-

- NOTES
- THE PURPOSE FOR THIS PLAT AMENDMENT IS TO COMBINE LOT 10 AND THE SOUTH HALF OF LOT 11, BLCOK 29, PARK CITY SURVEY.
 - THE OWNER OF RECORD AT THE TIME THIS PLAT WAS COMPLETED IS 1270 ROTHWELL LLC, WARRANTY DEED, ENTRY NUMBER 1176913, AS RECORDED SUMMIT COUNTY RECORDERS OFFICE.
 - THIS PLAT AMENDMENT WAS PERFORMED AT THE REQUEST OF RYAN HEIMPEL AND PARK CITY.
 - THE BOUNDARY SHOWN HEREON IS TAKEN FROM RECORD INFORMATION, AS SHOWN ON PARK CITY SURVEY BLOCKS 4, 10, AND 29, SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN.
 - THIS PLAT AMENDMENT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN ORDINANCE 2021-_____.
 - ZONING IS HR-1, HISTORIC RESIDENTIAL

SURVEYOR'S CERTIFICATE
I, MARK S. NICKEL, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NUMBER 7028650, AS PRESCRIBED BY THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS HEIMPEL SUBDIVISION, AMENDING LOT 10 AND THE SOUTH HALF OF LOT 11, BLOCK 29, PARK CITY SURVEY AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

MARK S. NICKEL
P.L.S. 7028650

DATE



LAND SURVEYING
FLINT
DEVELOPMENT
PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

DRAWN BY: JD
CHECKED BY: WSN
PROJECT NO. 210007
210007
1" = 10'
0' 10'

SUBMISSION DATE:		REVISION		DATE		BY	
5							
4							
3							
2							
1							
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CLIENT
RYAN HEIMPEL
455 WOODSIDE AVENUE
PARK CITY, UTAH
CONTACT: RYAN HEIMPEL
PHONE: (310) 924-2115

PROJECT
HEIMPEL SUBDIVISION
455 WOODSIDE AVENUE
PARK CITY, UTAH
SE1/4 SEC 16, T2S, R4E, S1B&M
SHEET TITLE
AMENDED SUBDIVISION PLAT

NUMBER:
ACCOUNT:
SHEET 1 OF 1

Note: # Refers to Street Address

BOOK PAGE

THIRD STREET

PARK CITY - BLOCKS 4, 10, 29, SECTION 16, T2S R4E, S.L.B.&M.

TREASURE HILL SUBDIVISION Ph. I (1996)

29 QUITTIN TIME CONDO (1975)

429 WOODSIDE AVENUE PLAT AMENDMENT SUB. (2013)

ELDER PARK SUB. (1996)

409 WOODSIDE REPLAT SUB. (1998)

42	5
43	4
44	3
45	2
46	1

42	5
43	4
44	3
45	2
46	1

THIRD STREET

STREET

17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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FOURTH STREET

SUMMIT COUNTY, UTAH

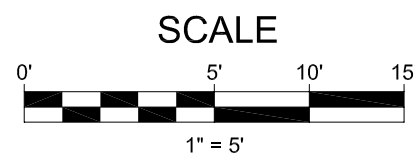
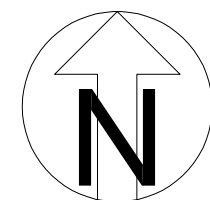
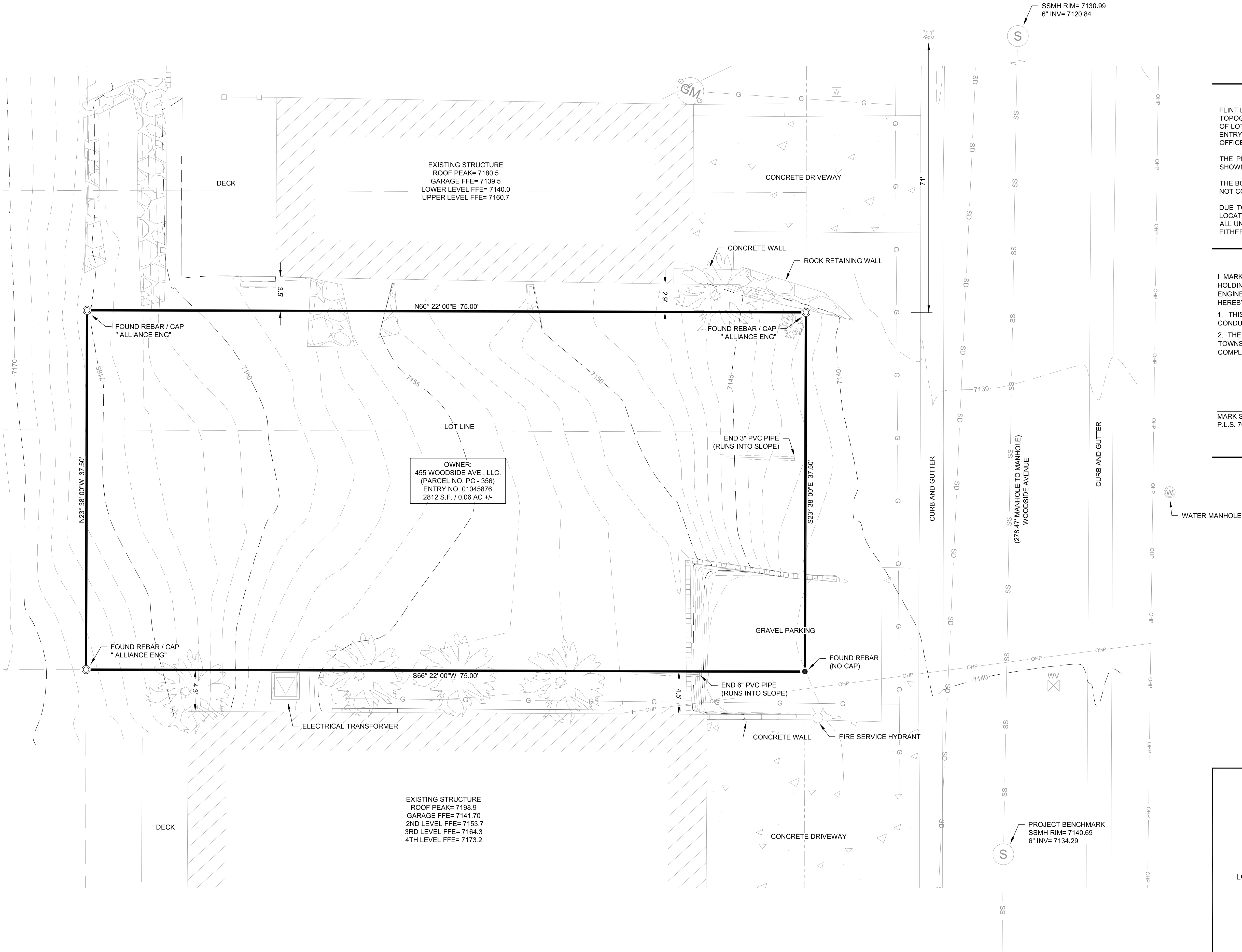
Approved	REVISIONS - DATE AND INITIAL (In Pencil)
Utah State Tax Comm	
Date	By
Engineering Associates Inc.	

SCALE
ONE INCH = 40 FEET
BOOK PAGE

G:\2021\11007 HEIMPEL ROS (PARK CITY)\DRAWINGS\SHEET\SHEIMPEL CERT TOPO - 101421.DWG

A CERTIFIED TOPOGRAPHIC SURVEY OF THE:
455 WOODSIDE AVENUE, LLC. PROPERTY

LOT 10 AND A PORTION OF LOT 11, BLOCK 29, PARK CITY SURVEY
LOCATED IN THE:
SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH



NARRATIVE:

FLINT LAND SURVEYING AND DEVELOPMENT WAS HIRED TO COMPLETE A CERTIFIED TOPOGRAPHY OF COUNTY PARCEL PC - 356, BEING ALL OF LOT 10 AND A PORTION OF LOT 11, BLOCK 29, PARK CITY SURVEY, DESCRIBED IN SPECIAL WARRANTY DEED ENTRY NUMBER 01045876, RECORDED IN THE SUMMIT COUNTY RECORDER'S OFFICE.

THE PROPERTY CORNERS WERE MARKED WITH REBAR AND CAP, BY OTHERS AS SHOWN ON THIS PLAT.

THE BOUNDARY SHOWN ON THIS PLAT IS APPROXIMATE. A BOUNDARY SURVEY WAS NOT COMPLETED ON THIS PARCEL.

DUE TO THE HEAVY SNOWFALL, THE UTILITIES SHOWN ON THIS MAP HAVE BEEN LOCATED FROM FIELD OBSERVATIONS ONLY. NO GUARANTEES ARE MADE THAT ALL UNDERGROUND UTILITIES SHOWN, COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED.

SURVEYOR'S CERTIFICATE

I MARK S. NICKEL, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF UTAH, HOLDING A LICENSE IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND LAND SURVEYORS LICENSING ACT LICENSE NO. 7028650, DO HEREBY CERTIFY THAT:

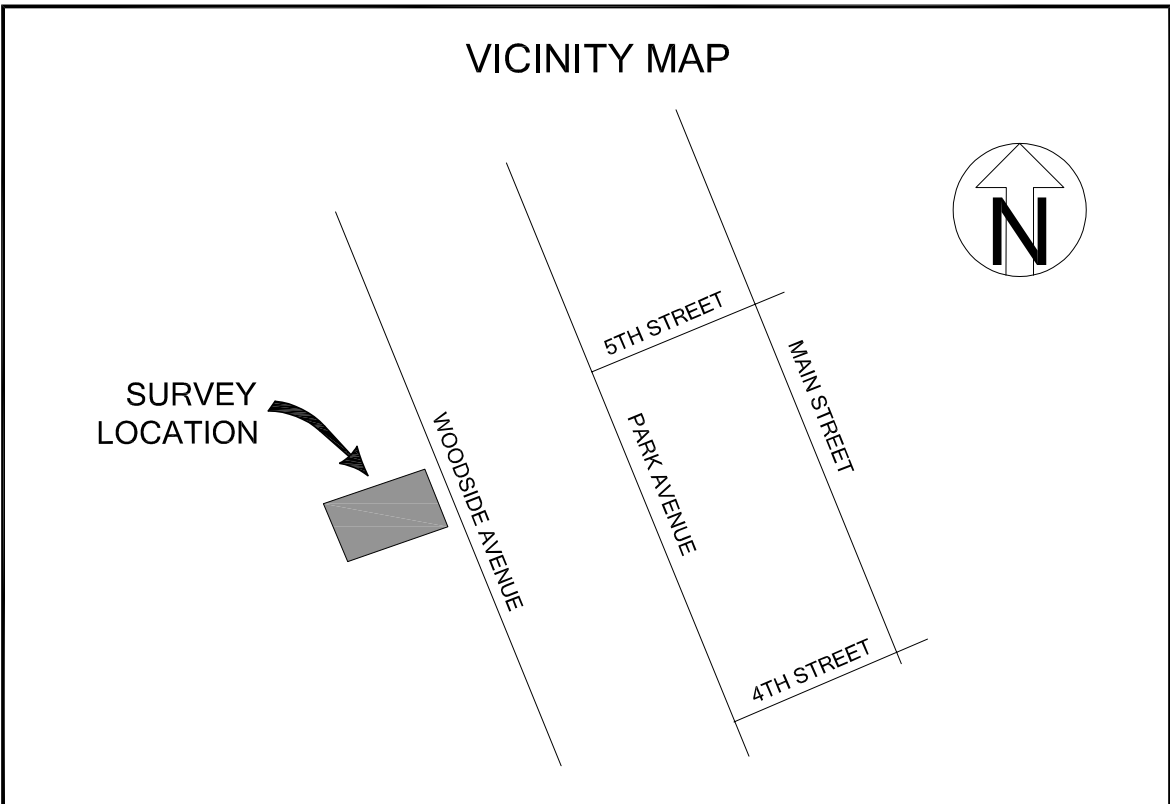
- THIS CERTIFIED TOPOGRAPHY REPRESENTS THE RESULTS OF A SURVEY CONDUCTED UNDER MY SUPERVISION AT THE INSTANCE OF RYAN HEIMPEL.
- THE LAND SURVEY LIES WITHIN THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE MERIDIAN AND THE SURVEY WAS COMPLETED ON 10/13/20210.

MARK S. NICKEL
P.L.S. 7028650

Mark S. Nickel
MARK S. NICKEL
10/15/2021

OCTOBER 15 2021
DATE

LEGEND	
MONUMENT LINE	---
BOUNDARY LINE	---
ADJACENT LOT LINE	---
FOUND MONUMENT (AS NOTED)	● ○ ⊕
CURB AND GUTTER	---
GAS LINE	— G —
WATER FEATURES	— W —
SEWER LINE	— SS —
OVERHEAD POWER	— OHP —
ROCK WALL	—
R/R TIE WALL	—
UTILITY POLE / LIGHT POLE	—
CONCRETE	—



LAND SURVEYING

FLINT

DEVELOPMENT

PO BOX. 95029
SOUTH JORDAN, UT 84095
PHONE: (801) 446-1820
WWW.FLINTUTAH.COM

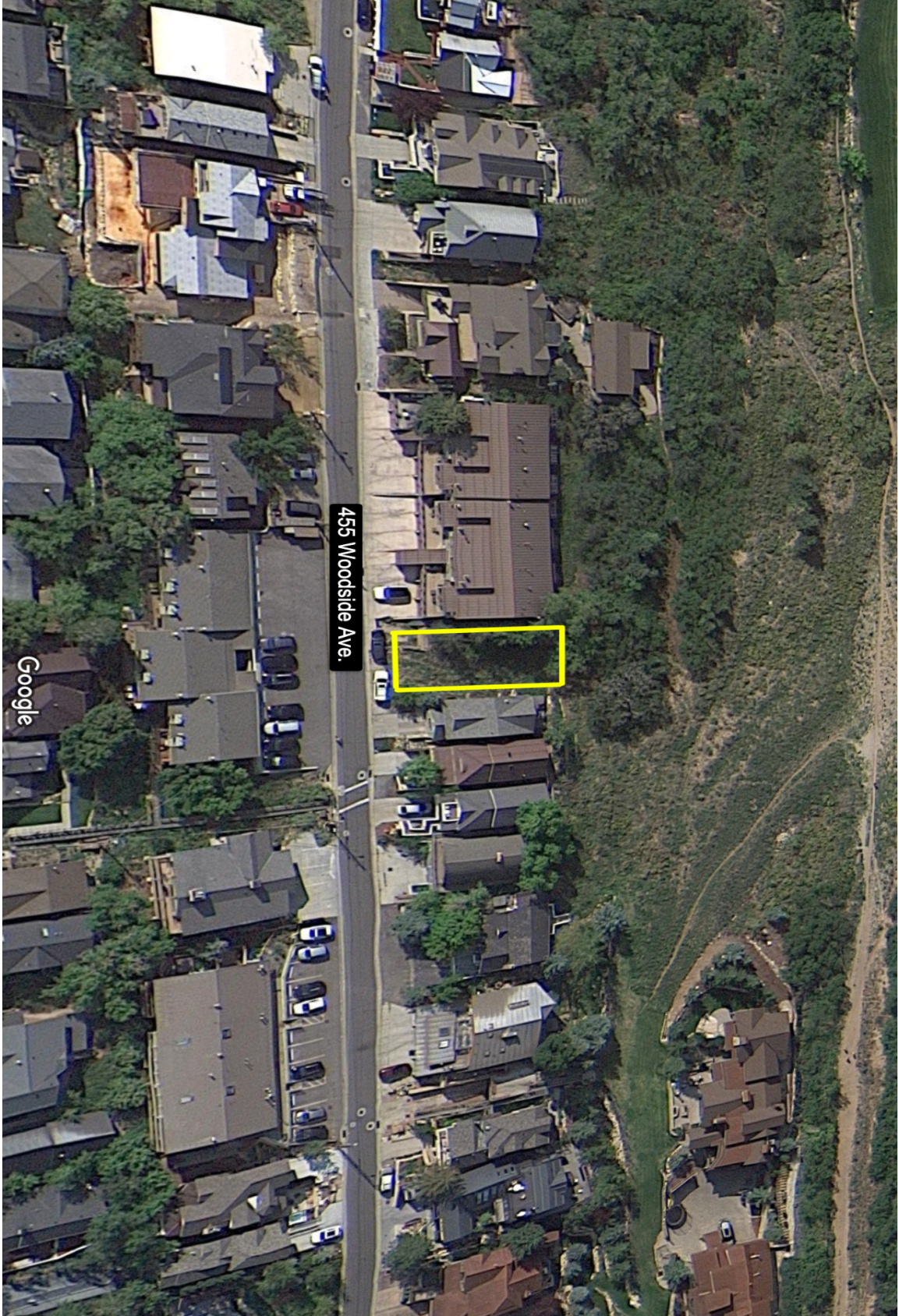
DRAWN BY: JUD	CHECKED BY: MSN	PROJECT NO.	211007
10/15/20210			

SUBMISSION DATE:	DATE	REVISION	BY
5			
4			
3			
2			
1			
#			

CLIENT	RYAN HEIMPEL
CONTACT:	RYAN HEIMPEL
PHONE:	(310) 924-2115

PROJECT	455 WOODSIDE AVE., LLC PROPERTY
	455 WOODSIDE AVENUE
	PARK CITY, UTAH
	SE 1/4 SEC 16, T2S, R4E, SLB8M
SHEET TITLE	CERTIFIED TOPOGRAPHY

NUMBER:	
ACCOUNT:	
SHEET	1
OF 1	



455 Woodside Ave. - Panoramic Views

View from the East



View from the West



View from the South



View from the North

