PARK CITY PLANNING COMMISSION MEETING
SUMMIT COUNTY, UTAH
June 9, 2021

PUBLIC NOTICE IS HEREBY GIVEN that the PLANNING COMMISSION of Park City, Utah will hold its Regular Planning Commission Meeting at the City Council Chambers, 445 Marsac Avenue, Park City, Utah 84060 for the purposes and at the times as described below on Wednesday, June 9, 2021.

NOTICE OF ELECTRONIC MEETING AND HOW TO COMMENT VIRTUALLY

The Chair issued a written determination that because of the public health emergency, conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may attend in person. This determination is based on the ongoing risks and infection rates statewide and in Summit County. For these reasons, this meeting will be an electronic meeting without an anchor location.

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

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 May 12, 2021.
Planning Commission Minutes 5.12.2021 Pending Approval

3.PUBLIC COMMUNICATIONS

4.STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

4.A. 2021 Land Management Code Amendments
Staff Communication
Exhibit A: Decarbonizing the Built Environment Timeline
Exhibit B: 2021-2022 Active Transportation Projects

4.B. June, July, and August Planning Commission Meeting Schedule | Hybrid Meetings
Staff Communication

5.CONTINUATIONS

6.CONSENT AGENDA

7.WORK SESSION

7.A. 9300 Marsac Ave (Sommet Blanc/B2East Parcel) – Applicant is Requesting a Work Session Before the Planning Commission Prior to Public Hearings for a Conditional Use Permit and Amendments to the Approved Master Planned Development and Flagstaff Development Agreement for Proposed Development of 43 Residential Units Above Underground Parking, and 5 Condominium Villas on the North-eastern Portion of the Site on the B2East Parcel. PL-20-04702.

(A) Work Session
Staff Report
Exhibit A: Applicant Submittal Updated
Exhibit B: 2007 B2 Master Planned Development
Exhibit C: 2007 Amended Flagstaff Development Agreement
Exhibit D: Pod B-2 Subdivision Plat
Exhibit E: B2East Plat Original
Exhibit F: Development Covenant
Exhibit G: 'Working Copy' Plat
Exhibit H: B2 East Sub Ordinance Exhibit
Exhibit I: Landscape Renderings Updated
Exhibit J: Minor Amendment Request / Additional Information 3.18.21
Preliminary Construction Mitigation Plan

8.REGULAR AGENDA

8.A. 909 Woodside Avenue– Plat Amendment – The Applicant Proposes Removing the Internal Lot Line to Create a Single-Lot of Record, Amending the Plat to Create One Lot in the Historic Residential – 1 Zoning District. PL-21-04815
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on July 1, 2021
Staff Report
Exhibit A: Draft Ordinance and Plat
Exhibit B: Existing Conditions
Exhibit C: Site Photographs
Exhibit D: Snow Shed Easement Agreement

8.B. 909 Woodside Avenue– Conditional Use Permit – The Applicant Seeks a Conditional Use Permit Approval for the Construction of a Basement Within a Side Setback in the Historic Residential – 1 Zoning District. PL-21-04803
(A) Public Hearing; (B) Action

Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Existing Plans and Elevations
Exhibit C: Physical Conditions Report and Historic Preservation Plan

Exhibit D: Existing Conditions Photographs

8.C. 917 Empire Avenue - Plat Amendment - The Applicant Proposes Removing an Internal Lot Line to Create a Single Lot of Record in the Historical Residential - 1 Zoning District. PL-21-04816
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on July 1, 2020
Staff Report
Exhibit A: Draft Ordinance and Proposed Plat
Exhibit B: Park City Survey Worksheet for Post-1930 Structures
Exhibit C: Aerial Photo
Exhibit D: Ownership Map
Exhibit E: Existing Conditions
Exhibit F: Site Photos
Exhibit G: Applicant Project Intent

8.D. 7374 Silver Bird Drive, Unit 26 – Condominium Plat Amendment – The Applicant is Proposing to Build a New Expanded Deck and Patio, Converting Common Space to Private Space in the Residential Development Zoning District at the Silver Bird Condominiums at Deer Valley Third Amendment Amending Unit 26. PL-21-04801.
(A) Public Hearing; (B) Possible Recommendation for City Council's Consideration on June 24, 2021

Silver Bird Condominiums Plat Amendment
Exhibit A: Ordinance
Exhibit B: 1982 Silver Bird Record of Survey
Exhibit C: Silver Bird First and Second Amendmnets
Exhibit D: Silver Bird Proposed Third Amendment Amending Unit 26 and HOA Approval Letter

8.E. 1129 Park Avenue – Conditional Use Permit – Applicant is Requesting Approval for a Duplex Use at a Significant Historic Site in the Historic Residential -- 1 Zoning District. PL-21-04818
(A) Public Hearing; (B) Action

Staff Report
Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans

9.ADJOURN

A majority of PLANNING COMMISSION members may meet socially after the meeting. If so, the location will be announced by the PLANNING COMMISSION Chair Person. City business will not be conducted. 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. Wireless internet service is available in the Marsac Building on Wednesdays and Thursdays from 4:00 p.m. to 9:00 p.m. Posted: See: www.parkcity.org

***Parking validations will be provided for meeting attendees that park in the China Bridge parking structure.**

PARK CITY MUNICIPAL CORPORATION
PLANNING COMMISSION MEETING MINUTES
COUNCIL CHAMBERS
MARSAC MUNICIPAL BUILDING
MAY 12, 2021

COMMISSIONERS IN ATTENDANCE: Chair John Phillips (excused at 7:00 p.m.), John Kenworthy, Sarah Hall, Laura Suesser, Bill Johnson, Christin Van Dine (joined the meeting at 7:00 p.m.)

EX OFFICIO: Alexandra Ananth, Senior City Planner; Rebecca Ward, Senior City Planner; Brendan Conboy, Senior City Planner; Mark Harrington, City Attorney

EXCUSED: Doug Thimm

The Planning Commission meeting was conducted virtually via Zoom.
The public was able to submit eComments during the meeting.

NOTICE OF ELECTRONIC MEETING & HOW TO COMMENT VIRTUALLY:

Chair Phillips read the Public Notice for Electronic Meetings and Exhibit A: Determination of Substantial Health and Safety Risk.

This meeting will be an electronic meeting without an anchor location as permitted by Utah Code Open and Public Meetings Act section 52-4-207(4) as amended June 18, 2020, and Park City Resolution 18-2020, adopted March 19, 2020. The written determination of a substantial health and safety risk, required by Utah Code section 52-4-207(4) is attached as Exhibit A. Planning Commission members will connect electronically. Public comments will be accepted virtually as described below.

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

Exhibit A: Determination of Substantial Health and Safety Risk.

PENDING APPROVAL

The Board Chair has determined that conducting a meeting with an anchor location presents a substantial risk to the health and safety of those who may be present at the anchor location. Utah Code Section 52-4-207(4) requires this determination and the facts upon which it is base, which include:

- Statewide COVID cases and hospitalizations remain high;
- Based on metrics established by the statewide COVID-9 Transmission Index, Summit County moved to the High-Risk designation on October 22, 2020; and
- Park City is a resort community continually hosting visitors from areas that may be experiencing rapid COVID-19 spread.

This determination is valid for 30 days and is set to expire on May 14, 2021.

Dated: April 14, 2021

1. ROLL CALL

Chair Phillips called the meeting to order at 5:30 p.m. Commissioner Thimm was excused from the meeting. Commissioner Van Dine was not present but was expected to join the meeting later. Chair Phillips indicated that he would have to leave the meeting at 7:00 p.m. but potentially rejoin later. At that time, Vice-Chair Suesser will assume the Chair. New Commission Member, Bill Johnson, was welcomed.

2. MINUTES APPROVAL

A. Consider Approval of the Planning Commission Meeting Minutes of April 21, 2021, and April 28, 2021.

The minutes of April 21, 2021, were reviewed and corrected.

MOTION: Commissioner Suesser moved to APPROVE the Minutes of April 21 and April 28, 2021, as corrected. Commissioner Hall seconded the motion.

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

3. PUBLIC COMMUNICATIONS

PENDING APPROVAL

No hands were raised on Zoom and no eComments were submitted.

4. STAFF AND BOARD COMMUNICATIONS AND DISCLOSURES

Chair Phillips reported that previously the Commission discussed the appropriate time to bring up new items. He suggested that future discussions on Master Planned Developments ("MPD") be a requirement for applicants to provide a digital file of the 3D model. It is useful for staff and allows the Commissioner to have their own perspectives.

5. REGULAR AGENDA - DISCUSSION/PUBLIC HEARINGS/ POSSIBLE ACTION

A. 3 and 5 Victoria Circle – Chatham Crossing Lots 52 and 53 Plat Amendment – Request to Adjust the Interior Lot Line Common to Both Lots. PL 21-04750.

Senior City Planner, Alexandra Ananth was joined by Surveyor Martina Nelson and the property owner Graham Baker. She presented the staff report and stated that the request is for a plat amendment for 3 and 5 Victoria Circle. The applicant is proposing to adjust an interior lot line. It was noted that the applicant owns Lots 52 and 53 and planted trees on Lot 52. They live on Lot 53 and Lot 52 is currently vacant. They would like the trees to be part of Lot 53 and, therefore, protected. Both lots will remain compliant with the minimum lot and side requirements. Staff found good cause for the plat amendment and recommended consideration by the City Council.

Commissioner Suesser asked if the trees are mature. Ms. Nelson stated that she would consider them fairly mature and described them as fairly substantial trees. It was noted that the trees were planted by the property owner. The tree sizes were discussed. The trunk size was measured but the drip line canopy gives a better idea of how mature a tree is. Mr. Baker reported that the trees were planted in 2006 or 2007. They are 30 feet high and six to eight feet in diameter. Two are fir trees and the others are deciduous. He confirmed that they are mature trees. No objections were expressed by the neighbors.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Hall moved to forward a positive recommendation for the City Council's consideration on May 27, 2021, for the plat amendment for 3 and 5 Victoria Circle subject to the following:

PENDING APPROVAL

Findings of Fact:

1. The properties are part of the Chatham Crossing Subdivision, recorded in 1981.

2. These two lots are under common ownership and the owner is proposing to move an interior lot line to preserve trees on existing Lot 52 as part of Lot 53.

3. Lot 53 is improved with a single-family residence.

4. Lot 52 is a vacant buildable lot.

5. The applicant submitted a Letter from the Chatham Crossing HOA stating that the HOA voted to approve the applicant's application.

6. Staff finds Good Cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, and consistent with the Chatham Crossing Subdivision lot sizes.

7. No non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.

8. The Plat Amendment will allow for the preservation of 8 mature trees as part of Lot 53.

9. No Public Streets, Right-of-Way, or easement has been vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as both lots will remain compliant with the Minimum Required Lot Size, no non-conformities will be created, and no changes in density will result from the proposed Plat Amendment.

2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

PENDING APPROVAL

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Plat.

2. The applicant will record the Plat Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.

3. A Plat Note shall indicate that all Conditions of Approval of the original Chatham Crossing Subdivision continue to apply.

4. A Plat Note shall indicate that the Plat is subject to Ordinance 2021-XX.

Commissioner Kenworthy seconded the motion.

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

B. <u>147 Grant Avenue – Plat Amendment – Request to Remove Remnant Lot Line. PL 21-04774.</u>

Planner Ananth presented the staff report and stated that the applicant is proposing to remove an interior lot line that was leftover from the original plat. Staff found good cause for the plat amendment as it allows the lot to remain compliant with the lot and site requirements. Staff recommended the Planning Commission forward a positive recommendation to the City Council.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Hall moved to forward a positive recommendation for the City Council's consideration on May 27, 2021, for the 147 Grant Avenue plat amendment subject to the following:

PENDING APPROVAL

Findings of Fact:

1. The property is in the HR2B District and consists of a 3,634 square foot vacant lot.

2. The applicant is removing remnant interior lot lines and creating a new lot to be known as Lot 1, 200 Grant Avenue, PC-587.

3. The Plat Amendment does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.

4. The Minimum Lot Area is 1,875 for a Single-Family Dwelling. The Lot Area is not sufficient for a Duplex Dwelling. Commercial Uses require a Conditional Use Permit (CUP).

5. The Lot Size is compatible with surrounding lots.

6. The lot is in the Historic District and a Historic District Design Review (HDDR) will be required prior to building permit.

7. Staff finds Good Cause for this Plat Amendment as the Amendment removes remnant interior lot lines and will remain compliant with the Lot and Site Requirements.

8. No Public Streets, Right-of-Way, or easement is being vacated or amended.

Conclusions of Law:

1. There is good cause for this Plat Amendment as it removes remnant interior lot lines, does not affect the lot boundaries or lot size of the Parcel, and the Parcel will continue to be compliant with the HR2B Lot and Site Requirements.

2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

PENDING APPROVAL

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the amended 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 request for an extension is submitted in writing and approved by the City Council.

3. Approval of an HDDR application is a condition precedent to the issuance of a building permit for construction on the lot.

4. Approval of a Steep Slope Administrative CUP is a condition precedent to the issuance of a building permit for any structure with a footprint of more than 200 square feet.

5. A Plat Note shall indicate the Street address of Lot 1 is 200 Grant Avenue.

6. A Plat Note shall indicate the lot is subject to a 10-foot-wide public snow storage easement for the frontage along Grant Avenue.

7. A Plat Note shall indicate the property is located within the soils ordinance boundary and any soil removed from the property during excavation is required to be properly disposed of at a site approved to accept contaminated soils.

Commissioner Kenworthy seconded the motion.

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

C. <u>1115 and 1117 Lowell Avenue – Plat Amendment – The Applicant Proposes Terminating the Historic Residential – 1 Zone District. PL 20-04633.</u>

PENDING APPROVAL

Senior City Planner, Rebecca Ward, presented the staff report and stated that the next two items are related. The applicant, Shana Smith, was present. The applicant was proposing to convert a two-unit condominium into a duplex use. The location of the Pinion Pines project was identified. The two units are accessed by a private road. It was reported that 1115 and 1117 Lowell Avenue were constructed in the 1980s. No additional changes were proposed to the exterior of the structure. The request is to create two separate lots to convert the limited common area to private. The proposal complies with the Historic Residential -1 zoning district requirements and there is good cause for the plat amendment. There is no public street right-of-way or easement that is vacated or amended, and the amendment will create two separate lots and transfer the limited common area to private ownership.

Staff recommended approval subject to the conditions of approval as required under the Land Management Code ("LMC") and as set forth in the staff report.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed.

In response to a question raised, Planner Hall indicated that approval is dependent on the approval of the next agenda item. It was noted that the lot is relatively flat where the buildable area is located. If there were any changes proposed to the exterior it would have to go through the approval process. A duplex use is being proposed because the two units share a common wall. If one of the owners wished to expand, the Party Wall Agreement would address any changes to the shared wall. Planner Hall explained that the Land Management Code would regulate the building footprint based on each lot. The owner would be allowed to build according to Code but any construction that would impact the common wall would be subject to the Party Wall Agreement.

MOTION: Commissioner Suesser moved to forward a positive recommendation for the City Council's consideration on May 27, 2021, for the 1115 and 1117 Lowell Avenue Plat Amendment subject to the following conditions:

Findings of Fact

1. The Pinion Pines Condominium Plat—a two-unit condominium constructed in the 1980s—was recorded with Summit County in 1985 (Recorder Entry No. 234744) for 1115 and 1117 Lowell Avenue.

PENDING APPROVAL

2. The Applicant proposes terminating the two-unit Pinion Pines Condominium to create two Lots for a Duplex.

3. 1115 and 1117 Lowell Avenue are in the Historic Residential – 1 Zoning District.

4. The Historic Residential – 1 Zoning District requires a 3,750-square-foot Lot minimum for a Duplex. 1115 Lowell Avenue is 4,752 square feet; 1117 Lowell Avenue is 4,873 square feet.

5. The Historic Residential – 1 Zoning District requires a 25-foot Lot width. 1115 Lowell Avenue is 33.82 feet; 1117 Lowell Avenue is 34.93 feet.

6. The Historic Residential – 1 Zoning District establishes a maximum Building Footprint pursuant to this formula: Maximum Building Footprint = (Area/2) x 0.9A/1875.

7. The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.

8. The Historic Residential – 1 Zoning District requires Front and Rear Setbacks of 15 feet for Lots with depth over 100 feet.

9. The Lot depth for 1115 & 1117 Lowell Avenue is 140 feet. Front Setbacks for 1115 & 1117 Lowell Avenue are 45 feet; Rear Setbacks comply and any additions must meet at least a 15-foot Rear Setback.

10. The Historic Residential – 1 Zoning District requires a three-foot Side Setback for Lots with a width up to 37.5 feet. 1115 & 1117 Lowell Avenue both have stairs and patios that slightly encroach into the Side Setbacks. LMC Section 15-2.2- 3(J)(6) exempts patios and steps not more than 30” in height above Final Grade, not including any required handrails.

11. Side Setbacks between connected Structures are not required where Structures are designed with a common wall on a Property line and the Lots are burdened with a Party Wall Agreement.

12. 1115, 1117, 1155, 1157, 1175, 1177, 1195, and 1197 Lowell Avenue are accessed by Northstar Road, a private ingress, egress, and utilities easement.

PENDING APPROVAL

Conclusions of Law

1. There is Good Cause for this Plat amendment because the transition from a two-unit condominium to a Duplex alters private restrictions for the properties but does not change the use of the Structure or the applicable land use regulations for the properties.

2. The Plat Amendment is consistent with Land Management Code § 15-7.1-3(B), § 15-7.1-6, and Chapters 15-2.2 and 15-7.

3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.

4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval

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

2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one year, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.

3. The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.

4. The Applicant shall ensure the Duplex complies with all applicable Building and Fire Code requirements and shall complete a party wall agreement in a form approved by the City Attorney and Chief Building Official to be recorded on the same date as the amended plat.

5. The plat shall retain the private ingress, egress, and utilities easement.

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6. The plat shall be titled Pinion Pines Subdivision, formerly known as the Pinion Pines Condominiums.

7. The Applicant shall enter into a civil agreement to address ownership and maintenance responsibilities of both retaining walls that encroach over the property lines.

Commissioner Hall seconded the motion.

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

D. 1115 and 1117 Lowell Avenue – Conditional Use Permit ("CUP") – The Applicant Seeks a Conditional Use Permit Approval for a Duplex Use in the Historical Residential-1 Zoning District. PL 21-04819.

Planner Ward presented the staff report and explained that the next item involves the Conditional Use Permit to convert the two-unit condominium units to a duplex. Staff recommended approval subject to the conditions set forth in the staff report.

Chair Phillips opened the public hearing. There were no public comments. The public hearing was closed.

MOTION: Commissioner Suesser moved to approve the Conditional Use Permit for 1115 and 1117 Lowell Avenue for a duplex use in the Historic District subject to the following conditions:

Findings of Fact

1. The Pinion Pines Condominium Plat—a two-unit condominium constructed in the 1980s—was recorded with Summit County in 1985 (Recorder Entry No. 234744) for 1115 and 1117 Lowell Avenue.

2. The Applicant proposes terminating the two-unit Pinion Pines Condominium to create two Lots for a Duplex.

3. 1115 and 1117 Lowell Avenue are in the Historic Residential – 1 Zoning District.

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4. The Historic Residential – 1 Zoning District requires a 3,750-square-foot Lot minimum for a Duplex. 1115 Lowell Avenue is 4,752 square feet; 1117 Lowell Avenue is 4,873 square feet.

5. The Historic Residential – 1 Zoning District requires a 25-foot Lot width. 1115 Lowell Avenue is 33.82 feet; 1117 Lowell Avenue is 34.93 feet.

6. The Historic Residential – 1 Zoning District establishes a maximum Building Footprint pursuant to this formula: Maximum Building Footprint = (Area/2) x 0.9A/1875.

7. The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.

8. The Historic Residential – 1 Zoning District requires Front and Rear Setbacks of 15 feet for Lots with depth over 100 feet.

9. The Lot depth for 1115 & 1117 Lowell Avenue is 140 feet. Front Setbacks for 1115 & 1117 Lowell Avenue are 45 feet; Rear Setbacks comply and any additions must meet at least a 15-foot Rear Setback.

10. The Historic Residential – 1 Zoning District requires a three-foot Side Setback for Lots with a width up to 37.5 feet. 1115 & 1117 Lowell Avenue both have stairs and patios that slightly encroach into the Side Setbacks. LMC Section 15-2.2- 3(J)(6) exempts patios and steps not more than 30” in height above Final Grade, not including any required handrails.

11. Side Setbacks between connected Structures are not required where Structures are designed with a common wall on a Property line and the Lots are burdened with a Party Wall Agreement.

12. 1115 & 1117 Lowell Avenue are accessed by Northstar Road, a private ingress, egress, and utilities easement.

13. There is no required mitigation for the size and location of the site. 1115 & 1117 Lowell Avenue were constructed in the 1980s and comply with underlying Historic Residential – 1 (HR – 1) Zoning District regulations (see Section I above). Any modifications to the Structures must comply with the HR-1 regulations.

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14. There is no required mitigation for traffic capacity. 1115 & 1117 Lowell Avenue are accessed by Northstar Road, a private ingress, egress, and utilities easement. The amended plat must retain the private ingress and egress easement.

15. There is no required mitigation for utility capacity. 1115 & 1117 Lowell Avenue are accessed by Northstar Road, which serves as a utility easement. The amended plat must retain the utility easement.

16. There is no required mitigation for emergency vehicle access. 1115 & 1117 Lowell Avenue are accessed by Northstar Road, a private ingress, egress, and utilities easement. The amended plat must retain the private ingress and egress easement. No change to the access is proposed.

17. There is no required mitigation for off-street parking. Duplexes require two off-street parking spaces per unit. Double-car garages must be at least 20 feet wide and 20 feet deep. 1115 & 1117 Lowell both provide two off-street parking spaces per unit and each garage is at least 23 feet wide and 21 feet deep.

18. There is no required mitigation for vehicle and pedestrian circulation. No change to internal vehicle and pedestrian circulation is proposed. Any changes must comply with the LMC.

19. There is no required mitigation for fencing, screening, or landscaping. No changes are proposed; any changes must comply with the LMC.

20. There is no required mitigation for Building mass, bulk, and orientation; no change is proposed.

21. There is no required mitigation for usable open space; there are no open space requirements for the Duplex Use.

22. Signs are prohibited for residential uses.

23. There is no required mitigation for physical design and compatibility with surrounding structures. 1115 & 1117 Lowell Avenue comply with the HR-1 Zoning District regulations.

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24. There is no required mitigation for noise, vibration, odors, steam, or other mechanical factors. The existing use is residential; the proposed use is residential.

25. There is no required mitigation for delivery and service vehicles, loading and unloading, screening of trash, and recycling pickup areas. No changes are proposed for the site.

26. There is no required mitigation for expected ownership. Limited common area will be converted to private area and each Duplex unit will be located on its own Lot.

27. 1115 & 1117 Lowell Avenue are not located in the Sensitive Lands Overlay or Soils Ordinance Boundary.

28. 1115 & 1117 Lowell Avenue are Non-Historic Structures in the Old Town Neighborhood, a residential use near the Park City Mountain Resort, and the residential use is consistent with the General Plan.

Conclusions of Law

1. The Application complies with the requirements of the Land Management Code.

2. The Use will be Compatible with surrounding Structures in Use, scale, mass, and circulation.

3. The effects of any differences in Use or scale have been mitigated through careful planning.

Condition of Approval

1. Approval of this Duplex Conditional Use Permit is contingent upon approval and recordation of the Amended Pinion Pines Subdivision Plat with the Summit County Recorder's Office by May 27, 2022.

2. The maximum Building Footprint for 1115 Lowell Avenue is 1,819 square feet; the Maximum Building Footprint for 1117 Lowell Avenue is 1,852 square feet.

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3. The Applicant shall ensure the Duplex complies with all applicable Building and Fire Code requirements and shall complete a Party Wall Agreement in a form approved by the City Attorney and Chief Building Official to be recorded on the same date as the amended plat.

4. Signs are prohibited for residential uses. Outdoor lighting must comply with LMC § 15-5-5-(J). All outdoor lighting must be 3,000 degrees Kelvin or less by December 31, 2024. Fully Shielded outdoor lighting is recommended.

Commissioner Hall seconded the motion.

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

E. 1660 and 1700 Three Kings Drive – Payday Condominiums – Plat Amendment – The Applicant is Requesting to Amend the Existing Plat to Rectify Inconsistencies and Clarify Developable Private Residential Space for Condominium Owners.

Senior City Planner, Brendan Conboy, presented the staff report and stated that the subject property is located next to the Park City Golf Course on Three Kings Drive. It is a 52-unit condominium configured primarily in tri-plexes with a few single units. The original plat was displayed. The front and side setbacks and the density do not comply with the current standards, which results in the use being non-conforming. The applicants would like to maintain the ability to increase the overall square footage but not the number of units. The majority of the structures do not meet the setback requirements, which makes them non-conforming. The applicant is proposing to amend the plat to clarify locations within the existing platted footprints of the condominium units where individuals can convert space that was otherwise common area or limited common area into private residential space consisting of internal two-story vaulted interior spaces, covered entryways into the units, second-story decks over kitchens, and flat sloped roof areas.

Planner Conboy remarked that the plat itself is daunting and different for each unit. The applicant provided an explanation of what the various categories represent. The applicant was directed to submit a complete plat amendment for all of the units to rectify the outstanding converted space that was not in the original footprint and make an equitable allocation of square footage to the unit owners that had not yet expanded. Staff supported the request as it does not increase the non-conformity. There is good cause for the plat amendment because it rectifies the non-conformities and helps clarify the process moving

PENDING APPROVAL

forward for condominium owners in a transparent and predictable manner. It also avoids the need for piecemeal plat amendments.

With regard to height, Chair Phillips questioned whether to grant an exception for the entire project just because other people did it in the past. By allowing more additions at the top end of the buildings is not in keeping with the Code. They would essentially be making an exception for the complex to ignore the Code with regard to height. Planner Conboy reported that the height is limited to 28 feet but in the MPD there is flexibility to adjust the height. The applicant is proposing to allow additions that would be consistent with the heights that are already established. While it does not increase the non-conformity, one could argue that it does increase the non-conformity by increasing the bulk and scale.

Chair Phillips' primary concern was that it is already non-conforming and what is proposed could be considered an increase that non-conformity. He felt that keeping the rest of the zone at the height limit will preserve articulation. He estimated that the applicant could nearly double the volume. He would not object to continuing an existing roofline over existing floor space.

Chair Phillips opened the public hearing.

Eric Runions reported that he works for PMA and they manage Payday. He stated that they worked very hard on the plat to specifically limit the third-story expansion that can occur. The area shown on the upper level was expanded for two units. The intent was to make sure that it was not being built over one of the triplex units that the room would not belong to and result in noise issues with the neighbor. They also considered how it will look from the parking lot and the street. With the approval, each unit would be limited in terms of what they could do. An Architect will draw the acceptable expansions and every owner will have to follow the guideline. The proposed additional pages on the plat amendment will limit the future convertible space to the areas defined. The intent was to level the playing field. Concern was expressed for future conflicts with additions that were done previously, many of which were not properly recorded. It was suggested that a condition be added that the HOA indemnifies the City. City Attorney, Mark Harrington, did not want to cross the regulatory approval with civil liability with respect to a past action. He was not sure it was needed at this level. The applicant's representative indicated that one has already been done on the third level of a single-unit building. Currently, it was estimated that every building is greater than 28 feet.

Sherie Harding expressed appreciation to the Commission for their adherence to the building height as identified in the Code. She hoped for consistency when addressing building height

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at the Park City Mountain Resort ("PCMR") base area development. She thanked them for their diligence.

Commissioner Suesser referenced a photo showing a roof angle that mimics what exists but allows for more room in the unit. The applicant, however, indicated that the rooflines are not part of the details of the proposed plat amendment and the rooflines will be designed by an Architect. It was suggested that the rooflines be included in the details. Chair Phillips suggested that staff be directed to align the photos with the exhibits. Commissioner Suesser recommended that the matter be continued and requested that the applicant bring back additional information about units that have already built additions, how many, and add specific details to the proposed plat amendments.

Commissioner Hall appreciated it being a joint application for the 51 units and streamlining the process. She was generally supportive of the enclosures, the building footprint, and enclosing the exterior spaces but was not found within the LMC justification for the building height exceptions. Planner Conboy explained that because there is no existing MPD approved, the applicant could be required to come in for CUP and MPD now. That would allow for the heights to be adjusted beyond the zone limitations.

Mr. Harrington explained that the interpretation was a non-expansion of the degree of non-compliance under the non-conforming section, which provides an alternate path. That determination was primarily based on the way prior building permits may have been administered in the past. Possible options were discussed. The intent was to find an equitable solution for all of the owners.

Commissioner Kenworthy agreed with the previous Commission comments and felt that they were leaning toward granting the majority of what they are asking for. If the applicant comes back with more specificity, especially for areas that exceed the zone height limit, it will give everyone time to look at the legal issues. He recognized that the applicant has put a great of thought into the plan but the Commission has to look at it from a different perspective. In areas where upper-level expansions are proposed, the Commission may need additional information to fully understand the impacts.

Timing issues were discussed. The applicant expected to need at least one month to prepare.

MOTION: Commissioner Suesser moved to continue the plat amendment for 1660 and 1700 Three Kings Drive to a date uncertain. Commissioner Hall seconded the motion.

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

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Commissioner VanDine joined the meeting. Chair Phillips was excused from the remainder of the meeting. Vice-Chair Suesser assumed the Chair.

F. Park City Mountain Resort Base Parking Lots – MPD Modification Work Session – Replace Expired Exhibit D of the DA, the 1998 PCMR Base Area Master Plan Study Concept Master Plan, with a New Master Plan, known as the Park City Base Area Lot Redevelopment Master Plan Study. The Planning Commission Will Conduct a Work Session, with a Focus on the Applicant's Requested Exceptions to Required Parking, in Accordance with the MPD, an Applicable LMC, and General Plan Criteria. PL 20-04475.

Planner Ananth presented the staff report and stated that the Park City Base Area has submitted an application to amend the 1998 Development Agreement with a New Master Plan. The current discussion will focus on parking and an applicant request for exceptions to the off-street parking requirements. Planner Ananth noted that there would be a meeting the following week to discuss setbacks and building height, a meeting on June 16, 2021, to discuss transportation, circulation, and construction phasing as well as a July meeting to work through more detailed findings of facts and conditions of approval.

The applicant was seeking a 502 off-street parking stall exception with respect to the Land Management Code's parking requirements for the uses. Planner Ananth asked that the Planning Commission focus on the following questions:

- Does the Planning Commission find the parking analysis, submitted by the applicant, supports the determination to decrease the required number of parking spaces?

- What degree of specificity is required now and what can be addressed through conditions of approval for the MPD or at future CUP applications?

Planner Ananth summarized the proposal. The applicant proposed to maintain the 1,200 existing day-skier parking stalls that are currently serving as surface parking. Those stalls will be in structures, primarily in Parcels B and E. There will be 760 day-skier parking stalls in Parcel B and 440 day-skier parking stalls in Parcel E. This will be in addition to the residential and commercial parking stalls that will be dispersed throughout the site. Planner Ananth explained that the applicant is intending to move to a pay-for-parking model for day-skier parking, which is a good way to help control vehicle traffic.

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The Planning Commission will need to consider a condition of approval where the applicant and resort are responsible for managing parking through pricing. The AECOM recommendation is to manage parking to approximately 800 passenger vehicles to achieve both vehicle reduction goals and modal split goals. This management will be important for intersections and to address traffic congestion. Planner Ananth noted that the Planning Commission will also need to create conditions of approval that require meetings with the City to discuss parking demand, peak-day parking protocols, and pricing strategies. She added that a lot of details related to management still need to be worked out. Some can be discussed now and some will be part of an ongoing management process.

In addition to the day-skier parking, the applicant is proposing 521 parking stalls for both the residential and commercial uses. This is in contrast to the 1,000 parking stalls that are required based on the Land Management Code requirements for the various uses on the site. Planner Ananth reported that the applicant is proposing one stall per occupied hotel room, condominium unit, and affordable housing unit. Depending on the occupancy rate, this would be just over 400 parking stalls, where 550 stalls are required. That would leave approximately 100 stalls to satisfy the commercial parking requirement.

Vice-Chair Suesser noted that Hales Engineering provided a breakdown per building. She hoped that the chart would be included in the presentation. Planner Ananth reported that there were approximately 93,000 square feet of commercial space on the site as well as 250 hotel rooms. She believed there were 185 parking stalls earmarked for the hotel. The specifics could be explored further during the meeting.

Planner Ananth felt it was important to look at another ski resort that has similar uses on site. The Canyons is a fairly comparable ski resort. It reported a 95% capture ratio for commercial uses from the day-skiers already parked on site. Planner Ananth explained that since most of the commercial patrons were already captured, they did not need to be double-counted for parking. This was part of the reason the parking exception could be seen as allowable. She added that most commercial visitors who went specifically to dine or shop would not visit during peak ski hours. As a result, there would be day-skier parking available for commercial uses.

Since day-skier parking stalls will be available during commercial peak hours, City Staff and AECOM feel there should be sufficient parking for the proposed residential and commercial uses. Day-skier parking plus the commercial and residential parking would total 1,721 stalls. This would be a 30% reduction to the parking requirements. Planner Ananth reported that the Planning Commission will need to create a condition of approval to ensure that there are Shared Parking Agreements among all the uses. Additionally, it is imperative that valet

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parking be a condition of approval for the hotel. Planner Ananth also stressed the importance of a condition that specifies that the Parking Management Plan must be an ongoing document and meetings must take place with the City at least twice per year to review how parking is being managed effectively.

City Staff and AECOM are no longer recommending a reduction in day-skier parking. However, they are still recommending that the applicant work to manage parking to approximately 800 vehicles, primarily through pricing and transit services. The applicant submitted a revised Parking Management Plan and Transportation Demand Management Plan but it was not included in the Meeting Materials Packet. It would be reviewed in the future.

Commissioner Kenworthy wondered if the recommendation was for there to be 1,200 day-skier parking stalls, however, when the Bus Rapid Transit system and other variables came into place, PEG Development would be expected to use only 800 of those spaces. Planner Ananth confirmed this and explained that typically, the more parking stalls there are, the more vehicles there will be. She felt that with increased transit service, the number could be reduced to 800 stalls. Commissioner Kenworthy asked what would be done with the additional parking spaces. Planner Ananth believed they could be repurposed for pick up and drops offs or employee parking. A team would be put together to meet with the resort to set targets and review parking demand.

City Staff and AECOM believed paid parking would increase the average vehicle occupancy rate significantly. Planner Ananth stated that this will help ensure that there is sufficient parking on most days. In addition to not recommending additional parking, City Staff and AECOM were not recommending the additional 600 stalls that the MPD requires due to traffic and congestion concerns. The City is committed to serving the resort with better and faster express buses so the parking demand will decrease.

Planner Ananth discussed employee parking. The applicant was proposing to use 200 stalls at Quinn's Junction Park and Ride Monday through Thursday, and 300 stalls at Richardson Flats Friday through Sunday. The applicant proposed that Park City Transit take the employees from these parking areas to the site. Planner Ananth expressed concerns that the Quinn's Junction Park and Ride is limited to 450 parking stalls. The applicant is proposing a large portion of those stalls for themselves and those stalls cannot be reserved under the Lease Agreements that are currently in place. The City thinks that a more realistic option for the applicant is to expand Richardson Flats to accommodate employee parking and be available for construction parking. This area could also be used to meet overflow parking demand as necessary.

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Vice-Chair Suesser wondered if the Quinn's Junction Park and Ride was already constructed. Planner Ananth clarified that it was on target to be constructed this summer. By the time the applicant is looking for construction contractors or resort employees, the lot will be ready. Discussions were had about the school parking lot. Planner Ananth reported that the resort currently leases approximately 450 stalls from the high school on weekends and holidays. This was done on a year-to-year basis. Should that lease end, the parking would need to be relocated.

Planner Ananth overviewed potential issues to consider during the remainder of the Planning Commission Meeting. For instance, the 502 parking stall exception, when a Parking Management Plan and Transportation Demand Management Plan would be most appropriate, employee parking, and the potential expansion of the Richardson Flats parking area. She also discussed the potential for a taller garage level to accommodate bicycles secured on top of vehicles.

The applicant, Robert Schmidt from PEG Development hoped to answer any Commissioner questions. He believed parking was important to the success of the project. Too many stalls would not prioritize transit and would be wasteful. Too few parking stalls could be damaging as well. Mr. Schmidt commented that an appropriate balance needs to be achieved. He felt as though they had achieved that balance.

Mr. Schmidt reported that the Parking Management Plan and Transportation Demand Management Plan had been updated since the last time he met with the Planning Commission. He clarified the information presented about employee parking. Employee parking was proposed at the Quinn's Junction Park and Ride, Monday through Thursday. The employees would use the City transit system on those days. However, when employee parking takes place on peak days at Richardson Flats, it was proposed that the employees be shuttled via a private shuttle service. This service would be provided in conjunction with the resort and other participating owners.

The on-site parking plan was reviewed. Parcel B will provide 760 day-skier stalls and the remaining parking will serve the uses on Parcel B. There are three entrances into Parcel B with one off of Shadow Ridge on Parking Level 3, one off of Empire Avenue on Parking Level 2, and one off of Manor Way on Parking Level 1. Parcel C will include parking to support the hotel. Parking will be accessed off of Lowell Avenue and there will be no public parking.

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Parcel E will have 440 stalls provided for the day-skiers with the remaining provided for condominium and ski club users. Access for day-skiers will be on Parking Level 2 and Parking Level 3. There will be a valley drop-off for the condominium and ski club users as well as parking access on Parking Level 1. Parcel D will have 95 stalls to support uses in Parcel D, such as retail, commercial, and condominium.

Mr. Schmidt explained that the latest iteration of the Transportation Demand Management Plan stated that all parking in the day-skier lots will include 15 minutes of free parking. Part of that was due to the functional aspect of the payment system. They wanted to make sure there were no gates required to access the lots. They will be monitored and payment will be done via pay-on-foot stations. 15 minutes should provide sufficient time for people to load and unload. Additionally, there will be 20 stalls dedicated in Parcel B for 30 minutes of free parking. These will be placed near the pedestrian exits.

The earlier discussion related to 1,200 parking stalls versus 800 parking stalls was mentioned. Mr. Schmidt noted that part of that has to do with functional capacity. In the Transportation Demand Management Plan, the tools outlined could be used to achieve a 20% vehicle reduction. He reported that Peter Williams from SE Group and Ryan Hales from Hales Engineering were present to answer technical questions.

Commissioner Kenworthy asked Mr. Williams to address an earlier question about whether other resorts had successfully managed to reduce the number of parking spaces as a result of increased transit use. Mr. Williams did not know of any, but that did not mean it was not possible. He commented that some places addressed increased parking needs through transit. Mr. Williams shared a slide presentation with the Planning Commission. The three main methods to access mountain resorts included:

- Adjacent lodging (the most efficient and effective way to get skiers onto the mountain on any given morning);

- Transit (trains, gondolas, buses, ride-shares, or drop-offs can get skiers onto the mountain. Transit tends to be a bit slower for skiers, and traffic can be an issue); and

- Parking (the least efficient way to get skiers onto the mountain, but the dominant way that it is done. A large percentage of visitors arrive by driving.)

Mr. Williams commented that when it comes to parking and driving, the most significant factor to consider is average vehicle occupancy. Average vehicle occupancy rates around the country currently average somewhere around 2.3 skiers per car. Many examples show

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that it is possible to increase those rates by incentivizing carpooling. He shared techniques to incentivize carpooling, such as:

- Priority parking locations;
- Pricing adjustments; and
- Other resort incentives.

Mr. Williams explained that paid parking increases average vehicle occupancy. He shared the example of Solitude. After implementing paid parking, they were on track (prior to the COVID-19 pandemic) to see an increase of 0.5 in average vehicle occupancy.

Mr. Williams overviewed the technique used to calculate parking demand. The first step was to calculate the comfortable carrying capacity ("CCC") of the resort. He explained that CCC is not a peak day limit but is a planning perimeter to create a balanced resort capacity. Every resort in the country exceeds its CCC on peak days and that is by design. Once the capacity has been determined, the skiers staying in adjacent lodging are subtracted as are the transit riders. The remaining skiers require parking. The average vehicle occupancy is applied to determine the number of parking spaces needed.

The existing conditions for Park City Mountain were shared. Mr. Williams overviewed a chart that included the total CCC for the Park City side of Park City Mountain, which was 12,570. The number of visitors accessing the site from the Town Lift and Silver Star Lifts as well as guests within walking distance and transit drop-offs were then subtracted from that number. The total number of skiers that will require parking is 4,486. With an average vehicle occupancy of 2.3, the total number of parking stalls required is 1,950. Since there are currently 1,603 parking stalls, there is a deficient of 347.

The upgrade plan for Park City Mountain was shared. Mr. Williams overviewed a chart that included the upgraded CCC, which was 13,440. That number includes all of the projects that Park City Mountain intends to do on that side of the mountain. The number of visitors accessing the site from the Town Lift and Silver Star Lifts as well as guests within walking distance and transit and drop-offs were then subtracted from that number. The total number of skiers that will require parking is 3,951. With an average vehicle occupancy of 2.7, the total number of parking stalls required is 1,463. Since there would be 1,589 proposed parking stalls, there would be a surplus of 126.

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Commissioner Kenworthy asked about the average number of people on a bus. Mr. Williams noted that on peak days, the buses tend to be full during the key drop-off and pick-up times. Commissioner Kenworthy estimated that there would need to be 35 people per bus and 25 buses an hour with drop-offs approximately every two minutes. Planner Ananth believed the numbers on the chart were somewhat conservative because they did not show the modal split goals in the transit drop-off numbers. She expected more people to take transit and noted that transit service would be increased.

Commissioner Kenworthy asked for clarification related to the Town Lift upgrade. He wondered how there would be 500 more people riding the Town Lift if additional parking was not provided nearby. Mr. Schmidt explained that part of the Mountain Upgrade Plan included those improvements but it was not part of the application. The analysis was based on what future conditions will look like. Additional analysis could avoid factoring in those upgrades. However, it would only increase the excess parking number.

Commissioner Kenworthy commented that the resort often has a full parking lot and the high school is typically full on weekend powder days. He understood the math shared by Mr. Williams but wanted to apply it to real-life situations. For instance, the number of buses that will be needed. While Mr. Williams agreed that demand is increasing, that did not change the fact that there could not be more people at a resort than there was capacity for. There are only so many buses, parking spaces, and lodging units.

Mr. Schmidt commented that if the project does not happen, nothing will change. The same parking situation that occurs now will continue to occur in the future. The project could improve the overall situation. Commissioner Kenworthy wondered whether Mr. Schmidt agreed that parking could be reduced to 800 stalls. He explained that 1,200 parking stalls are needed short-term. He believed that transit improvements are coming and the 20% modal split would be achieved. Over time, the demand for parking will be reduced. He discussed the current parking area and noted that snow piles could reduce the amount of available parking. Providing covered and managed parking structures would be a practical improvement.

Commissioner Kenworthy believed that everyone wants to make transit work and reduce the number of vehicles. However, he expressed concerns about the math and the year-to-year lease with the high school. He was also concerned about where the additional buses for transit would come from. Commissioner Kenworthy noted that Richardson Flats has been a great drop-off spot for construction workers but did not believe it worked for transit. He asked for more specifics.

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Discussions were had about traffic. Commissioner Kenworthy reported that the Utah Department of Transportation ("UDOT") study on SR-248 indicated that traffic will increase by 7% annually. Those numbers need to be addressed. He believed the project was something that everyone wants but he felt it was important to do it right.

Mr. Schmidt stated that they did not want to get the parking wrong. In terms of transit and transportation, PEG Development was told by City staff that the plan is to increase bus service from 25 buses per hour up to 35 to 39 buses per hour over a certain period of time. The transit center has been sized to accommodate that number of buses. He clarified that PEG Development has no control over UDOT or City processes, but they were able to provide the necessary infrastructure for transit at the resort. He posed the following questions to the Planning Commission:

- Do we stop this project because we can't answer a few very detailed questions?
- Do we move forward and work together to answer those questions?

Mr. Schmidt believed the latter was the correct choice. The solutions proposed are functional, practical, and provide flexibility. He added that Richardson Flats and Quinn's Junction may not be parking solutions for guests, but they are appropriate solutions for employees. He added that there would be 521 stalls to support development parking. Commissioner Kenworthy agreed that everyone needs to work together on the project. However, he still had concerns related to the proposed amount of parking.

Mr. Hales shared a parking analysis for the development use. He reported that Josh Gibbons was also present at the meeting and could answer additional questions. Mr. Hales explained the breakdown of the presentation:

- City requirements for parking;
- Parking demand data;
- Time-of-day demand data;
- Internal capture; and
- Unit occupancy.

The City requirements for parking were discussed. Mr. Hales explained that 2,223 parking stalls were required for the project, according to City Code requirements. That equals 1,023 required for the new project uses in addition to the 1,200 day-skier stalls. However, the

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proposed number of parking stalls is 1,721. That number includes 1,200 day-skier parking stalls with the remaining 521 parking stalls for residential and commercial use.

Mr. Hales discussed how the numbers were arrived at. Hales Engineering collected overnight parking demand data at a nearby ski resort. Based on the data collected over four peak nights between 2017 and 2019, the overnight demand was an average of 0.68 stalls per occupied unit and an 85th percentile of 0.99 stalls per occupied unit. One stall per unit had been used within the Hales Engineering analysis of the project to remain close to the 0.99 stalls. Mr. Hales explained the reason for the 85th percentile.

Time-of-day parking demand was discussed. Mr. Hales reported that parking demands fluctuate throughout the day. For example, when day-skiers arrive, they usually come in the morning, remain fairly constant throughout the day, and then taper off at the end of the day. Mr. Hales explained that the data had been examined through the following two scenarios:

- 1,200 stalls for day-skiers are held constant; and
- Day-skier demand fluctuates in the morning and at night.

National data from The Institute of Transportation Engineers ("ITE") Parking Generation (5th Edition, 2019) manual was used for the scenarios. Mr. Hales overviewed the first scenario and shared a graph with the Planning Commission. He reported that if the 1,200 stalls for day-skiers held constant and the stalls do not fluctuate for Parcels B or E. There would be a 7% differentiation or 127 stalls. The second scenario was overviewed. Shared-use parking by the time of day would result in an 11% differentiation or 196 extra stalls. Mr. Hales concluded that sufficient parking was being proposed for the demand that would exist. He felt that the shared-use parking was appropriate for the site because there are uses that peak at different times. The parking can be managed to lower demand on average days with implemented Parking Management Plan strategies.

Vice-Chair Suesser asked about the parking required for Parcel C. Mr. Gibbons shared Appendix B from the Hales Engineering report. Parcel C showed a peak deficiency of approximately 48 stalls. However, at the same time of day on Parcel E, approximately 53 stalls were available. Since the parcels are close to one another, they can share stalls.

Vice-Chair Suesser pointed out that based on the spreadsheet, Parcel C has a parking requirement of 520 stalls and PEG Development is proposing 185. She felt that the disparity was too great and that the numbers need to be explained further. There were concerns that the lack of parking available for Parcel C would interfere with the parking allocated to the

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public in Parcel E. Mr. Gibbons discussed the internal capture rate. He explained that similar resorts have an internal capture rate of 95%. Hales Engineering had been conservative with the numbers and assumed an 80% internal capture rate for Park City Mountain Resort. The large decrease in commercial parking needs had to do with the internal capture rate. Any deficiencies could be shared with the adjacent parcel.

Mr. Schmidt read the following information related to a sensitivity analysis from the Staff Report:

- AECOM performed a sensitivity analysis, which demonstrates that although Building C is over-parked for a few hours in the afternoon (which can be accommodated with valet parking), there is excess parking within the entire site overall, including during peak hours. AECOM estimates the site is close to 90% parked, which is functionally considered at capacity.

He added that valet parking, which the hotel will have, could accommodate for over parking. Mr. Schmidt also noted that many people arrived at the resort using services such as Uber and Lyft. Since the hotel charges for parking, many visitors prefer those types of services rather than driving or renting a vehicle. Mr. Schmidt reported that the reservation page for the hotel contained information about transit and how to arrive at the resort.

Commissioner Hall asked how the 95% internal capture rate was calculated. Mr. Hales explained that it was calculated based on data from other resorts. Commissioner Hall wondered about the resort size and occupancy compared to Park City Mountain Resort. Mr. Hales reported that some of that data was proprietary to the resorts. However, they spoke to Planner Ananth and she understood where the data came from. Commissioner Hall wanted to know if the data could be shared without revealing specific resort names. Mr. Hales noted that some anonymous data may be able to be shared. He would look into the request. Further discussions were had about capture rate data.

Commissioner Hall asked how many times the resort reached full capacity in the last few years. Mr. Williams explained that Commissioner Hall was referring to the utilization rate, which is based on the overall capacity on a daily basis. The utilization rate is largely dependent on the number of days the capacity number is reached. Commissioner Hall felt there were a lot more peak days or days where the resort reached capacity than the data suggested. Mr. Williams noted that the SE Group data did not make claims about how often the resort reached capacity. However, the resort could be hitting its capacity numbers every day and still be within the working capacity number. Commissioner Hall believed more information was needed.

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Vice-Chair Suesser discussed the 1,200 day-skier parking stalls. She asked if there had been an analysis that 1,200 was the appropriate number. Mr. Williams reported that the analysis showed that the number of day-skier parking stalls was appropriate. He referenced his earlier presentation and the planning parameters.

Commissioner Van Dine made note of the number of people currently visiting the resort. She did not believe that 1,200 day-skier parking stalls were enough. Mr. Williams explained that there is only so much capacity that the mountains can support. Commissioner Hall commented that just because the resort says it can only fit a certain number of skiers does not mean there is not an excess of that on a regular basis. She felt that many people in the community would see a drastic reduction in parking as undesirable. Mr. Williams clarified that there was no reduction in skier parking.

Vice-Chair Suesser noted that PEG Development is asking for a 502 parking stall exception. Mr. Schmidt reported that if only the commercial areas, hotel, and condominium are being built, 1,000 parking stalls would be needed according to the Land Management Code. However, since there are shared uses on the site, only 521 parking stalls are needed to support those uses. There is no reduction to the 1,200 day-skier stalls. Mr. Schmidt explained that the proposed changes would improve the current situation.

Commissioner Hall struggled with the idea of reducing the amount of parking required by the Land Management Code. Mr. Schmidt noted that there was no way to achieve a 20% mode split if additional parking stalls were added to the site. Planner Ananth added that the ski areas do not have the capacity for additional vehicles and neither do the roadways. Adding more parking stalls will not help. She stressed the importance of increasing average vehicle occupancy and incentivizing carpooling.

The Staff Report mentioned that the Transportation Demand Management Plan provides limited information on how day-skiers will be incentivized to carpool or take transit. Vice-Chair Suesser asked PEG Development to address the issue. Mr. Schmidt outlined several potential strategies in the Transportation Management Plan, such as:

- Paid Parking: This has been shown to be an effective tool to increase the average vehicle occupancy;

- Communication: Parking stalls will be monitored within the structure and the number of available parking stalls will be shared. For instance, through increased signage and parking apps. There may be an opportunity to purchase parking in advance;

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- Preferred Parking for Higher Occupancy Vehicles: There is the possibility of preferred parking spots or price reductions for those that carpool, especially on high-demand days. There is also the possibility that there may be other incentives offered by the businesses at the base;

- Public Lockers at the Base: Lockers would be available to people riding the bus;

- Annual Meetings: These meetings would take place to identify what is and is not working and to make necessary adjustments to the Parking Management Plan.

Kristin Williams from PEG Development shared a brief presentation with the Planning Commission to summarize the information shared. Ms. Williams reported that they were asked to reduce the number of cars accessing the site by 20%. However, a parking reduction of nearly 40% was proposed. This would require a change in behavior, which is difficult, but she believed it could be achieved. Ms. Williams noted that parking is just one component of the project, however, it is important to PEG Development, the City, and the community. Ms. Williams discussed the need to take a transit-first approach.

Ms. Williams explained that the project comes with a 150,000 square foot density reduction. She also made note of the housing program and reviewed the proposed number of parking stalls. There were approximately 200 off-site parking stalls proposed for employee use. Ms. Williams discussed tweaks to the pedestrian and transit center. There would be ongoing discussions about sidewalks and crosswalks as well as bicycle racks, electric bicycle stations, and increased bus space. She reported that further transit discussions would take place in June.

Vice-Chair Suesser reminded Commissioners of the questions posed by Planner Ananth earlier in the Planning Commission Meeting:

- Does the Planning Commission find the parking analysis, submitted by the applicant, supports the determination to decrease the required number of parking spaces?

- What degree of specificity is required now and what can be addressed through conditions of approval for the MPD or at future CUP applications?

Vice-Chair Suesser opened the public hearing.

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Nancy agreed with several of the Commissioners. She felt it was important that everyone work together to make sure that the project is a success. However, she wanted to understand the difference between the calculations and the reality of the parking issues. The calculations from the CCC deducted people that came to the resort via Lyft, walking, and so on. She wondered how those estimated numbers came to be and also asked about the deficit parking on Parcel C as well as the potential rollover to Parcel E. The spots that would roll over onto Parcel E were coming from either hotel or condominium guests. Those guests would not leave in the morning, which would create a deficit for the day-skiers.

Additionally, at the April 26, 2021, Planning Commission Meeting, several concerns were raised. Many of them were addressed but some were still outstanding:

- The Planning Department recommends shifting more of the parking on Parcel B to below grade in order to reduce the apparent mass and height of the structures; and

- The Planning Department recommends a more equitable distribution of parking throughout the parcels. This may ease circulation and congestion throughout the site, particularly in front of the transit stop. The Planning Department recommends exploring if some density, as well as day-skier parking, could be shifted away from Parcel B and potentially relocated to Parcel D.

Concerns were expressed that the increased parking in Parcel B will cause visitors to drive to the furthest part of the resort to park. She felt there were a lot of unanswered questions and unaddressed concerns. As such, she hoped the Commissioners would take their time and get the necessary answers before taking a vote.

Deborah Hickey disagreed with the facts and figures presented. She had seen the resort reach capacity every day, even with limited ski passes. Ms. Hickey did not believe the proposed 1,200 day-skier parking stalls were enough. Reducing parking spots for the public would be damaging and would not make it more attractive for visitors. She noted that it was uncomfortable for people to unload all of their ski equipment on public transportation and suggested that an overhaul of the entire transportation situation was needed. It would have to be a user-friendly experience, otherwise, visitors will not come to Park City. Ms. Hickey encouraged new transportation ideas.

Reid expressed appreciation for conversations he had with representatives from PEG Development. However, he noted that PEG Development is not in the position to make certain commitments concerning parking policies. That would remain with the firm that will

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manage the parking, which he assumed would be Vail Resorts. He felt it was important for Vail Resorts to make reasonable parking policy commitments in order to assure residents and visitors that they will continue to have reasonable access to mountain trails and the trailhead.

He also discussed independently owned businesses at the resort. Parking regulations could be damaging to those businesses. He felt there needed to be further discussions about the parking rates and policies during the non-winter periods. Parking during the construction period was also mentioned. It was noted that some of the businesses opposite Parcel B could be negatively impacted during the construction period. There should be discussions to provide parking during the construction period, otherwise, businesses that depend on summer use will be negatively impacted. He also wondered whether the data used for the projections was current. Additionally, he felt that mass transit needs to be convenient.

Steven McComb identified himself as the owner of the Baja Cantina. He appreciated all of the graphs and spreadsheets but had a difficult time understanding how a project could add 650,000 square feet and not include significant amounts of parking. He believed that mass transit and shared parking would be essential. He appreciated the previous comments related to parking during the construction period.

Marsh believed that discussions related to parking stall reductions were premature. Many of the outstanding transit issues would dictate how many parking stalls would be needed. She commented that there were also major issues with respect to the transit center design. It would not fit into the limited space allocated and may require that an entire floor of the Building B parking garage be reduced. Ms. Marsh felt that the City needed to put transit solutions in place first. Those solutions would then dictate the parking and building designs.

Ms. Marsh did not believe that the Commissioners could agree to any parking reductions based on the information provided by the developer. She discussed the staff question regarding what needs to be provided and when. She referenced Section 15.6 5E of the Land Management Code, which states that the Planning Commission can only agree to parking reductions if the developer provides a parking analysis at the time of the Master Plan Development submittal. It must also meet several requirements. Ms. Marsh did not believe the Parking Master Plan or Transportation Demand Management Plan meets those requirements. She discussed the differences between Park City Mountain Resort and the Canyons Resort.

Ed agreed that transit needs to be the main focus and that the average vehicle occupancy needs to be increased with incentives. He did not believe the analysis seen during the

PENDING APPROVAL

Planning Commission Meeting was based on reality. He asked what would happen if the data considered the increasing number of skiers over a longer period of time. For instance, 10 years, 20 years, 30 years, and so on. Additionally, he felt that since Vail Resorts is a big company, they would want to continue to increase the number of skiers. As a result, he did not see the reported numbers as accurate.

Deb Renfrow wondered if Vail Resorts had agreed to come to the table. She felt that should be determined before moving forward. Ms. Renfrow explained that she attended the open house at the library and found that the SR-224 expansion with dedicated bus lanes was still 5 to 10 years out. She expressed concerns for bicyclists and suggested that a higher clearance for parking could be added to Parcel B. Ms. Renfrow asked how PEG Development could guarantee excess parking when there is not enough parking currently. She estimated that there were 12 days in the last ski season where the parking lots were not completely full by 9:00 a.m.

Ms. Renfrow also addressed comments made by Mr. Schmidt that the current situation will not improve without the project. However, she noted that the City is already planning for the SR-224 expansion, the SR-248 expansion, and a more robust transit program. Ms. Rentfrow read from Page 86 of the General Plan. She did not believe the proposal matches the desires outlined in the General Plan document.

Lisa Paul agreed with the concerns raised by the Commission and members of the public. She believed the reality of the parking situation is drastically different from the numbers presented. Ms. Paul explained that the parking lots are always full and traffic continues to be an issue. She believed the transit issues and traffic issues need to be addressed first. If there are no dedicated bus lanes to get into the resort, it will not matter how many extra buses are available. Ms. Paul stated that it would be difficult to get people to use public transportation unless it benefits them. She wondered how issues within the nearby neighborhoods will be resolved. While she appreciated that everyone was trying to work together, it was important for Vail Resorts to also come to the table.

Tana Toly commented that parking lots are not just full on peak days. She reviewed text messages and found that in February 2021 alone, on 23 out of 28 days, the resort parking lot was full by 10:00 a.m. On 20 of those 23 days, the resort was full by 9:40 a.m. She felt that this kind of data should be available for review. Ms. Toly discussed the number of people on each bus and wondered whether those estimates factored in ski equipment. She also suggested that there be a study of the out-of-state license plates in the parking lot as well as the number of rental car license plates. This would benefit the education piece of

PENDING APPROVAL

the proposal. Ms. Toly made note of the conditions on Eighth Street. Adding more people to the Town Lift would create more problems.

Sherie Harding believed that the parking should be underground. She asked the Planning Commission to consider the 1998 Development Agreement. Ms. Harding was concerned that the parking lots will be above grade.

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

Vice-Chair Suesser explained that the Commissioners could reserve their comments until the next Planning Commission Meeting. Commissioner Kenworthy suggested that per the guidance of the General Plan, that AECOM obtain a study that lays out the ingress and egress options on east-west connections. He discussed issues on Eighth Street. Vice-Chair Suesser noted that 13th and 14th Streets exit from the resort and may need to be factored into the circulation plans.

Commissioner Hall suggested that the next Planning Commission Meeting start earlier. It was noted that the next Planning Commission Meeting was dedicated to the PEG Development proposal and it would commence at 5:30 p.m.

6. ADJOURN

The Planning Commission Meeting adjourned at approximately 10:24 p.m.

Approved by Planning Commission: _____

PENDING APPROVAL

Planning Commission
Staff Communication

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 2021 Land Management Code Amendments
Authors: Rebecca Ward, Land Use Policy Analyst
Celia Peterson, Environmental Sustainability Project Manager
Austin Taylor, Active Transportation and TDM Manager
Date: June 9, 2021
Type of Item: Informational

This staff communication provides an update on (I) state legislation enacted in 2021 that requires Land Management Code amendments; (II) amendments in progress; and (III) amendments enacted to date in 2021.

(I) State Land Use Legislation Enacted in 2021

Staff is preparing Land Management Code amendments outlined below for Commission review on August 25, 2021:

HB 82, **Single-Family Housing Modifications**

Establishes Internal Accessory Dwelling Units as an allowed use in certain residential Zoning Districts. The Commission conducted a work session on April 28, 2021 (Staff Report; Audio). The bill goes into effect on October 1, 2021.

HB 409, **Municipal and County Land Use and Development Revisions**

The Land Use Task Force bill requires Planning Commissioners to complete one hour of annual training on general powers and duties outlined in the *Municipal Land Use, Development, and Management Act*, and three hours of annual training on land use topics ranging from appeals to referenda to zoning.

The bill also:

- Requires objective Conditional Use Permit criteria
- Outlines updates to property boundary adjustments and agreements
- Establishes certain development agreement parameters

- Requires culinary water authority and sanitary sewer authority rights and easements be shown on plats

- Prohibits appeal of the enactment of a land use regulation

HB 1003, **Government Building Regulation Amendments**

In the first special session, the Utah Legislature enacted HB 1003 (formerly HB 98 in the 2021 general session). HB 98 contained provisions that allowed for third-party approval of building plans if the City did not complete the review during an outlined timeline, third-party issuance of certificates of occupancy, and allowances for substandard repair of older homes damaged in the 2020 earthquakes. The Governor vetoed HB 98. Since that time, some of the provisions were removed.

HB 1003 clarifies certain building permit review timelines and requirements and limits design requirements for single-family dwellings and duplexes in non-Historic Zoning Districts.

SB 1007, **Public Notice Amendments**

Allows for online public notice publication in lieu of public notice published in newspapers for certain land use applications.

(II) LAND MANAGEMENT CODE AMENDMENTS IN PROGRESS

SUSTAINABILITY

On June 10, 2020, the Commission conducted a sustainability work session with the Planning and Sustainability Departments (Staff Report; Minutes, p. 2). The first phase requires Electric Vehicle Charging Station conduit and installations for new development and was enacted on November 19, 2020 (Ordinance No. 2020-48). The second phase is in development to decarbonize the built environment.

Commercial and residential buildings account for approximately 57% of Park City's community-wide carbon footprint. The national average is closer to 40%. In order to decarbonize the built environment staff have been working with Utah Clean Energy for the past fifteen months to develop an implementation plan to decarbonize the built environment. To get advice from experts in the building and developer industry, staff engaged a local Community Advisory Committee to help develop the policies and programs that would best jumpstart the pathway towards carbon-neutral buildings. The committee organized into four working groups to develop decarbonization strategies: (1) new buildings, (2) existing buildings & retrofits, (3) financing, and (4) community and

business leader engagement. As a culmination of the work, the following strategies are proposed:

- New Construction
  - Adopt a Net Zero Stretch Code
  - Launch Net Zero Incentives

- Building Retrofits
  - Launch a Time-of-Listing Home Energy Score Program
  - Commercial and Multifamily Building Energy Performance Standard
  - Residential Rental Energy Transparency Policy

- Financing
  - Educate and Advocate for Statewide Clean Energy Fund
  - Promote C-PACE Financing for Commercial Developments

- Community & Business Engagement & Empowerment

  - Certification and Recognition Program for Decarbonization Leadership
  - Equitable Outcomes within Building & Community Decarbonization Efforts

These strategic actions are designed to support one another. An anticipated timeline can be found in Exhibit A. A report of each strategy will soon be published, and staff will provide a link to the Planning Commission when the report is completed.

The initial phase from the Community Advisory Committee is specific to new construction and staff anticipates scheduling a work session with the Planning Commission in the fall of 2021 to discuss the proposed net zero stretch code and incentives.

ACTIVE TRANSPORTATION CONNECTIVITY

The Commission conducted a work session on August 26, 2020, to discuss *Park City Forward*—the Transportation Master Plan—and potential LMC amendments to improve active transportation connectivity requirements during land use review and approvals (Staff Report; Minutes, p. 3).

Active Transportation Plan

Since the 2020 work session, the City instigated an Active Transportation Plan. This long-range plan will provide a map and list of construction projects that will create a connected network of biking and walking routes to connect the city. The City has gone through the RFP process and is now in contract negotiation with a consultant who is a national expert in active transportation planning and design.

Staff and consultants expect to work on the plan for about one year before bringing the plan for adoption in the spring of 2022. Upon adoption of the plan, staff will amend the Land Management Code to reference the plan for analysis of citywide active transportation connectivity as part of development applications.

Transportation Master Plan "Park City Forward"

This master plan will set the long-range vision for transportation projects, programs, and initiatives in Park City. It will include data on current transportation habits, modal split goals, street, transit, and pathway construction project recommendations. The project has been underway since 2019 and was paused during the height of the pandemic when transportation habits were drastically altered. The project has recently been reactivated.

Staff anticipates the plan will be adopted in the fall of 2021. Upon adoption, staff will amend the Land Management Code to align definitions with the plan and to reference the plan for inclusion in the review of land use applications.

Complete Streets

On January 4, 2018, the City Council passed Resolution No. 01-2018, *Adopting a Citywide Complete Streets Policy for Park City*. Transportation, Planning, and Engineering staff are working on amendments to the Municipal Code of Park City and the Land Management Code to incorporate the Complete Streets Policy. This code will hold the City and private developers accountable to designing streets that consider the needs of street users of all ages and abilities, especially people walking and biking.

Active Transportation Projects in Progress

Request-a-Rack. This joint Park City and Summit County program installs free bike racks for businesses in Summit County at their request. It launched in late April 2021 and four bike racks have been installed in Park City with several more locations in the works.

People-First Streets. This tactical urbanism program empowers Park City residents to redesign their streets. Park City Municipal will help residents design and fund demonstration projects that slow cars and create space for people on low-speed and low-traffic local streets. The program opened for applications in late May.

Rail Trail Study. The Trails and Open Space division has hired a consultant to perform a current conditions analysis of the Rail Trail in preparation for a major City investment in the trail, including widening, bridge additions, and erosion control.

For information on 2021-2022 Capital Projects to improve active transportation connectivity, please see Exhibit B.

ADDITIONAL AMENDMENTS IN PROGRESS INCLUDE:

Small Wireless Facilities – Fall of 2021

- In 2018, the Federal Communications Commission adopted regulations to streamline local deployment of Small Wireless Facilities (SWFs) to support 5G technology. Federal regulations cap local fees, establish timelines for local permit reviews, and limit local control over certain aesthetic and undergrounding requirements.

- Also in 2018, the Utah Legislature adopted S.B. 189, which is codified in Utah Code § 54-21-101 et seq., the Small Wireless Facilities Deployment. This Utah law allows SWFs to be installed in public rights-of-way; establishes expedited review and permitting timelines; and caps local rates and fees.

- Utah Code defines SWFs as a wireless facility with an antenna that fits in an enclosure that is no more than six cubic feet in volume, with wireless equipment that is cumulatively no more than 28 cubic feet in volume. Because of the reduced SWF size, they have a shorter range and must be installed in closer proximity than larger cell towers.

- The Small Wireless Facilities Deployment Act allows municipalities to regulate certain aesthetics and location standards for ADA compliance and public safety. Utah Code § 54-21-208 enables municipalities to require reasonable, technically feasible, non-discriminatory design or concealment measures for SWFs in Historic Districts. Additionally, SWF providers must obtain advanced City approval before placing a SWF in a Historic District.

- Engineering, Legal, and Planning staff have been developing Design Standards for SWFs and are preparing Land Management Code amendments to reference the Design Standards and review process. The Historic Preservation Board reviewed the Design Standards on April 7, 2021 (Staff Report; Audio).

Lot Combinations in the Historic Districts – Fall of 2021

- The Planning Commission requested a work session to discuss the City policy on lot combinations.

General Plan Update for Bonanza Park – Fall of 2021

- Update the Bonanza Park section of the General Plan. Currently this section of the General Plan is based on plans and proposed codes the City never adopted.

Master Planned Developments – Fall of 2021

- Require a three-dimensional submission
- Refine Accessory Use definitions that are exempt from Unit Equivalents
- Reinstate limitations for Accessory Uses
- Clarify the conversion of Units to Unit Equivalents in volume-based zones

Sensitive Lands Overlay Amendments – Fall of 2021

- Recent applications for properties located in the Sensitive Lands Overlay Zoning District have exposed a need to update the Land Management Code to provide clarity for the public, staff, and reviewing entities.

(III) ENACTED 2021 LAND MANAGEMENT CODE AMENDMENTS

Ordinance No. 2021-05, Updating the Outdoor Lighting Ordinance

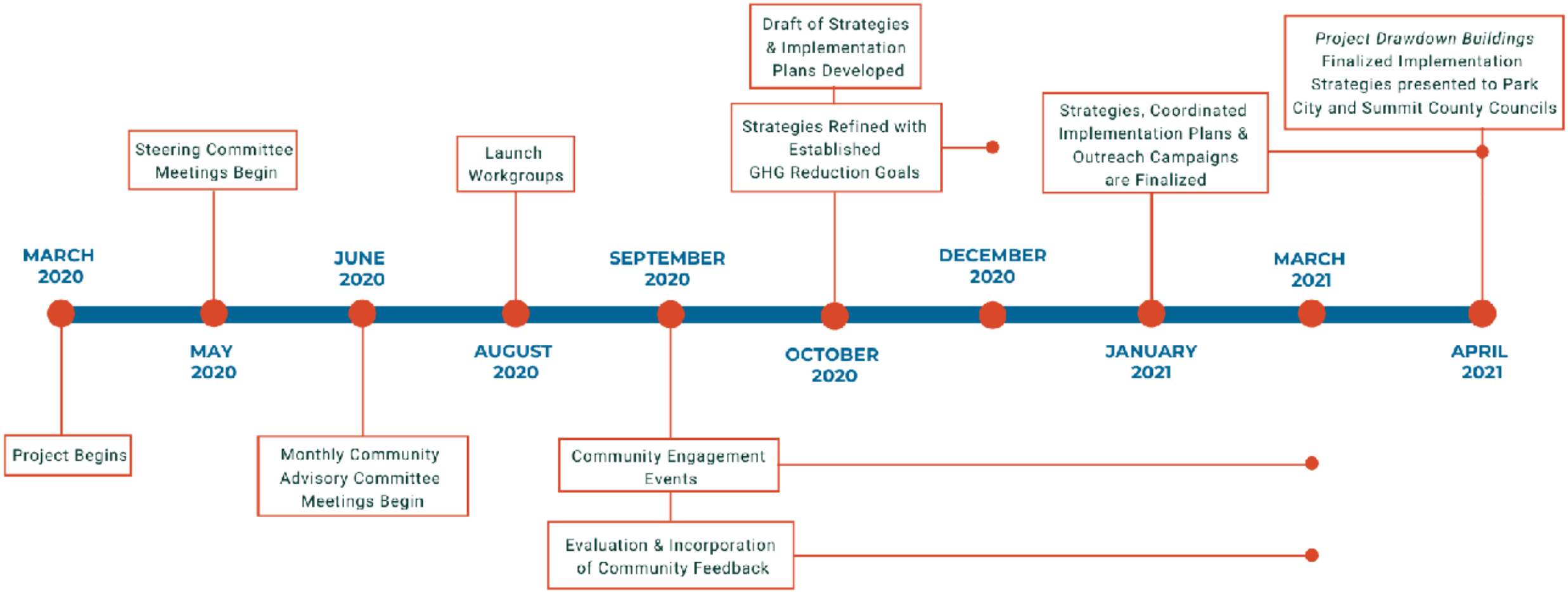
Ordinance No. 2021-06, Establishing Lower Rossi Hill Nightly Rental Conditional Use

Ordinance No. 2021-10, Establishing Affordable Master Planned Developments

Ordinance No. 2021-16, Prohibiting Nightly Rentals in Fairway Meadows Subdivision

Ordinance No. 2021-18, Expanding Affordable Master Planned Developments to Non-Residential Historic Districts

Decarbonizing the Built Environment

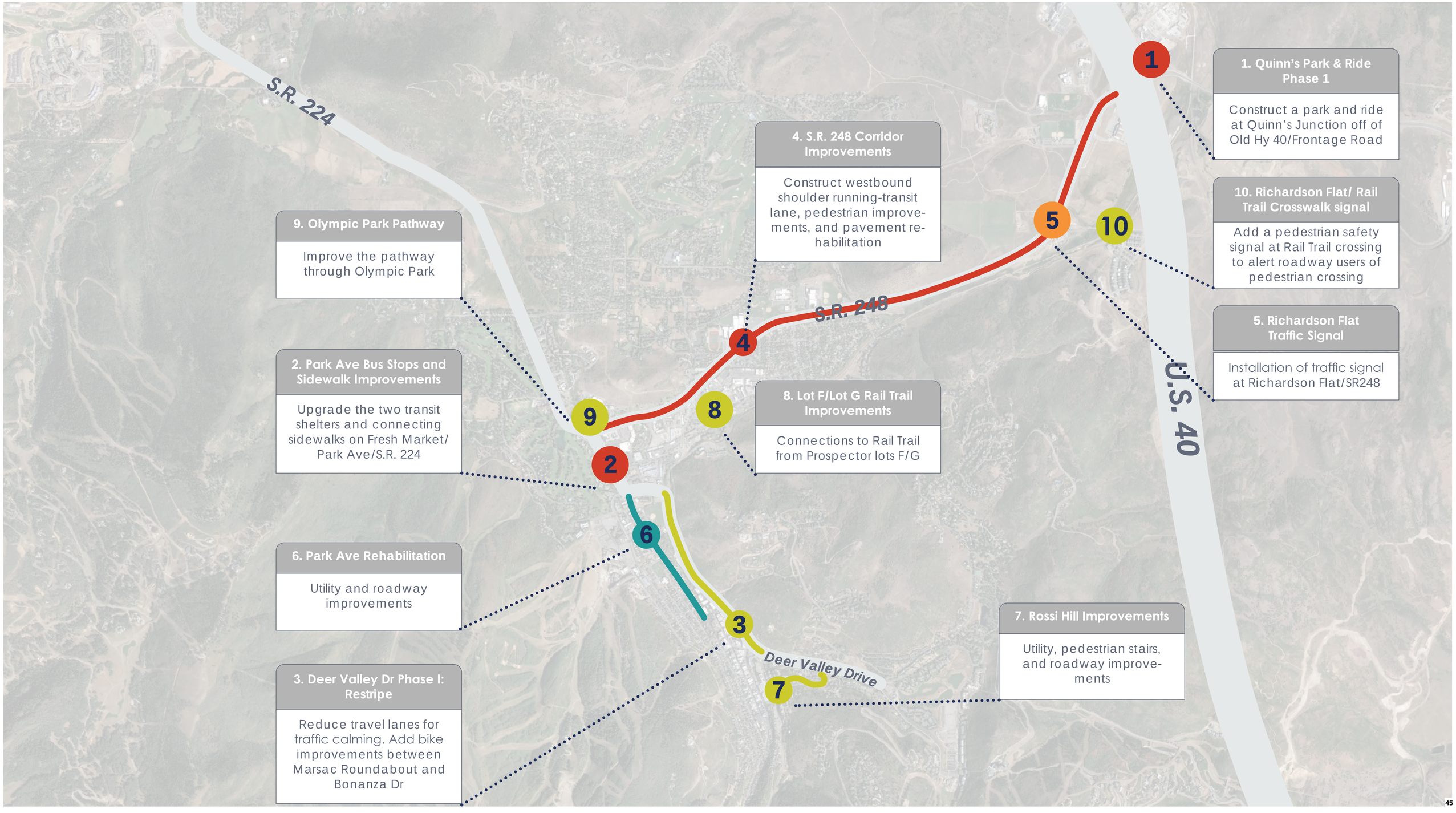


Upcoming Capital Transportation Projects

This is an overview of funded capital transportation projects to be implemented by Spring 2022.

Legend

- Spring 2021 Construction
- Summer 2021 Construction
- Fall 2021 Construction
- Spring 2022 Construction
- Regional Roadway



1. Quinn's Park & Ride Phase 1

Construct a park and ride at Quinn's Junction off of Old Hy 40/Frontage Road

10. Richardson Flat/ Rail Trail Crosswalk signal

Add a pedestrian safety signal at Rail Trail crossing to alert roadway users of pedestrian crossing

5. Richardson Flat Traffic Signal

Installation of traffic signal at Richardson Flat/SR248

4. S.R. 248 Corridor Improvements

Construct westbound shoulder running-transit lane, pedestrian improvements, and pavement rehabilitation

9. Olympic Park Pathway

Improve the pathway through Olympic Park

2. Park Ave Bus Stops and Sidewalk Improvements

Upgrade the two transit shelters and connecting sidewalks on Fresh Market/ Park Ave/S.R. 224

8. Lot F/Lot G Rail Trail Improvements

Connections to Rail Trail from Prospector lots F/G

6. Park Ave Rehabilitation

Utility and roadway improvements

7. Rossi Hill Improvements

Utility, pedestrian stairs, and roadway improvements

3. Deer Valley Dr Phase I: Restripe

Reduce travel lanes for traffic calming. Add bike improvements between Marsac Roundabout and Bonanza Dr

Planning Commission
Staff Communication

Subject: June, July, August Meetings | Hybrid Meetings
Author: Planning Department
Date: June 9, 2021
Type of Item: Informational

JUNE, JULY, AND AUGUST PLANNING COMMISSION MEETINGS

The Planning Commission meetings regularly scheduled for the second Wednesday of the month of July and August will be moved to the special meeting for the Park City Mountain Resort, scheduled for the third Wednesday of July and August.

Planning Commission meetings scheduled for June, July, and August are as follows:

- June 16, 2021 – Park City Mountain Resort Work Session
- June 23, 2021
- July 21, 2021 – Park City Mountain Resort Work Session
- July 28, 2021
- August 18, 2021 – Park City Mountain Resort Work Session
- August 25, 2021

HYBRID MEETINGS

In May, the City Council resumed in-person meetings. City Councilmembers meet in Council Chambers, but also allow for public participation through a Zoom webinar. On May 12, 2021, the Planning Commission expressed interest in resuming in-person meetings. Planning staff recommends the Planning Commission return to in-person meetings on July 28, 2021, while continuing to offer a Zoom webinar link for public participation.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Sommet Blanc/B2 East Conditional Use Permit and Amendments to Pod B2 Master Planned Development and Flagstaff Development Agreement
Application: PL-20-04702, PL-21-04771
Author: Brendan Conboy, Senior Planner
Date: June 9, 2021
Type of Item: Administrative – Work Session

Updated Report: For additional background information from the March 24, 2021, meeting, please see the Staff Report and Minutes.

Summary Recommendations

Staff recommends the Planning Commission hold a work session and provide feedback and direction to staff and the applicant regarding the Substantive Amendments to the Pod B2 Master Planned Development (MPD) and Flagstaff Development Agreement (Agreement) and determine whether the updated proposed amendments to volumetrics, design, and unit definitions are consistent with the Flagstaff Development Agreement, zoning, and the General Plan. Alternatively, the Commission may advise the applicant that they are unlikely to find the amendments to the existing approved volumetrics, design, or unit definitions compliant with applicable regulations and General Plan.

Description

Applicant:	Sommet Blanc Residences I LLC / Douglas Ogilvy and Hannah Tyler
Location:	9300 Marsac Avenue
Zoning:	Master Planned Development (MPD) – Residential Development (RD)
Adjacent Land Uses:	Empire Day Lodge, Montage Deer Valley, Deer Valley Ski Resort
Reason for Review:	Work Session prior to Public Hearings

Executive Summary

The applicant, Sommet Blanc Residences I LLC, represented by Douglas Ogilvy and Hannah Tyler, has requested a work session before the Planning Commission prior to public hearings for accompanying applications.

The site is legally described as Lot 1 of the B2 East Subdivision (Parcel B2East), located at 9300 Marsac Avenue, adjacent to the Deer Valley Empire Day Lodge and the Montage Deer Valley. The site is subject to the requirements of the approved 2007 Empire Pass B-2 Master Planned Development (MPD, Exhibit B) as well as the 2007 Amended Flagstaff Development Agreement (Agreement, Exhibit C).

In November 2020, the applicant submitted materials for a Conditional Use Permit (CUP) application requesting approval of three condominium lodges with 44 residential units,

above underground parking, a 3,600 sf public restaurant, and 6 townhome villas within three duplexes with a detached ancillary ski locker building located on the hillside above the condominiums.

In conversation with the applicant, staff determined that because the applicant is requesting to amend the approved Agreement and the approved volumetric guidelines of the 2007 MPD, the applicant would need to submit a separate application to amend the MPD.

On February 22, 2021, the applicant submitted a Modification of Approval application for amendments to both the Agreement and the MPD, additional materials for the CUP application, and minor revisions to the overall site plan design. The latest submittal shows three condominium buildings with 43 residential units above underground parking, a 3,600 sf public restaurant, and 5 townhome villas, 2 within a duplex and 3 within a triplex building with a detached ancillary ski locker building.

Background

On March 24, 2021, the Planning Commission held an initial work session and determined that the proposals constituted a Substantive Modification to an approved Master Planned Development, per LMC § 15-6-4(K). For additional background information please see the Staff Report and Minutes.

At the March 24, 2021 meeting, the Planning Commission requested additional information from the applicant regarding:

- The approved volumetrics for the 2007 Hill-Glazier Plan versus what is proposed.
- A better understanding of how the reduction in units affects the intensity of use.
- Consideration of the materials and palette for the development to include more "warmth."
- A greater understanding of slope issues with the proposed Villa locations.
- Potential fencing around the development.
- Transportation obligations required by the developer and Flagstaff in general.
- Residential Accessory space versus Resort Commercial space.
- Consideration of smaller and/or additional affordable units.
- How the development connects with the Mid Mountain Trail, Park City's Mountain Trails System, and the General Plan for this area.
- A focus on the architecture (Contemporary vs. Craftsman) and the roof pitches.

Updated Information

The applicant submitted updated information and renderings per the Planning Commission's requests above (Please see Exhibit A).

Per the applicant, the following proposed community benefits will be realized with this development:
Community Benefits:

> *1. Amending the DA to permit two additional PUD units will reduce the total number of dwelling units at Empire Pass. Separating the Villas into two separate buildings reduces the visual impact of those homes and allows for the introduction of landscaping between the two*

buildings.

2. Amending the Design Guidelines for the site will facilitate the introduction of crisp and fresh design by a renowned architectural firm. Homes and condos constructed during Deer Valley's first thirty years of operations are now undergoing major renovations as owners and new buyers endeavor to respond to changing architectural tastes.

All of the most prominent communities in the Greater Park City area have moved decidedly in the contemporary architectural direction as have competing mountain resort communities.

3. Amending the volumetrics has many upsides:

- *Improved skier experience by 50% increase in width of Lucky Jack ski trail.*
- *Improved skier experience by moving villas density from adjacent Lucky Jack to adjacent Twisted Branch Road.*
- *Retention of opportunity for future skier overpass to provide second ski trail from top of Ruby Chair.*
- *Improved relationship between Lucky Jack ski trail and adjacent landscaped courtyard.*
- *Much increased separation between buildings to open view corridors between buildings to forested hillside beyond.*
- *Better traffic flow on Marsac Roundabout by moving porte cochere and parking lot entries onto internal driveways.*

4. Additional Affordable Housing. Applicant is proposing to build almost 50% more affordable housing than required under Flagstaff DA.

5. Enhancements to the adjacent Mid Mountain Trail parking lot. Proposed trailhead improvements will improve safety and aesthetic of this very busy trailhead.

6. A mid-mountain public restaurant and bar with sun soaked patio as another dining alternative for Deer Valley Resort guests and the Park City community.

7. Reduced traffic related to 40% reduction in number of dwelling units on site from original entitlement under 2007 MPD.

8. Reduced traffic due to generous on-site amenity program.

9. Bike friendly design with generous private storage lockers for every unit.

10. Electric vehicle friendly design. Individual parking stalls are supplied with sufficient electrical capacity for installation of EV charging units.

11. Green roofs rather than snow shedding pitched roofs. Green roofs will retain snow and blend with natural landscape during summer

months as viewed from Mid Mountain Trail.

12. Elimination of sewer impacts on ski experience by relocation of Hot Creek sewer to east side of Lodge buildings. This is a matter of significant concern to Deer Valley due to heat and odors associated with sewer manholes.

13. Long term parking solution for Fireside Dining. Empire Day Lodge was originally constructed with no guest parking and has relied on temporary parking on the B2 East site since the opening of the original Empire Pass Sales Gallery. The 2007 Flagstaff DA Amendment created the opportunity (but not the obligation) to address guest parking on B2 East site. Proposed Sommet Blanc development provides a dedicated parking level for Deer Valley dining guests.

Additional comments from the applicant:

- ***2007 Pod B2 MPD Approval**: The MPD included approved volumetrics for buildings up to 6.5 stories, establishing a maximum height of 82' above benchmarked grades for B2 East.*
- ***UDOT Access**: The Hill Glazier Plan is based on a lobby fronting the Marsac roundabout with three curb cuts. In 2020, UDOT advised the current Applicant that the project must be limited to a single curb cut on the roundabout. Without the ability to construct multiple curb cuts, the project needs to be redesigned with the lobby located on an internal driveway.*
- ***Fire Access**: The International Fire Code applicable to this site requires fire truck access to at least one full side of each building to enable ladder access to every floor. The Hill Glazier Plan has fire truck access from the Marsac roundabout for the north side of the north lodge building, but no fire truck access to any side of the south lodge building. For the villas at the south end of the Hill Glazier Plan, there is only fire truck access to one end of the north villa building. The project needs to be redesigned to satisfy fire access requirements.*
- ***Density**: With a total of only 48 condominium units, the Project includes far fewer dwelling units than the 81 entitled under the 2007 MPD, but the same 81 Unit Equivalents of residential density (162,000 sf net space).*
- ***Affordable Housing**: In response to Planning Commission comments, the Applicant has revised and increased the on-site Affordable Housing program for the Project. The proposed development now includes six (6) Affordable Housing Units providing almost 50% more AUEs than the remaining requirement for Empire Pass:*
    - *• Building A 1,488 sf (2 BD)*
    - *• Building B 1,488 sf (2 BD)*
    - *• Building C 1,750 sf (4 Studio units)*

  4,726 sf 5.9 AUEs
- ***Mid Mountain Trail**: At the request of the City Trails & Open Space Program Manager, the Applicant is proposing to replace the current Mid Mountain Trailhead adjacent the site. (See Applicant's Exhibit 7)*
- ***Roof Design**: The roof pitch of the sloped roofs has been increased to enhance the appearance of the ragged eave line as viewed from below. As viewed from Mid Mountain Trail during the summer months, the green roofs soften the roof appearance by blending into the natural landscape.*
- ***Amended Volumetrics**: The ridge lines as proposed are 90' or less above Marsac Avenue and the internal lower driveway.*

Exhibits

Exhibit A - Applicant Submittal - Updated
Exhibit B - 2007 Empire Pass B-2 Master Planned Development
Exhibit C - 2007 Amended Flagstaff Development Agreement
Exhibit D - Parcel B-2 Empire Village Subdivision Plat
Exhibit E - B2 East Subdivision Plat
Exhibit F - Development Covenant
Exhibit G - B2 East Subdivision plat 'Working Copy'
Exhibit H - Ordinance 2017-07
Exhibit I - Revised Landscape
Exhibit J – Minor Amendment Request / Additional Information 3/18/21

Empire Pass Pod B2 East - Sommet Blanc & Alpine Villas

- **Flagstaff Development Agreement Minor Amendment**
- **MPD Amendment**
- **CUP**

Follow Up to 3/24/21 Planning Commission Work Session

April 19, 2021

At the 3/24 Planning Commission Work Session, the Applicant introduced the Sommet Blanc project proposed for the B2 East site (the "Property") for discussion of approvals required for the project as envisioned.

In 2007 a Small Scale MPD was approved for Pod B2 which included the Montage development and the B2 East property based on plans prepared by Hill Glazier architects (the "Hill Glazier Plan"). Following a review of the Hill Glazier Plan, the Applicant concluded it could not be constructed as designed for reasons stated below. The Applicant retained Tom Kundig to design a project that better responds to the opportunities and constraints of this incredible site and addresses key Deer Valley Resort objectives with the goal of enhancing the ski experience.

Please note that the attached submittal includes 3D renderings generated from Enscape design software. At the next Planning Commission session, the Applicant will present higher resolution renderings that better express the warmth, texture, materials, and colors of the proposed project.

1. Approval Process

Approval of the project as proposed would require three Planning Commission actions:

1. Amendment to the Flagstaff Development Agreement (DA) reducing permitted Multi-Family units by 5 and increasing number of PUD units permitted by 2.

2. Approval of amendment to approved Volumetrics within Pod B2 MPD as further described below and demonstrated in Exhibit 6.

3. Approval of amendment to Empire Pass Design Guidelines to permit contemporary mountain architecture on the B2 East site.

Following approval of the above, the Planning Commission could then approve a Conditional Use Permit for the proposed project. Should the Planning Commission find the proposed project acceptable (either as drawn or as revised), it is anticipated that these actions would all run in parallel.

2. Community Benefits

1. Amending the DA to permit two additional PUD units will reduce the total number of dwelling units at Empire Pass. Separating the Villas into **two separate buildings reduces the visual impact of those homes** and allows for the introduction of landscaping between the two buildings.

2. Amending the Design Guidelines for the site will facilitate the introduction of **crisp and fresh design by a renowned architectural firm**. Homes and condos constructed during Deer Valley's first thirty years of operations are now undergoing major renovations as owners and new buyers endeavor to respond to changing architectural tastes. All of the most prominent communities in the Greater Park City area have moved decidedly in the contemporary architectural direction as have competing mountain resort communities.

3. Amending the volumetrics has many upsides:
   - **Improved skier experience** by 50% increase in width of *Lucky Jack* ski trail.
   - **Improved skier experience** by moving villas density from adjacent *Lucky Jack* to adjacent Twisted Branch Road.
   - Retention of **opportunity for future skier overpass** to provide second ski trail from top of *Ruby Chair.*
   - Improved relationship between *Lucky Jack* ski trail and adjacent landscaped courtyard.
   - Much **increased separation between buildings** to open view corridors between buildings to forested hillside beyond.
   - **Better traffic flow on Marsac Roundabout** by moving porte cohere and parking lot entries onto internal driveways.

4. **Additional Affordable Housing.** Applicant is proposing to build almost 50% more affordable housing than required under Flagstaff DA.

5. **Enhancements to the adjacent Mid Mountain Trail parking lot.** Proposed trailhead improvements will improve safety and aesthetic of this very busy trailhead.

6. A mid-mountain **public restaurant and bar** with sun soaked patio as another dining alternative for Deer Valley Resort guests and the Park City community.

7. **Reduced traffic** related to **40% reduction in number of dwelling units** on site from original entitlement under 2007 MPD.

8. **Reduced traffic** due to generous on-site amenity program.

9. **Bike friendly design** with generous private storage lockers for every unit.

10. **Electric vehicle friendly design**. Individual parking stalls are supplied with sufficient electrical capacity for installation of EV charging units.

11. **Green roofs** rather than snow shedding pitched roofs. Green roofs will retain snow and blend with natural landscape during summer months as viewed from Mid Mountain Trail.

12. **Elimination of sewer impacts on ski experience** by relocation of Hot Creek sewer to east side of Lodge buildings. This is a matter of significant concern to Deer Valley due to heat and odors associated with sewer manholes.

13. **Long term parking solution for Fireside Dining.** Empire Day Lodge was originally constructed with no guest parking and has relied on temporary parking on the B2 East site since the opening of the original Empire Pass Sales Gallery. The 2007 Flagstaff DA Amendment created the opportunity (but not the obligation) to address guest parking on B2 East site. Proposed Sommet Blanc development provides a dedicated parking level for Deer Valley dining guests.

3. 2007 Pod B2 MPD Approval

In March 2007, City Council approved the Small Scale MPD for Pod B2 (the "2007 MPD"), concurrent with approval of the CUP for the Montage Resort (B2 West). The 2007 MPD approval allocated a maximum 81 Unit Equivalents (UEs) to B2 East and contemplated 81 dwelling units on the site. **The MPD included approved volumetrics for buildings up to 6.5 stories, establishing a maximum height of 82' above benchmarked grades for B2 East.** The site plan included two condominium lodges adjacent Ruby Chair plus condominium villas adjacent *Lucky Jack* ski trail at the southern end of the B2 East property.

The volumetrics approved in 2007 were based on conceptual drawings prepared by Hill Glazier architects (the "Hill Glazier Plan") attached as Exhibit 5. During the B2 MPD process, staff and Planning Commission paid a great deal of attention to the Montage development, with very little focus on the B2 East site.

With 2007 focus on the Montage, the Hill Glazier Plan has two key flaws that would prevent construction of the project according to those plans. The Hill Glazier Plan also fails to address Deer Valley long term planning objectives.

UDOT Access. The Hill Glazier Plan is based on a lobby fronting the Marsac roundabout with three curb cuts. In 2020, UDOT advised the current Applicant that the project must be limited to a single curb cut on the roundabout. **Without the ability to construct multiple curb cuts, the project needs to be redesigned with the lobby located on an internal driveway.**

Fire Truck Access. The International Fire Code applicable to this site requires fire truck access to at least one full side of each building to enable ladder access to every floor. The Hill Glazier Plan has fire truck access from the Marsac roundabout for the north side of the north lodge building, but no fire truck access to any side of the south lodge building. For the villas at the south end of the Hill Glazier Plan, there is only fire truck access to one end of the north villa building. **The project needs to be redesigned to satisfy fire access requirements.**

Deer Valley Long Term Planning The Hill Glazier Plan does not provide for a potential future skier overpass that would facilitate a second ski trail from the top of Ruby/Northside to Empire Express. This has long been a priority for Deer Valley, so the former property owner (REDUS) created Parcel A which is not part of the Sommet Blanc development. Parcel A preserves the alignment for a future ski trail/ skier overpass. With the pool deck situated 15 - 20' lower than adjacent ski trail, Hill Glazier Plan does not provide for widening of *Lucky Jack,* another Deer Valley priority.

Operational Issues There are operational and guest experience challenges with the Hill Glazier Plan, including a 600' walk (with four elevator rides) from the front lobby to the southernmost villa. From the parking garage, three elevators are required. This is hardly a Deer Valley experience.

4.0 Proposed Sommet Blanc Development

The project proposed for the Property includes three condominium lodges with 43 residential units over underground parking on the lower portion of the property adjacent *Ruby Chair* and 5 condominium villas on the north-eastern portion of the property below Marsac Avenue and Twisted Branch Road (collectively "the Project").

With a total of only 48 condominium units, the Project includes far fewer dwelling units than the 81 entitled under the 2007 MPD, but the same 81 Unit Equivalents of residential density (162,000 sf salable space).

Exhibit 1 shows the proposed development plan for the site. The height and size of the three lower condominium lodges are similar to that of the recently constructed Empire Residences project.

4.1 Public Restaurant (Resort Support Commercial)

A 3,600 sf public restaurant is planned in the condominium lodge adjacent Deer Valley's Empire Day Lodge and *Ruby Chair* lift queue. The restaurant will utilize Resort Support Commercial ("RSC") density allocated to the Property by the master developer. The public restaurant was anticipated in the master developer's allocation of remaining RSC density between the Talisker Tower and the Property.

The Talisker Tower Residences was the most recent project at Empire Pass to included RSC space. As noted in 2-28-19 City Council Staff Report, 4,863 sf of RSC density remains available at Empire Pass subsequent to the construction of the Talisker Tower Residences.

Resort Support Commercial permitted under Flagstaff DA:		75,000 sf
Allocated by CUP of Plat:		
Montage Spa	35,000 sf	
Montage retail, restaurants	28,059 sf	
Grand Lodge	1,275 sf	
Talisker Tower	5,803 sf	
		70,137 sf
Remaining RSC Density		4,863 sf
Proposed RSC Density (Public Restaurant)		3,600 sf

4.2 Residential Accessory Space

The Flagstaff DA does not limit residential amenity space. Such amenities are classified as Residential Accessory space. The project includes residential amenities as expected in a premier ski-in/ski-out property including:

- Skier Lounges
- Ski/Boot Storage
- Fitness Facilities
- Yoga & Massage Rooms
- Swimming Pool and Hot Tubs
- Board Room
- Concierge Desk

4.3 Affordable Housing

The 2018 B2 East Plat includes a requirement for 4.2 Affordable Unit Equivalents (AUEs). The Flagstaff DA requires 118.9 AUEs. As noted in Tower Residence City Council Staff Report (2-28-19), all off-mountain housing (94.175 AUEs) was satisfied in 2018 with the transfer of the 100 Marsac parcel to Park City. At that time, of the 24.725 required on-mountain AUEs, 16.675 had been completed. The remaining 8.05 AUEs were assigned on the Village at Empire Pass North and B2 East Plats.

With the completion of the Argent project, total AUEs satisfied at Empire Pass will be:

On-Mountain Requirement		24.725 AUEs
• Completed On-Mountain (2019)	16.675 AUEs	
• Empire Residences	1.1	
• Talisker Tower Residences	0.92	
• Argent	2.0	
Total additions	4.02	
Flagstaff On-Mountain AUEs Provided		20.695
On-Mountain Remaining Requirement		4.03 AUEs

In response to Planning Commission comments, the Applicant has revised and increased the on-site Affordable Housing program for the Project. The proposed development now includes six (6) Affordable Housing Units providing almost 50% more AUEs than the remaining requirement for Empire Pass:

• Building A	1,488 sf	(2 BD)	
• Building B	1,488 sf	(2 BD)	
• Building C	1,750 sf	(4 Studio units)	
	4,726 sf		5.9 AUEs

4.4 Site Plan Changes to Improve Ski Experience

At the request of Deer Valley, the prior owner granted a 20' easement on the Property for widening *Lucky Jack* along with an additional 20' buffer easement for skier safety. In addition, Parcel A was carved off the original B2 East site in anticipation of the possible future construction of a skier overpass across Twisted Branch Road south of the site. With this reduction in developable area adjacent *Lucky Jack* and with the goal of reducing the impact of development immediately adjacent the ski run, the Applicants propose placing 25,000 sf of residential density on the north-eastern portion of the site (the "Upper Site") away from the ski experience. The Applicants have also relocated the sewer easement for the future Hot Creek restaurant sewer line from adjacent the *Lucky Jack* ski trail to underneath the Lower Driveway on the east side of the lodge buildings.

4.5 Condominium Villas on Upper Site

The proposed development plan includes a cluster of five condominium villas on the Upper Site with vehicle access from an upper driveway off SR 224 following the existing water main. The villas include one duplex building and one triplex building designed as three story residences with attached garages.

An amenity building is located at the southern end of the upper driveway to provide ski and boot storage for villa owners and guests and a small skier lounge adjacent the ski-in/ski-out access to *Lucky Jack* ski trail.

Under the Flagstaff DA, a small number of development sites were identified with the vast majority of the Flagstaff Annexation land preserved as Open Space. The designated development sites, including B2 East, are not subject to the Sensitive Lands Overlay Zone. Development of villas parallel to the contours in the northeastern portion of the site is more appropriate than fighting grade with villas at the southern end of the property as contemplated in the Hill Glazier Plan.

4.6 Project Summary

	Units	Platted Residential	
Lodge A	17	49,000 sf	
Lodge B	17	49,000 sf	
Lodge C	9	39,000 sf	
Villas	5	35,000 sf	
	48	162,000 sf	81 UEs
Affordable	6	4,726 sf	5.9 AUEs
ADA	2	1,482 sf	
Restaurant (RSC)		3,600 sf	

Note: Current floor plans show residential square footages slightly higher than above totals. Calculations do not yet include reductions for structural columns/ walls, mechanical ducts etc. Prior to Public Hearing, square footages will be tightened up to ensure compliance with 162,000 sf cap.

4.7 Lodge Parking

		Units	Req'd	Stalls
Lodge Residences		43	2/unit	86 stalls
Affordable 2 BD		2	1.5/unit	3
Affordable Studio		4	1.0/unit	4
Accessible	2		1.0/unit 2	
Restaurant		3,600 sf	10/ksf	36 (tandem valet)
				131
Less 25% as per Flagstaff DA				99 Stalls Required

4.8 Empire Day Lodge Parking

The Flagstaff DA (2.5) states that:

> *"Permanent non-skier parking for the Empire Day Lodge will be considered as part of the Pod B2 Master Plan Development. Such parking shall consist of* ***not more than 75 spaces."***

Per agreement between Applicants and Deer Valley, the Project will include a dedicated parking deck for Deer Valley use as valet parking for Empire Day Lodge. The Deer Valley parking deck will include 60 tandem parking stalls.

4.9 Villas Parking

Each villa includes a double garage consistent with other similar properties at Empire Pass. Short term parking is provided adjacent the amenity building.

4.10 Curb Cuts - UDOT Approval

The Project includes two curb cuts from SR-224. UDOT has issued a Conditional Access Permit for a new curb cut to the Upper Site and confirming approval of improvements to existing curb cut at the Lower Site. The UDOT approval also includes a new pedestrian/bicycle at-grade highway crossing point for the Mid Mountain Trail as discussed below.

4.11 Setbacks

Project setbacks have been treated as follows:

- Marsac Ave (front yard) 20'
- Empire Day Lodge (side yard) 12'
- Lucky Jack ski trail (rear yard) 15'
- B2 East Parcel A (side yard) 12'
- Twisted Branch Road (rear yard) 15'
- North Property Line (side yard) 12'

4.12 Easements

Project is encumbered by following easements of note as shown on site plans:

- Deer Valley Ski Trail Widening 20' off Lucky Jack Property Line
- Deer Valley Ski Buffer 40' off Lucky Jack Property Line
- SBWRD Sewer Easement Under Lower Driveway
- PCMC High Pressure Water Easement Under Upper Driveway
- RMP Overhead Power Easement Adjacent North PL

The SBWRD Easements shown on the plat have since been vacated and replaced with a new easement under the Lower Driveway. This easement needs a minor tweak to address driveway alignment shift requested by Park City Fire District ("PCFD").

The project will require reconstruction of the PCMC waterline to revise alignment and profile as discussed with the Water Department. Once plans are finalized, the waterline easement will be amended as necessary.

Project is benefited by following easements of note:

- Driveway Access Easement REDUS land north and east of property
- Ski-In Access Easement REDUS land south of property
- Ski-Out Access Easement REDUIS land south of property

4.13 Transit

The Property is part of the Empire Pass MOA. Residents and guests have full access to the Empire Express app-based shuttle service which operates on demand service between Empire Pass and other Park City destinations. A Park City Transit stop on the Marsac roundabout is directly opposite the lower driveway entrance.

4.14 Fire Protection

The Project has been reviewed by PCFD for conformance with fire fighting requirements. The upper driveway includes a hammerhead turnaround south of AV-5. The cul-de-sac on the lower driveway serves as a hammerhead meeting PCFD requirements. The proposed site plan provides clear fire truck and ladder access to all buildings. The Chief Building Official has determined that the project will not be considered a high-rise given the separation between the three lodge buildings. The Applicant is working with the Chief Building Official on appropriate wall assemblies and other fire protection measures to facilitate the use of treated wood siding on the building exterior.

5.0 Mid Mountain Trail

Mid Mountain Trail, one of Park City's most iconic mountain bike and hiking experiences, traverses the Property, running from north to south through the Upper Site. As part of the mitigation plan for the construction of the Hot Creek sewer line across the Property, the Applicants have constructed a detour for the trail section between SR-224 and the *Payroll* bike trail. As noted by the City's Trails & Open Space Manager, a portion of this detour is steeper than ideal for a permanent trail alignment. Upon completion of the sewer line, the Applicants propose to address the deficiencies in the current detour to bring it up to a standard suitable for permanent use as one of Park City's premier trails. In addition, the Applicants propose to reroute *Mid Mountain Trail* between SR-224 and the *Upper Tour de Suds* bike trail with a new crossing over SR-224 immediately south of the trailhead parking lot. Pedestrian/cyclist safety will be well served by the improved sight lines at the new road crossing and visitor orientation will be improved by starting the trail right at the parking lot adjacent a trailhead kiosk. The proposed trail alignment is shown on Exhibit 7.

At the request of the City Trails & Open Space Program Manager, the Applicant is proposing to replace the current Mid Mountain Trailhead adjacent the site. The current trailhead has vehicles parked nose-in to the hillside and backing out onto the ever busier Guardsman Pass Road. Safety is further compromised by cyclists gearing up on the shoulder of the road. The proposed paved parking lot would be grade separated from the Guardsman Pass Road with a clean driveway entrance opposite the Twisted Branch Road turnoff. Like the current parking lot, the new parking lot would be constructed on land owned by REDUS Park City. The Applicant has worked with REDUS to secure permission to construct these trailhead improvements for the benefit of the Park City community. In addition to a safer parking experience, the new parking lot will include a trailhead kiosk and composter toilets, all to be constructed by the Applicant as part of the Sommet Blanc project. A conceptual plan for the new Mid Mountain Trailhead parking lot is attached as **Exhibit 7**.

6.0 Architecture

Architecture evolves with time and the architecture from 1998 when the Flagstaff DA was approved is now dated in the eyes of the resort guest. The architectural world has shifted dramatically in the direction of contemporary architecture. The project architect, Tom Kundig, has an international reputation for award winning projects in unique settings.

6.1 Site Planning

The site plan was developed with multiple goals:

- Maximize solar exposure to the landscaped courtyard and individual units.
- Pull building mass back from adjacent *Lucky Jack* ski trail.
- Create easily accessible, sunny public restaurant
- Optimize views from individual units.
- Resolve fire access issues to satisfaction of Fire Chief.
- Break down building mass into multiple buildings.
- Create views through the site by providing generous separation between buildings.
- Prioritize daylight within individual units.
- Prioritize cross ventilation within individual units.

6.2 Building Massing and Roof Design

The Sommet Blanc design incorporates multiple building facade shifts. The lodge buildings step back at the penthouse level and the roofs respond to the facade shifts with variation between flat green roofs and raked sloping roofs both on axis and perpendicular to the building axis. **The roof pitch of the sloped roofs has been increased** to enhance the appearance of the ragged eave line as viewed from below. As viewed from Mid Mountain Trail during the summer months, the **green roofs soften the roof appearance** by blending into the natural landscape. The roof design with shallow sheds sloping back from outdoor amenity space provides a strong solution to the snow management challenges of six story buildings.

The design of the villas incorporates flat sections of green roof separating the building mass of the individual units to maximize view corridors through the buildings. A third story element in each unit enhances the articulation of the roof lines.

On the prominent end facades of the lodge buildings, the use of bold cantilevers creates a soft porous edge in contrast to the vertical facades of traditional architecture.

6.3 Building Materials

In response to Planning Commission comments, the design team have made a number of changes to proposed building materials:

- Green roofs incorporated on upper roofs of lodge buildings
- Balcony guardrail detail changed from glass to metal mesh
- Wood siding introduced on lodge buildings

These material changes will increase the texture, warmth and contrast of building exteriors.

Exhibit 2 provides floor plans and elevations for the condominium lodges. A Condominium Plat will be submitted at a later date.

Exhibit 3 provides floor plans and elevations for the condominium villas.

Exhibit 4 is a visual impact study of the proposed development plan as seen from multiple vantage points surrounding the property.

7.0 Flagstaff Development Agreement - Minor Amendment

The Flagstaff DA (2.2.1.3) addresses allocation of approved density between product types within the Mountain Village:

> ***2.2.1.3 Maximum Density.*** *The maximum density within the Mountain Village is 785 Unit Equivalents configured in to more than 550 dwelling units. Such density shall be configured as multi-family, hotel or PUD units, provided the PUD units do not exceed 60. PUD units consume Unit Equivalents in the same respect at multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.*

To construct the five villas on the Upper Site in conformance with the Flagstaff DA, the five units would need to be joined as one long building. The Applicants believe the appearance of the project would be improved by separating the five villas into two separate buildings, one of which is a duplex. This would result in a reduction in the overall mass and bulk of the buildings.

This is not currently permissible since the 60 permitted PUD units have already been allocated:

- Moonshadow single detached units 8
- Larkspur East Duplex units 6
- Paintbrush single detached units 12
- Belles single detached units 17
- Nakoma single and duplex units 17

60

To permit construction of the five (5) condominium villas as drawn, the Applicant proposes a minor amendment to the Flagstaff DA, replacing 5 dwelling units configured as **multi-family** with two dwelling units configured as **PUD units.**

> ***2.2.1.3 Maximum Density.*** *The maximum density within the Mountain Village is 785 Unit Equivalents configured in to more than ~~550~~ 547 dwelling units. Such density shall be configured as multi-family, hotel or PUD units, provided the PUD units do not exceed ~~60~~ 62. PUD units consume Unit Equivalents in the same respect at multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.*

This proposed change does not impact total density at Empire Pass. It simply replaces 10,000 sf of multi family configured density with 10,000 sf of PUD configured density. Since the proposed villas are 5,000 sf each, the maximum number of dwelling units is reduced from 550 to 547.

8.0 Pod B2 MPD - Amendment to Approved Volumetrics

Just as the original CUP approval for the Montage ran in parallel to the 2007 MPD approval, the Applicants propose to amend the volumetrics included within the 2007 MPD in parallel with the CUP approval for the Project. This application is thus also an application for an amendment to Pod B2 MPD. The proposed volumetrics do not constitute a material change in concept, density, or configuration.

At the time of the prior volumetric approval for Development Pod B2, the main focus was on B2 West, now the site of the Montage Deer Valley. Architectural study of the B2 East site was limited, and the volumetrics approved at that time (**Exhibit 5** - the "Hill Glazier Plan") created a sub-optimal relationship between the buildings, the ski trail, and the hillside behind the buildings. The Hill Glazier Plan also included stacked townhome buildings (villas) at the southern end of the Property climbing onto what is now B2 East Parcel A. Upon review, it is clear that the Hill Glazier Plan does not meet current fire access requirements for all but the northernmost building. It is also clear that the southernmost buildings do not work with the topography. Given the extensive alterations to grade on the Property due to previous mining, construction, and environmental clean-up there is no Natural Grade to reference for establishing building height.

Amending the volumetric to address these concerns outlined above will enable the architect team to contemplate the unique topography and siting which will result in a more thoughtful project and design solutions.

8.1 Proposed Volumetric Guidelines

The Applicants propose establishing new Volumetric Guidelines for the Property as described below and demonstrated in **Exhibit 6.**

Based on the dramatic disturbance of the site due to mining and environmental clean up activities, the Applicants propose setting finished grade of the landscaped courtyard at an appropriate level relative to the adjacent *Lucky Jack ski trail* with six story lodge buildings adjacent this landscaped courtyard. Maximum building heights will reference benchmark elevations following the Montage precedent. This eliminates the skier safety concerns of the Hill Glazier Plan by improving the relationship between the adjacent *Lucky Jack ski trail* and the proposed buildings.

The ridge lines as proposed are 90' or less above Marsac Avenue and the internal lower driveway.

This contrasts with Empire Pass Village buildings that are seven stories tall adjacent Village Way with a significant roof element above the seventh floor. The four most recent Empire Pass developments project 91 - 110' above the adjacent road and 78 - 88' above the slope side patios. The One Empire Pass ridge line is 97' above its pool deck and the Argent Ridgeline is 131' above Marsac Avenue. The much larger Montage Deer Valley has a top ridge line 165' above the lower event lawn and 102' above the slope side event lawn.

	Ridge Height above Road	Ridge Height above Slopeside Patio	Ridge Height Other
Montage	114’	102’	165’ above Event Lawn
One Empire Pass	110’	85’	97’ above Pool Deck
Talisker Tower Res.	103’	78’	
Empire Residences	95’	88’	
Argent	91’	85’	131’ above Marsac Ave

Following are proposed maximum building heights for the three condominium lodges:

	Height	Benchmark	Location
Bldg A	82’	8,345’	Entry Lobby
Bldg B	82’	8,362’	Skier Lobby/Amenity Level
Bldg C	82’	8,376’6”	Skier Lobby/Amenity Level

With the proposed volumetrics, maximum building heights relative to roads, driveways and slopeside patios will be as follows:

	Ridge Height above Road	Ridge Height above Slopeside Patio	Ridge Height Other
Building A	89’ (Marsac)	83’ (Restaurant)	91’ (Ruby Chair)
Building B	88’ (Driveway)	82’ (Apres Deck)	96’ (Pool Deck)
Building C	90’ (End Driveway)	79’ (Lounge Patio)	

Exhibit 6 uses “fog planes” to show conformance of the proposed condominium lodges with the above height limitations.

For the condominium villas on the upper driveway, the Applicant proposes a maximum building height of 49’ above Natural Grade. Fog planes and cross section of a typical villa building are provided to show conformance with this requirement.

Outside the footprint of the five major buildings, the balance of the site is limited to 28’ building height (33’ with roof pitches 4:12 or steeper).

The Proposed Volumetric requirement is shown in **Exhibit 6.**

8.2 Rationale for Approval of Amended Volumetrics

The Land Management Code grants the Planning Commission the authority to allow additional building height based upon a site-specific analysis and determination that the following findings can be made:

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 façade variation and design, but rather provides desired architectural variation, unless the increased square footage or Building Volume is from the transfer of Development Credits;*

   At the Planning Commission meeting of March 27, 20t 2, the Commission concluded that this requirement of the LMC had been satisfied. This application does not increase square footage or Building Volume over that approved in the 2007 MPD Amendment.

   The proposed buildings provide significant variations in facades as demonstrated in the architectural renderings.

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 and approved by the Planning Commission;*

   The front entry of the Montage is over 500' from the property, with the nearest building corner approximately 400' away. At its closest point, Deer Valley's Empire Day Lodge is approximately 70' west of the adjacent B2 condo building. The Empire Lodge will continue to enjoy excellent solar exposure from the south with ample air circulation.

3) *There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent properties are being proposed;*

   The southwest boundary of B2 East follows Deer Valley's Lucky Jack ski trail. Proposed buildings are set back a minimum of 20' from this property line and 12' from the Empire Day Lodge property line. These setbacks provide adequate buffering and opportunity for landscaping. Landscaping details will be reviewed as part of the CUP approval.

4) *The additional Building Height has resulted in more than the minimum open space required and has resulted in the open space being more usable and included Publicly Accessible Open Space;*

The Flagstaff Large Scale MPD approval clustered the majority of the Project density in the Mountain Village, which resulted in open space on the order of 88%. The vast majority of this open space provides passive recreation, trails, ski terrain, wildlife habitat and viewsheds.

5) *The additional Building Height shall be designed in a manner that provides a transition in roof elements in compliance with Chapter 5 Architectural Guidelines or the Design Guidelines for Park City's Historic Districts if within the Historic District;*

The proposed buildings shown in the architectural renderings include significant steps and other variations in the roofline.

The proposed amendment to the B2 East volumetrics will result in a project that has improved relationships with the ski trail in the foreground and the hillside beyond. The adjacent and nearby Deer Valley and Montage properties are not materially impacted by the proposed building massing.

9.0 Amendment to Flagstaff Design Guidelines.

As permitted under Section 11.6 of the Flagstaff CCRs below, the Applicants propose amending the current Empire Pass Design Guidelines by creating a new section of design guidelines specific to the Property.

11.6 Design Guidelines and Rules. The Design Review Board shall adopt, establish, and publish from time to time Design Guidelines, which shall be a Governing Document of Empire Pass. The Design Guidelines shall define and describe the design standards for Empire Pass and the various uses therein. The Design Guidelines may be modified or amended from time to time by the Design Review Board. To the extent permitted by the Design Guidelines, the Design Review Board, in its sole discretion, may excuse compliance with such requirements as are not necessary or appropriate in specific situations and may permit compliance with different or alternative requirements. Compliance with the Empire Pass design review process is not a substitute for compliance with applicable Municipal Authority building, zoning, and subdivision regulations and requirements, and each Owner is responsible for obtaining all applicable Municipal Authority approvals, licenses, and permits as may be required in addition to obtaining final approval of any Improvements from the Design Review Board prior to commencing construction.

It is the opinion of the Applicants and the Declarants (REDUS and Storied Development) that B2 East is a distinct neighborhood within Empire Pass well separated from the Empire Pass Village, and with no immediate neighbors other than the Empire Day Lodge and the Montage Deer Valley. As a distinct neighborhood, B2 East can support a contemporary architectural vernacular that ties together the three condominium lodges and the villas on the Upper Site.

The proposed B2 East Guidelines will be a deviation from the current Guidelines first drafted in 2002 which drew inspiration from Craftsman architectural traditions and the historic mountain lodges of the West. Rather than encouraging design mimicking historic structures from the early 20th century, the B2 East design guidelines will encourage architecture that celebrates the beauty of the surrounding mountains with generous windows and outdoor living areas. The traditional 4:12 roof pitches will be replaced with flat and low-pitched roofs better suited to snow retention. Where appropriate, "green roofs" will celebrate native plantings and aid in blending the buildings into the natural landscape during the summer months. Bold cantilevers and dramatic facade shifts will provide articulation and interest. The B2 East Guidelines will recognize the use of contemporary building materials such as exposed structural steel, board formed concrete and metal mesh balcony rails.

In accordance with the Section 11.6 of the Flagstaff CCRs, the Applicant is developing the B2 East Guidelines in conjunction with the Empire Pass Design Review Board to ensure that the Project is developed to a high design standard commensurate with the premier location of the Property.

List of Exhibits:

Exhibit 1: Site Plan and Aerial Views
Exhibit 2: Condo Lodge Plans and Elevations
Exhibit 3: Alpine Villas Plans and Elevations
Exhibit 4: Visual Impact
Exhibit 5: Hill Glazier Plans
Exhibit 6: Height Study and New Volumetrics
Exhibit 7: Mid Mountain Trail
Exhibit 8: Supplemental Drone Imagery

Ruby

SOMMET BLANC

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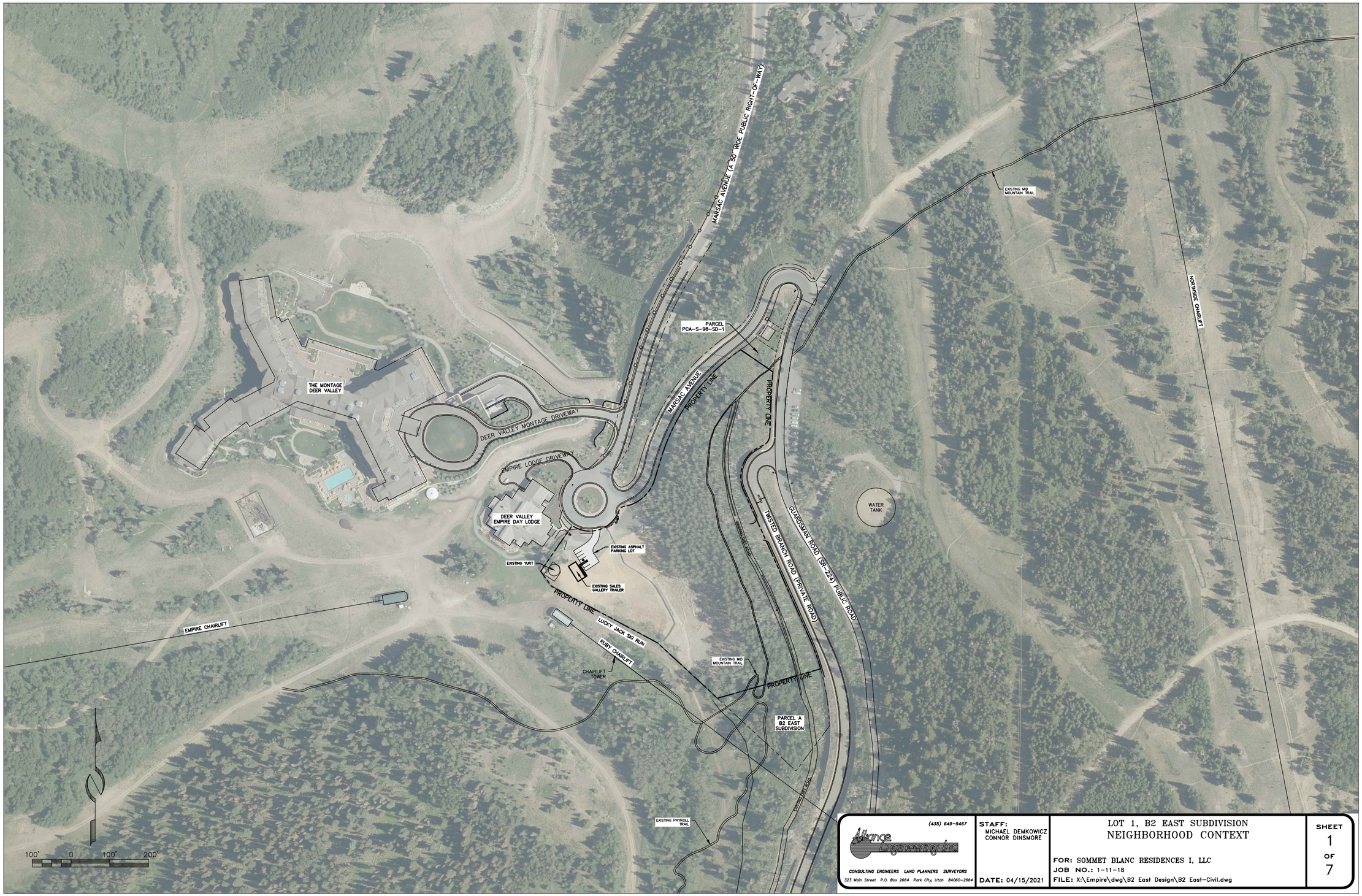
Sommet Blanc (B2 East) - CUP & MPD Amendment

Exhibit 1 - Site Plan and Building Massing

April 16th, 2021


MARSAC AVENUE (A 36' WIDE PUBLIC RIGHT-OF-WAY)
EXISTING MID MOUNTAIN TRAIL
NORTHSIDE CHAIRLIFT
PARCEL PCA-S-98-SD-1
THE MONTAGE DEER VALLEY
DEER VALLEY MONTAGE DRIVEWAY
MARSAC AVENUE
PROPERTY LINE
PROPERTY LINE
EMPIRE LODGE DRIVEWAY
DEER VALLEY EMPIRE DAY LODGE
WATER TANK
TWISTED BRANCH ROAD (PRIVATE ROAD)
GUARDSMAN ROAD (SR-224) PUBLIC ROAD
EXISTING ASPHALT PARKING LOT
EXISTING YURT
EXISTING SALES GALLERY TRAILER
PROPERTY LINE
LUCKY JACK SKI RUN
RUBY CHAIRLIFT
EMPIRE CHAIRLIFT
CHAIRLIFT TOWER
EXISTING MID MOUNTAIN TRAIL
PROPERTY LINE
PARCEL A B2 EAST SUBDIVISION
EXISTING PAYROLL TRAIL
100' 0 100' 200'
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DATE: 04/15/2021
LOT 1, B2 EAST SUBDIVISION
NEIGHBORHOOD CONTEXT
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg
SHEET 1 OF 7

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

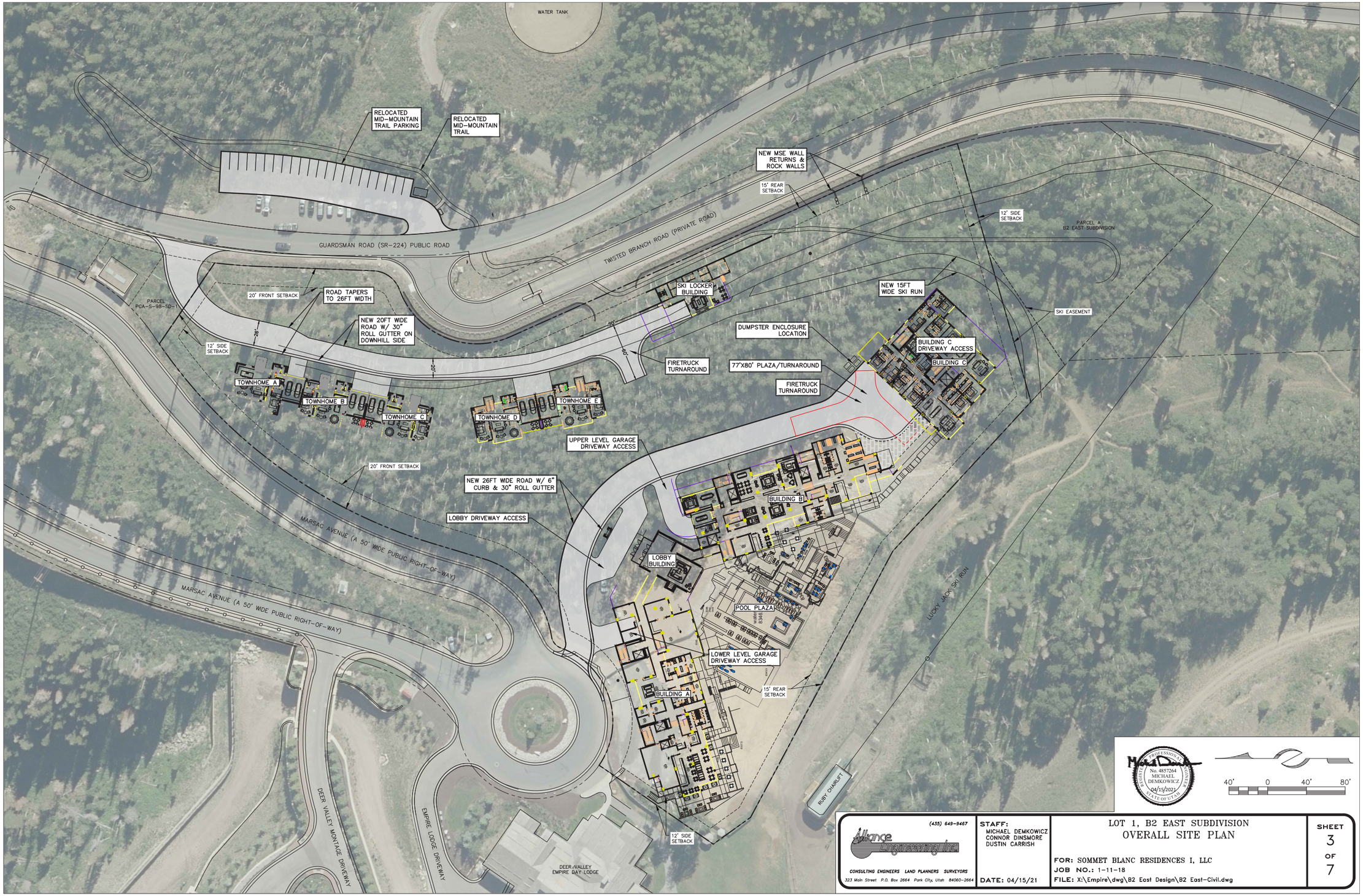
STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE

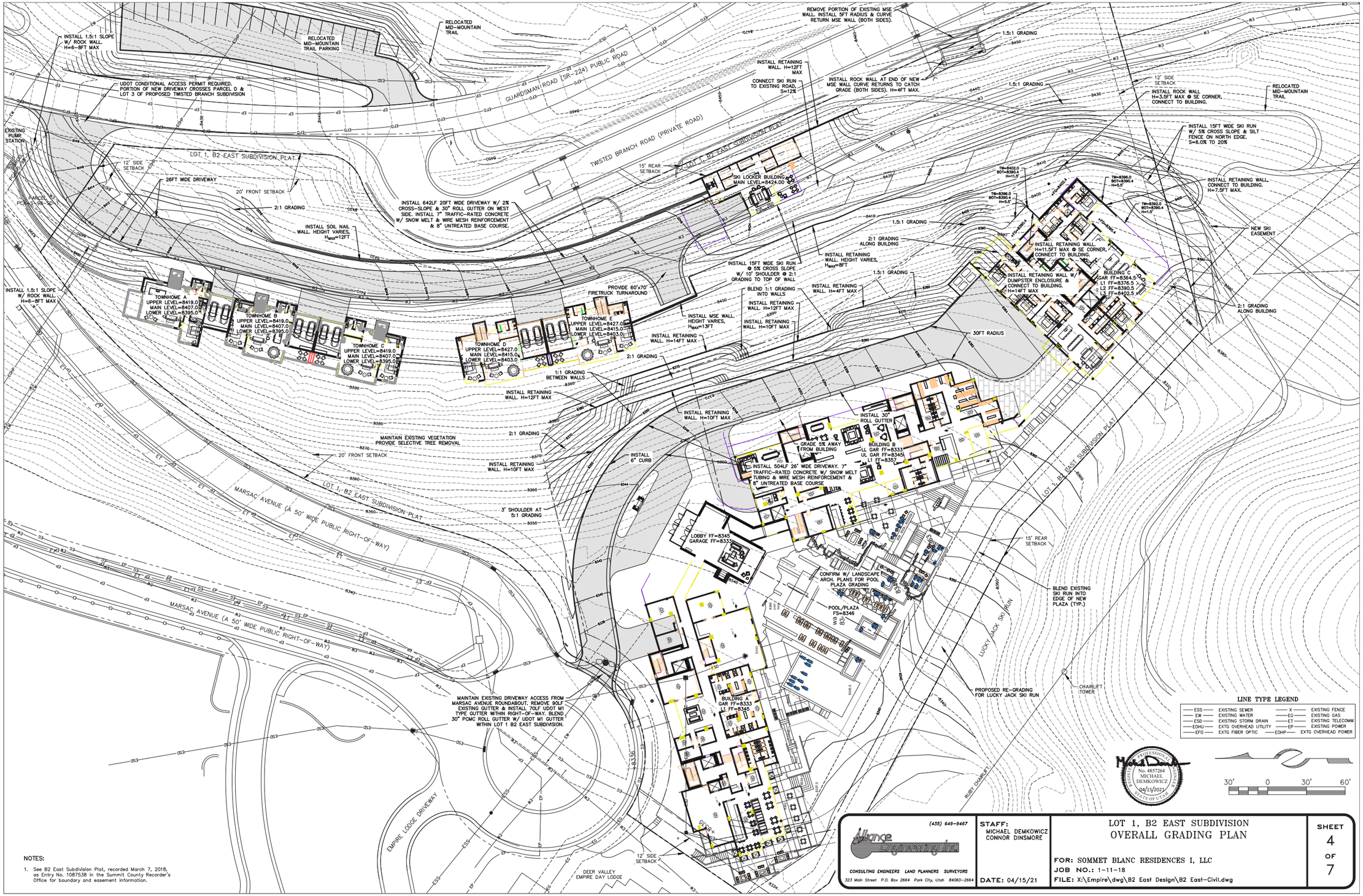
DATE: 04/15/2021

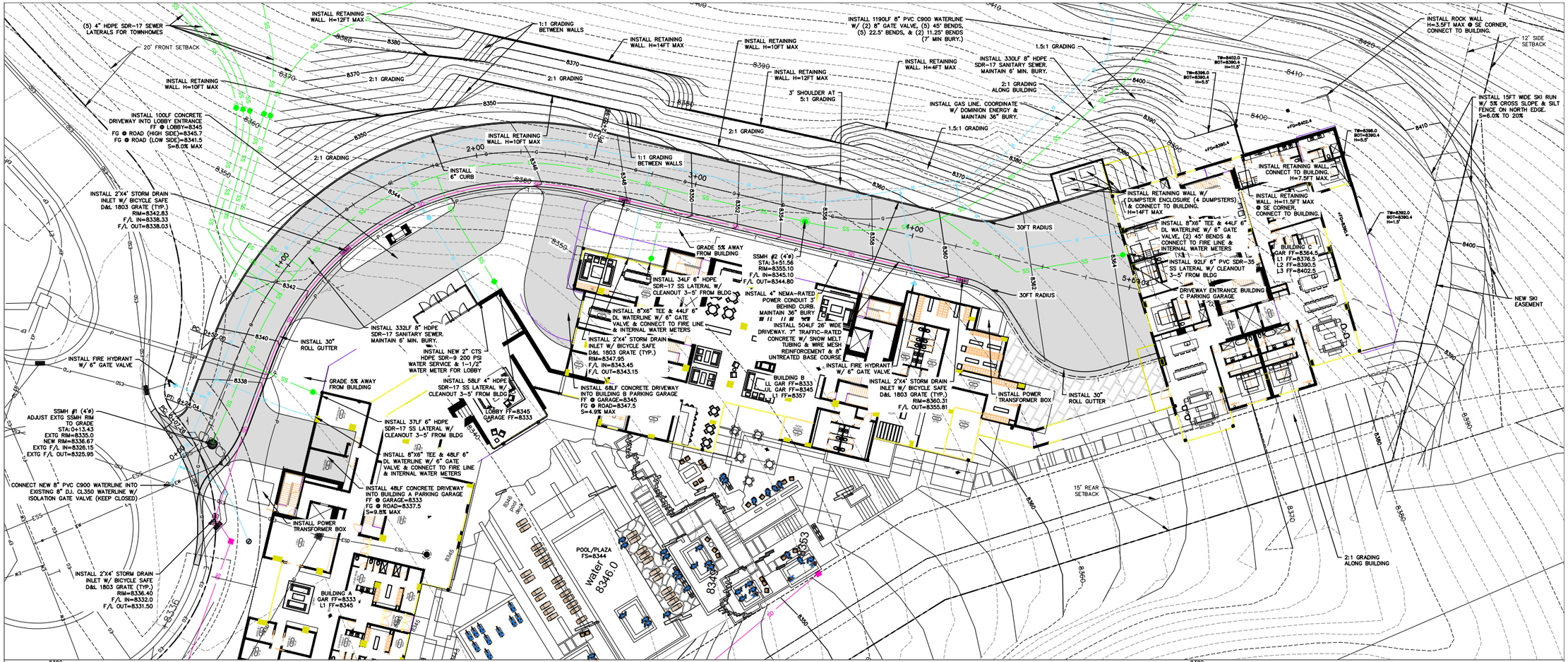
LOT 1, B2 EAST SUBDIVISION
EXISTING CONDITIONS

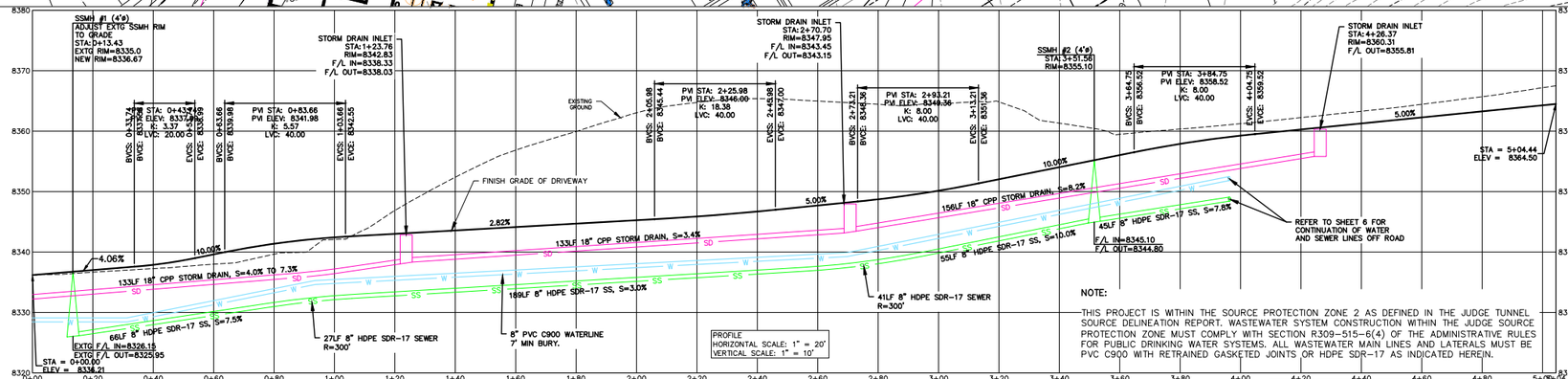
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg

SHEET 2 OF 7


WATER TANK
RELOCATED MID-MOUNTAIN TRAIL PARKING
RELOCATED MID-MOUNTAIN TRAIL
NEW MSE WALL RETURNS & ROCK WALLS
15' REAR SETBACK
12' SIDE SETBACK
PARCEL A B2 EAST SUBDIVISION
GUARDSMAN ROAD (SR-224) PUBLIC ROAD
TWISTED BRANCH ROAD (PRIVATE ROAD)
SKI LOCKER BUILDING
NEW 15FT WIDE SKI RUN
SKI EASEMENT
PARCEL PCA-S-98-5D
20' FRONT SETBACK
ROAD TAPERS TO 26FT WIDTH
NEW 20FT WIDE ROAD W/ 30" ROLL GUTTER ON DOWNHILL SIDE
DUMPSTER ENCLOSURE LOCATION
BUILDING C DRIVEWAY ACCESS
BUILDING C
FIRETRUCK TURNAROUND
77'X80' PLAZA/TURNAROUND
FIRETRUCK TURNAROUND
TOWNHOME A
TOWNHOME B
TOWNHOME C
TOWNHOME D
TOWNHOME E
UPPER LEVEL GARAGE DRIVEWAY ACCESS
20' FRONT SETBACK
NEW 26FT WIDE ROAD W/ 6" CURB & 30" ROLL GUTTER
BUILDING B
LOBBY DRIVEWAY ACCESS
MARSAC AVENUE (A 50' WIDE PUBLIC RIGHT-OF-WAY)
LOBBY BUILDING
POOL PLAZA
LUCKY JACK SKI RUN
LOWER LEVEL GARAGE DRIVEWAY ACCESS
BUILDING A
15' REAR SETBACK
RUBY CHAIRLIFT
12' SIDE SETBACK
DEER VALLEY MONTAGE DRIVEWAY
EMPIRE LODGE DRIVEWAY
DEER VALLEY EMPIRE DAY LODGE
No. 4857264 MICHAEL DEMKOWICZ 04/15/2021 REGISTERED PROFESSIONAL ENGINEER STATE OF UTAH
40' 0 40' 80'
(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
STAFF: MICHAEL DEMKOWICZ CONNOR DINSMORE DUSTIN CARRISH
DATE: 04/15/21
LOT 1, B2 EAST SUBDIVISION
OVERALL SITE PLAN
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg
SHEET 3 OF 7

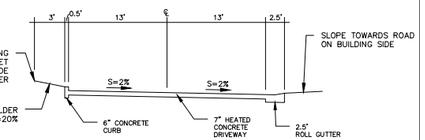

INSTALL 1.5:1 SLOPE W/ ROCK WALL H=6-8FT MAX
RELOCATED MID-MOUNTAIN TRAIL PARKING
RELOCATED MID-MOUNTAIN TRAIL
GUARDSMAN ROAD (SR-224) PUBLIC ROAD
UDOT CONDITIONAL ACCESS PERMIT REQUIRED. PORTION OF NEW DRIVEWAY CROSSES PARCEL D & LOT 3 OF PROPOSED TWISTED BRANCH SUBDIVISION
EXISTING PUMP STATION
LOT 1, B2 EAST SUBDIVISION PLAT
TWISTED BRANCH ROAD (PRIVATE ROAD)
12' SIDE SETBACK
26FT WIDE DRIVEWAY
20' FRONT SETBACK
2:1 GRADING
INSTALL SOIL NAIL WALL. HEIGHT VARIES, HMAX=12FT
INSTALL 642LF 20FT WIDE DRIVEWAY W/ 2% CROSS-SLOPE & 30" ROLL GUTTER ON WEST SIDE. INSTALL 7" TRAFFIC-RATED CONCRETE W/ SNOW MELT & WIRE MESH REINFORCEMENT & 8" UNTREATED BASE COURSE.
INSTALL 1.5:1 SLOPE W/ ROCK WALL H=6-8FT MAX
TOWNHOME A UPPER LEVEL=8419.0 MAIN LEVEL=8407.0 LOWER LEVEL=8395.0
TOWNHOME B UPPER LEVEL=8419.0 MAIN LEVEL=8407.0 LOWER LEVEL=8395.0
TOWNHOME C UPPER LEVEL=8419.0 MAIN LEVEL=8407.0 LOWER LEVEL=8395.0
TOWNHOME D UPPER LEVEL=8427.0 MAIN LEVEL=8415.0 LOWER LEVEL=8403.0
TOWNHOME E UPPER LEVEL=8427.0 MAIN LEVEL=8415.0 LOWER LEVEL=8403.0
PROVIDE 60'x70' FIRETRUCK TURNAROUND
INSTALL MSE WALL HEIGHT VARIES, HMAX=13FT
INSTALL RETAINING WALL H=14FT MAX
1:1 GRADING BETWEEN WALLS
INSTALL RETAINING WALL H=12FT MAX
INSTALL RETAINING WALL H=10FT MAX
MAINTAIN EXISTING VEGETATION PROVIDE SELECTIVE TREE REMOVAL
20' FRONT SETBACK
3' SHOULDER AT 5:1 GRADING
INSTALL 6" CURB
MARSAC AVENUE (A 50' WIDE PUBLIC RIGHT-OF-WAY)
LOT 1, B2 EAST SUBDIVISION PLAT
MAINTAIN EXISTING DRIVEWAY ACCESS FROM MARSAC AVENUE ROUNDABOUT. REMOVE 90LF EXISTING GUTTER & INSTALL 70LF UDOT M1 TYPE GUTTER WITHIN RIGHT-OF-WAY. BLEND 30" PCMC ROLL GUTTER W/ UDOT M1 GUTTER WITHIN LOT 1 B2 EAST SUBDIVISION.
EMPIRE LODGE DRIVEWAY
DEER VALLEY EMPIRE DAY LODGE
12' SIDE SETBACK
REMOVE PORTION OF EXISTING MSE WALL. INSTALL 5FT RADIUS & CURVE RETURN MSE WALL (BOTH SIDES).
INSTALL RETAINING WALL H=12FT MAX
CONNECT SKI RUN TO EXISTING ROAD, S=12%
INSTALL ROCK WALL AT END OF NEW MSE WALL CURVE RETURNS TO CATCH GRADE (BOTH SIDES). H=4FT MAX.
1.5:1 GRADING
SKI LOCKER BUILDING MAIN LEVEL=8424.00
15' REAR SETBACK
INSTALL 15FT WIDE SKI RUN @ 5% CROSS SLOPE W/ 10' SHOULDER @ 2:1 GRADING TO TOP OF WALL
INSTALL RETAINING WALL, HEIGHT VARIES, HMAX=8FT
2:1 GRADING ALONG BUILDING
BLEND 1:1 GRADING INTO WALLS
INSTALL RETAINING WALL H=4FT MAX
INSTALL RETAINING WALL H=10FT MAX
30FT RADIUS
INSTALL 30" ROLL GUTTER
GRADE 5% AWAY FROM BUILDING
BUILDING B LL GAR FF=8333 UL GAR FF=8345 LL FF=8357
INSTALL 504LF 26' WIDE DRIVEWAY, 7" TRAFFIC-RATED CONCRETE W/ SNOW MELT TUBING & WIRE MESH REINFORCEMENT & 8" UNTREATED BASE COURSE
LOBBY FF=8345 GARAGE FF=8333
CONFIRM W/ LANDSCAPE ARCH. PLANS FOR POOL PLAZA GRADING
POOL/PLAZA FS=8346 WS 83
BUILDING A GAR FF=8333 LL FF=8345
BLEND EXISTING SKI RUN INTO EDGE OF NEW PLAZA (TYP.)
LUCKY JACK SKI RUN
PROPOSED RE-GRADING FOR LUCKY JACK SKI RUN
CHAIRLIFT TOWER
ROBY CHAIRLIFT
INSTALL ROCK WALL H=3.5FT MAX @ SE CORNER, CONNECT TO BUILDING.
INSTALL 15FT WIDE SKI RUN W/ 5% CROSS SLOPE & SILT FENCE ON NORTH EDGE. S=6.0% TO 20%
INSTALL RETAINING WALL, CONNECT TO BUILDING. H=7.5FT MAX.
NEW SKI EASEMENT
INSTALL RETAINING WALL H=11.5FT MAX @ SE CORNER, CONNECT TO BUILDING.
INSTALL RETAINING WALL W/ DUMPSTER ENCLOSURE & CONNECT TO BUILDING. H=14FT MAX
BUILDING C GAR FF=8364.5 L1 FF=8376.5 L2 FF=8390.5 L3 FF=8402.5
LINE TYPE LEGEND
ESS EXISTING SEWER
EW EXISTING WATER
ESD EXISTING STORM DRAIN
EOHU EXTG OVERHEAD UTILITY
EFO EXTG FIBER OPTIC
X EXISTING FENCE
EG EXISTING GAS
ET EXISTING TELECOMM
EP EXISTING POWER
EOHP EXTG OVERHEAD POWER
No. 4857264 MICHAEL DEMKOWICZ 04/15/2021 STATE OF UTAH
30' 0 30' 60'
NOTES:
1. See B2 East Subdivision Plat, recorded March 7, 2018, as Entry No. 1087538 in the Summit County Recorder's Office for boundary and easement information.
(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
STAFF: MICHAEL DEMKOWICZ CONNOR DINSMORE
DATE: 04/15/21
LOT 1, B2 EAST SUBDIVISION OVERALL GRADING PLAN
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg
SHEET 4 OF 7

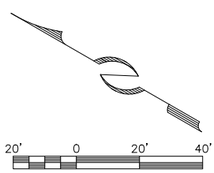




NOTE:

THIS PROJECT IS WITHIN THE SOURCE PROTECTION ZONE 2 AS DEFINED IN THE JUDGE TUNNEL SOURCE DELINEATION REPORT. WASTEWATER SYSTEM CONSTRUCTION WITHIN THE JUDGE SOURCE PROTECTION ZONE MUST COMPLY WITH SECTION R309-515-6(4) OF THE ADMINISTRATIVE RULES FOR PUBLIC DRINKING WATER SYSTEMS. ALL WASTEWATER MAIN LINES AND LATERALS MUST BE PVC C900 WITH RETRAINED GASKETED JOINTS OR HDPE SDR-17 AS INDICATED HEREIN.





LINE TYPE LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER
EFO	EXTG FIBER OPTIC	EOHP	EXTG OVERHEAD POWER

INSTALLATION NOTE: SURVEY HDPE LINES AT 10FT SPACING (SLOPES LESS THAN 5%) OR 20FT SPACING (SLOPES GREATER THAN 5%) TO VERIFY PROPER HORIZONTAL AND VERTICAL PLACEMENT AND 3% MINIMUM SLOPE. PROVIDE SURVEY INFORMATION TO SBWRD PRIOR TO PRELIMINARY INSPECTION.

REGISTERED PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/15/2021 STATE OF UTAH

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

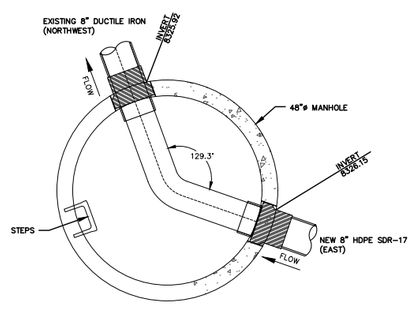
STAFF: MICHAEL DEMKOWICZ CONNOR DINSMORE

DATE: 04/15/21

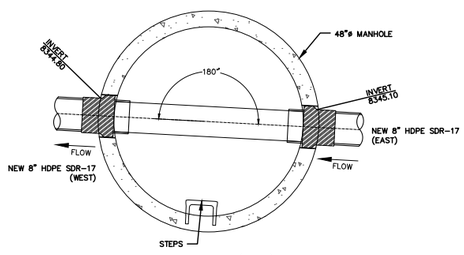
LOT 1, B2 EAST SUBDIVISION
LOWER DRIVEWAY PLAN & PROFILE

FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg

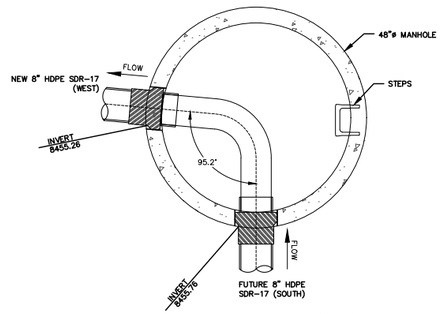
SHEET 5 OF 7



SSMH #1 (4ø)
PRECAST MH

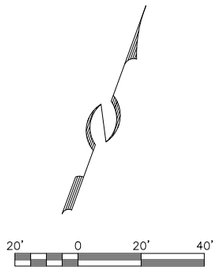


SSMH #2 (4ø)
PRECAST MH



SSMH #3 (4ø)
PRECAST MH

NOTES:
1. PROVIDE EXTERIOR CONCRETE COLLARS ON PIPE/BOX CONNECTIONS & INTERIOR SMOOTH GROUT FINISH.
2. MAINTAIN 5FT MINIMUM BURY ON ALL SEWER LATERALS & 6FT MINIMUM BURY ON ALL SEWER MAINLINES.
3. MAINTAIN 7FT MINIMUM BURY ON ALL WATER MAINLINES & SERVICE LINES.
4. MAINTAIN 36" MINIMUM BURY ON ALL STORM DRAIN.
5. MAINTAIN 18" MINIMUM VERTICAL SEPARATION BETWEEN NEW WATER & SEWER.



LINE TYPE LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER
EFO	EXTG FIBER OPTIC	EOHP	EXTG OVERHEAD POWER

No. 4857264 MICHAEL DEMKOWICZ 04/15/2021 STATE OF UTAH LICENSED PROFESSIONAL ENGINEER

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

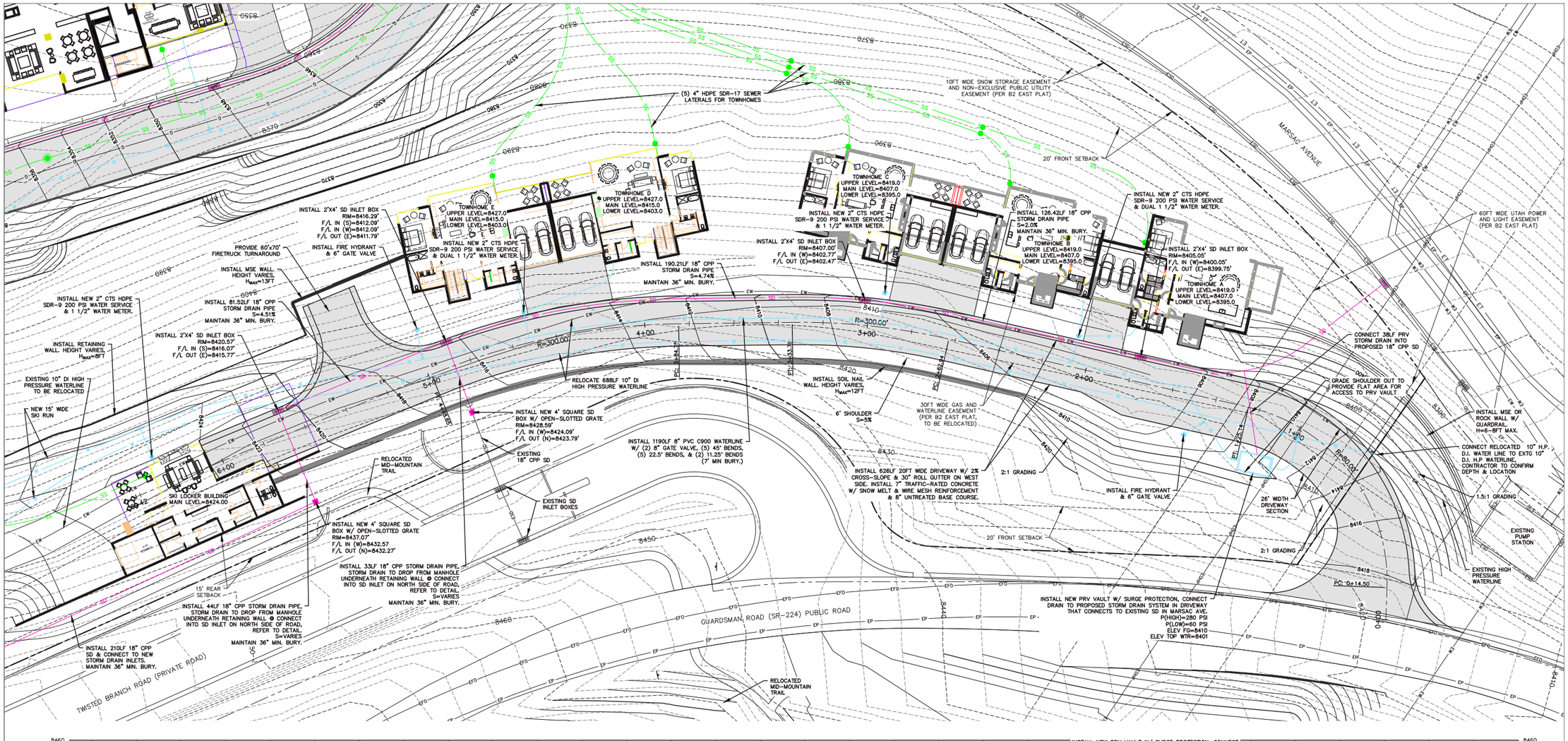
STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE

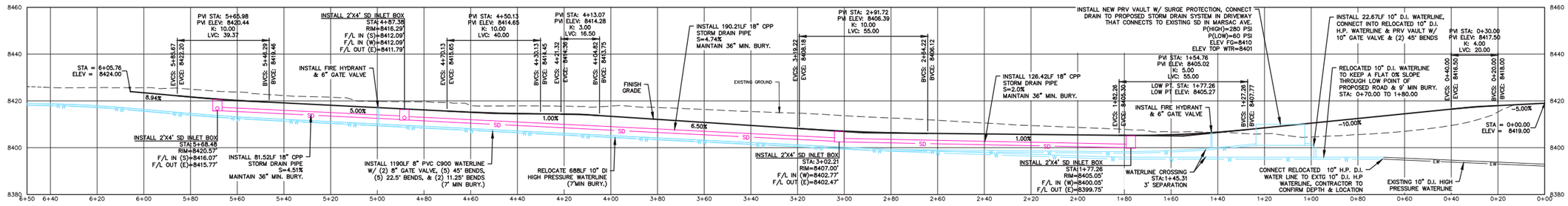
DATE: 04/15/21

LOT 1, B2 EAST SUBDIVISION
OFF ROAD SEWER PLAN & PROFILE

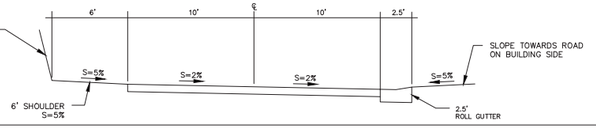
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg

SHEET 6 OF 7



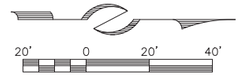


20' DRIVEWAY SECTION



LINE TYPE LEGEND

ESS	EXISTING SEWER	X	EXISTING FENCE
EW	EXISTING WATER	EG	EXISTING GAS
ESD	EXISTING STORM DRAIN	ET	EXISTING TELECOMM
EOHU	EXTG OVERHEAD UTILITY	EP	EXISTING POWER
EFO	EXTG FIBER OPTIC	EOHP	EXTG OVERHEAD POWER



PROFESSIONAL ENGINEER No. 4857264 MICHAEL DEMKOWICZ 04/15/2021 STATE OF UTAH

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE

DATE: 04/15/21

LOT 1, B2 EAST SUBDIVISION
UPPER DRIVEWAY PLAN & PROFILE

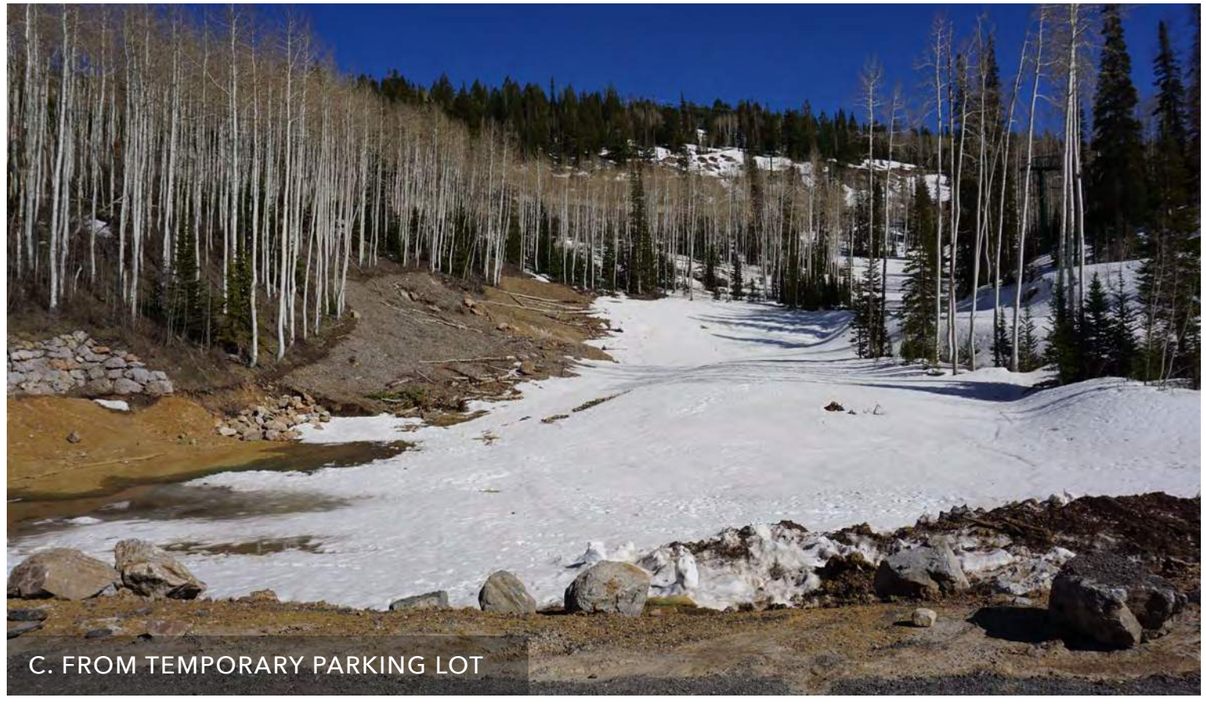
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg

SHEET 7 OF 7

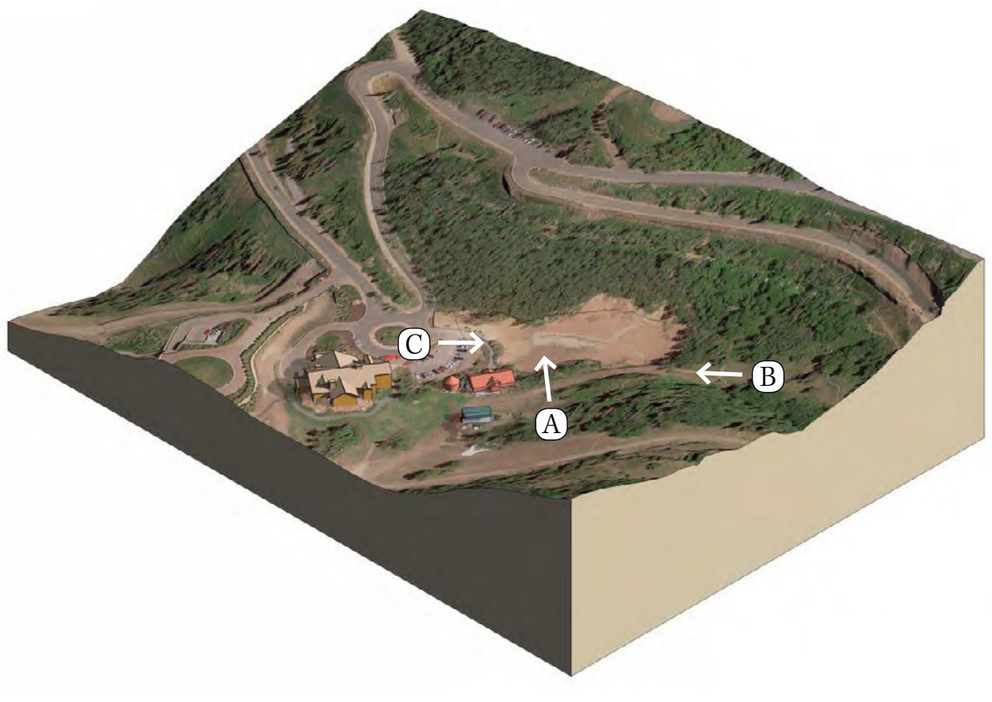
VIEW FROM EMPIRE EXPRESS

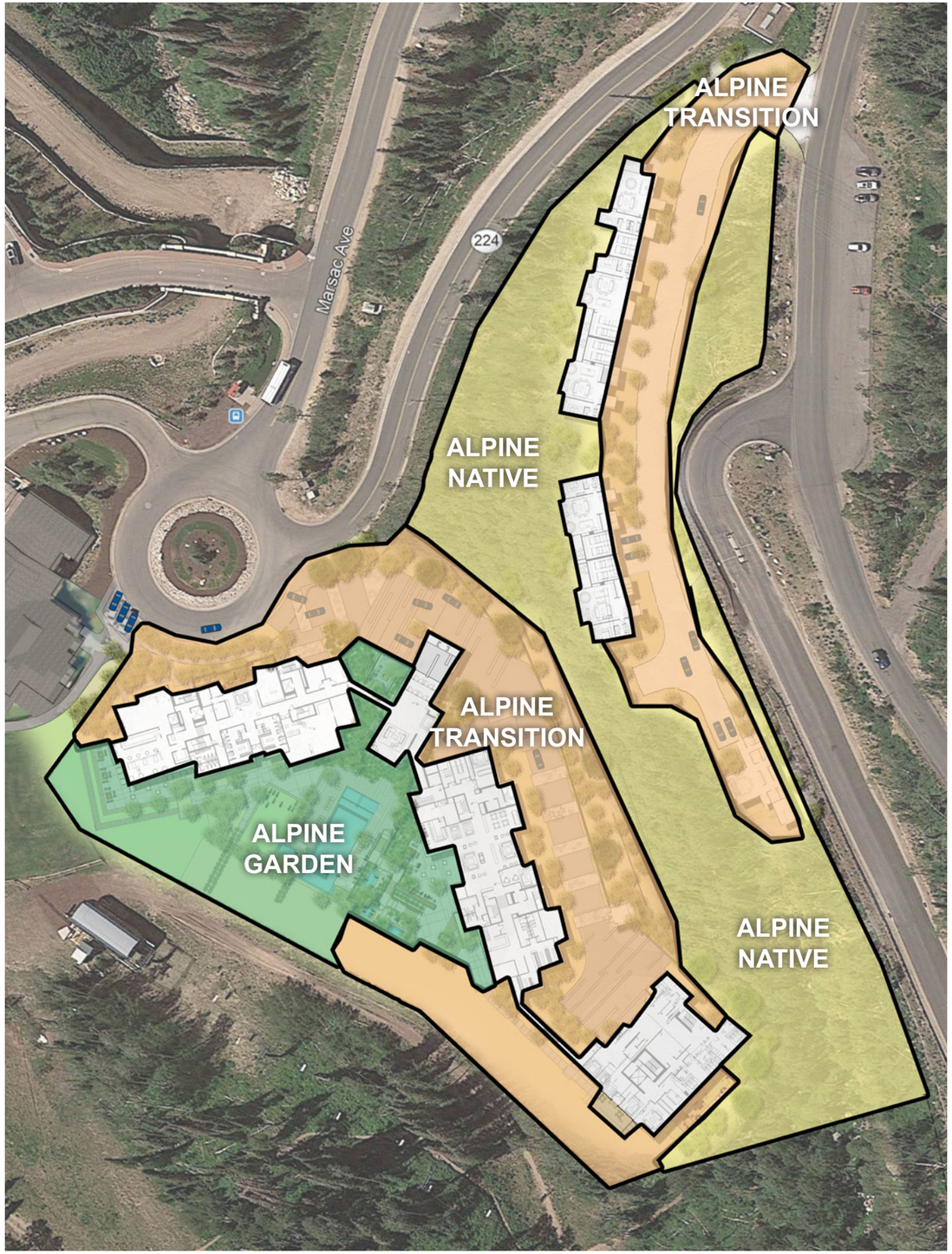
A. FROM CHAIR BASE

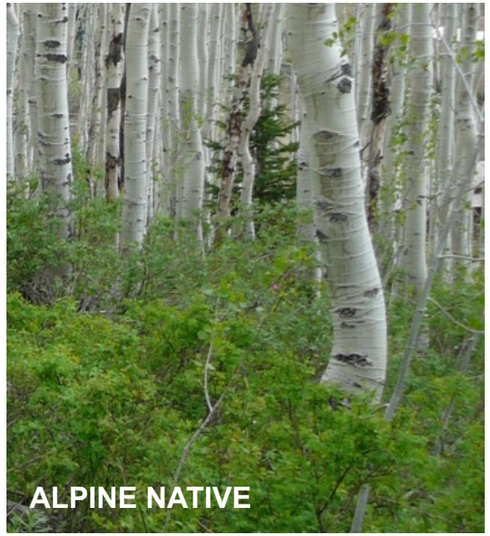
B. NORTH FROM LUCKY JACK



C. FROM TEMPORARY PARKING LOT



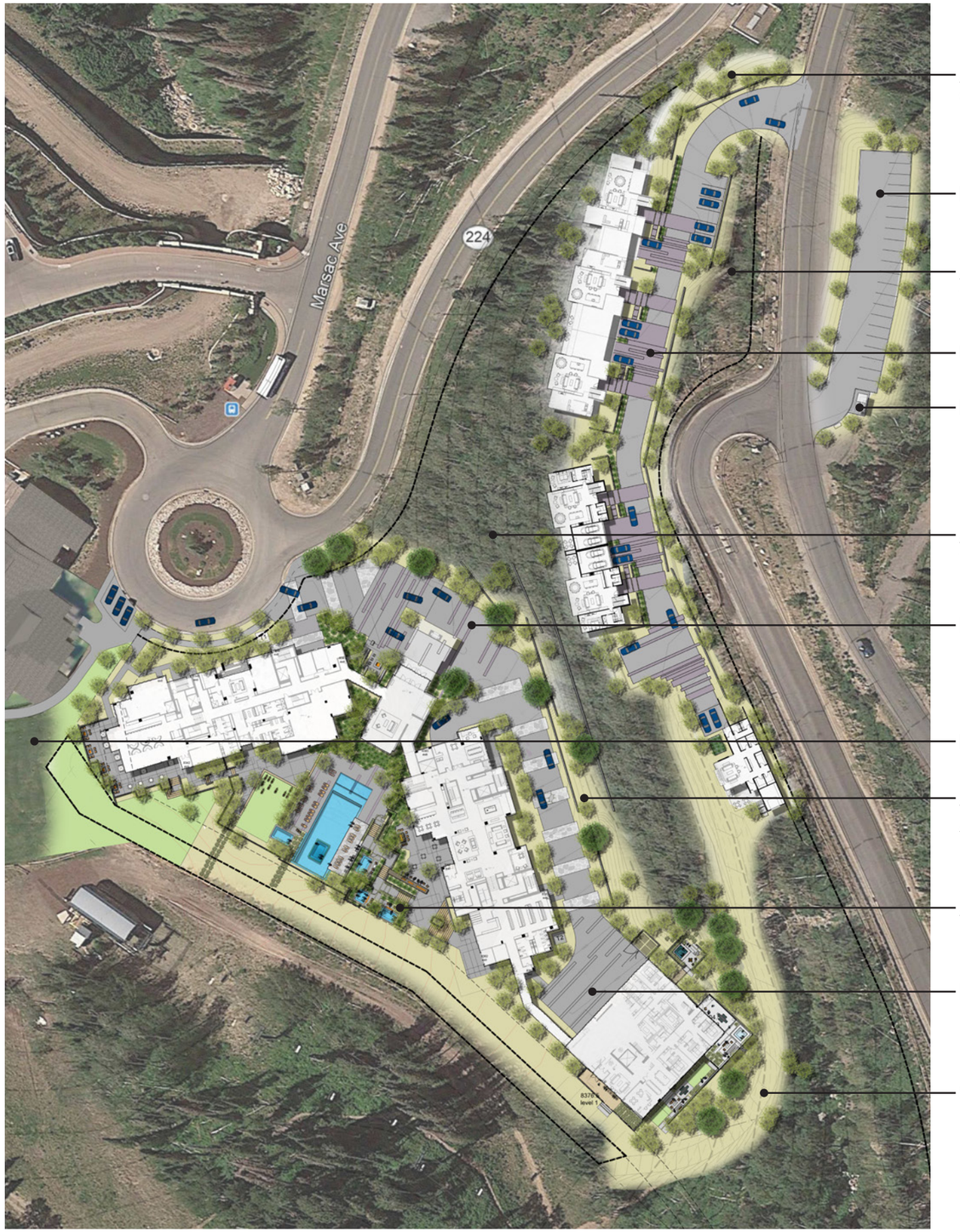

ALPINE
TRANSITION
Marsac Ave
224
ALPINE
NATIVE
ALPINE
TRANSITION
ALPINE
GARDEN
ALPINE
NATIVE


ALPINE NATIVE

ALPINE NATIVE

ALPINE TRANSITION

ALPINE GARDEN



ALPINE TRANSITION LANDSCAPE W/ DECORATIVE RETAINING WALLS AND SLOPE STABILIZATION STRATEGIES

MID MOUNTAIN TRAIL PARKING

ALPINE NATIVE LANDSCAPE PROTECT IN PLACE AND RESTORE TO NATIVE

UPPER ROAD STREETSCAPE AND DECORATIVE PAVING

MID MOUNTAIN TRAIL RESTROOM AND KIOSK

ALPINE NATIVE LANDSCAPE PROTECT IN PLACE AND RESTORE TO NATIVE

LOWER ROAD DECORATIVE PAVING AND STREETSCAPE

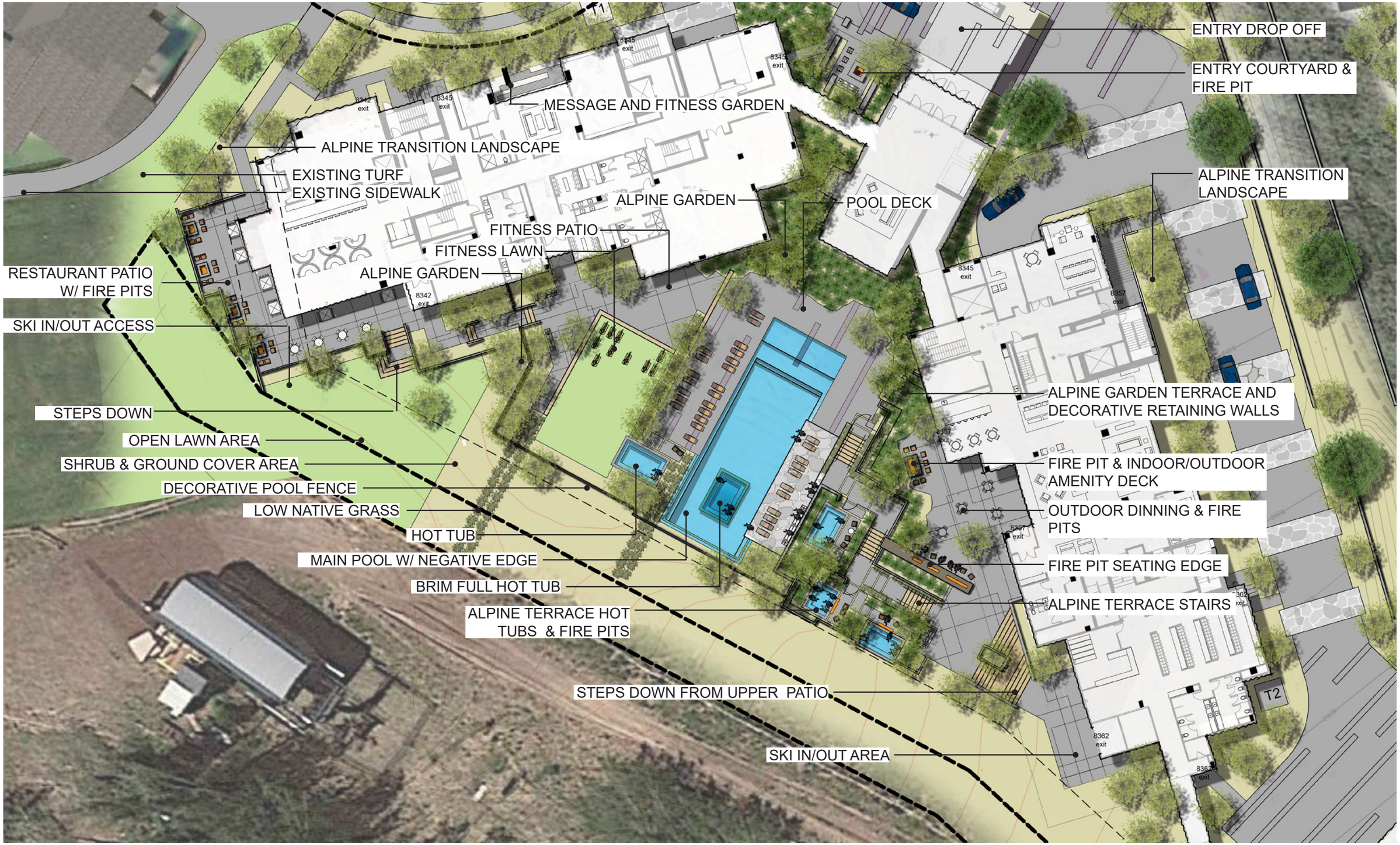
EXISTING LANDSCAPE AND PATIO AT EMPIRE PASS

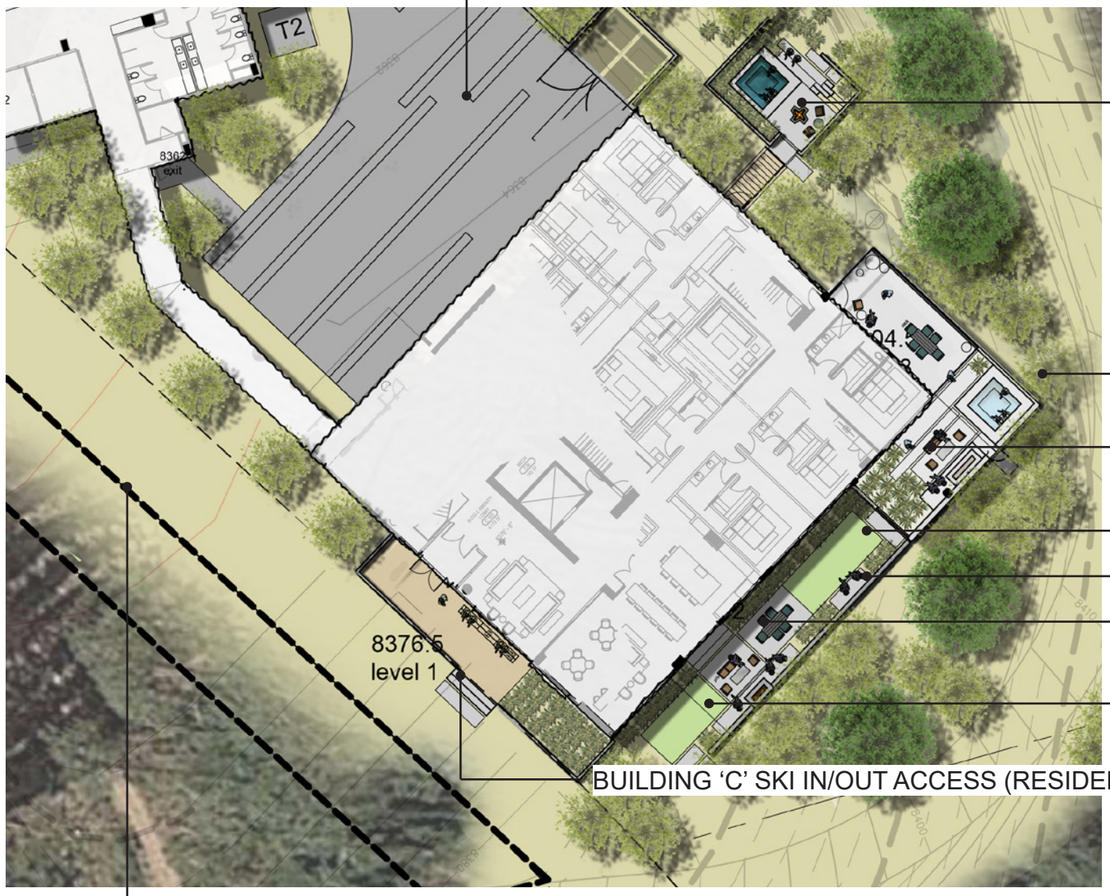
ALPINE TRANSITION LANDSCAPE DECORATIVE RETAINING WALLS AND SLOPE STABILIZATION STRATEGIES

ALPINE GARDEN AREA SEE AMENITY ENLARGEMENT PLAN

BUILDING C PLAZA AND TURN AROUND AREA

SKI BACK TRAIL FROM UPPER ROAD


ENTRY DROP OFF
ENTRY COURTYARD & FIRE PIT
MESSAGE AND FITNESS GARDEN
ALPINE TRANSITION LANDSCAPE
EXISTING TURF
EXISTING SIDEWALK
ALPINE GARDEN
POOL DECK
ALPINE TRANSITION LANDSCAPE
FITNESS PATIO
FITNESS LAWN
ALPINE GARDEN
RESTAURANT PATIO W/ FIRE PITS
SKI IN/OUT ACCESS
ALPINE GARDEN TERRACE AND DECORATIVE RETAINING WALLS
STEPS DOWN
OPEN LAWN AREA
SHRUB & GROUND COVER AREA
DECORATIVE POOL FENCE
LOW NATIVE GRASS
FIRE PIT & INDOOR/OUTDOOR AMENITY DECK
OUTDOOR DINNING & FIRE PITS
HOT TUB
MAIN POOL W/ NEGATIVE EDGE
FIRE PIT SEATING EDGE
BRIM FULL HOT TUB
ALPINE TERRACE STAIRS
ALPINE TERRACE HOT TUBS & FIRE PITS
STEPS DOWN FROM UPPER PATIO
SKI IN/OUT AREA
8342 exit
8345 exit
8357 exit
8362 exit
T2



BUILDING ‘C’ FIRE ACCESS/AUTO PLAZA

LEVEL 2 HOT TUB GARDEN PATIO

ALPINE NATIVE LANDSCAPE

LEVEL 3 GARDEN PATIO/HOT TUB

PRIVATE LAWN AREA

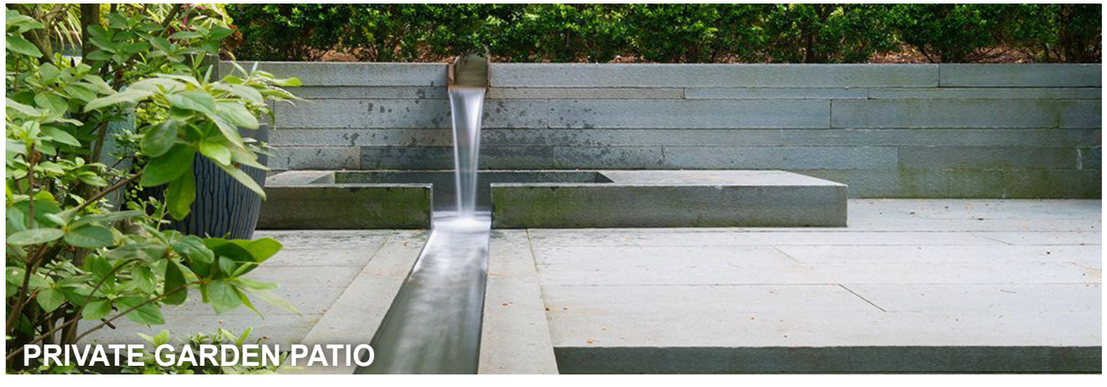
PRIVATE GARDEN/SEATING AREA

PRIVATE OUTDOOR DINNING PATIO & FIRE PLACE

PRIVATE SKI IN/OUT ACCESS

BUILDING ‘C’ SKI IN/OUT ACCESS (RESIDENCE ONLY)

40’ SKI SETBACK ZONE


PRIVATE GARDEN PATIO

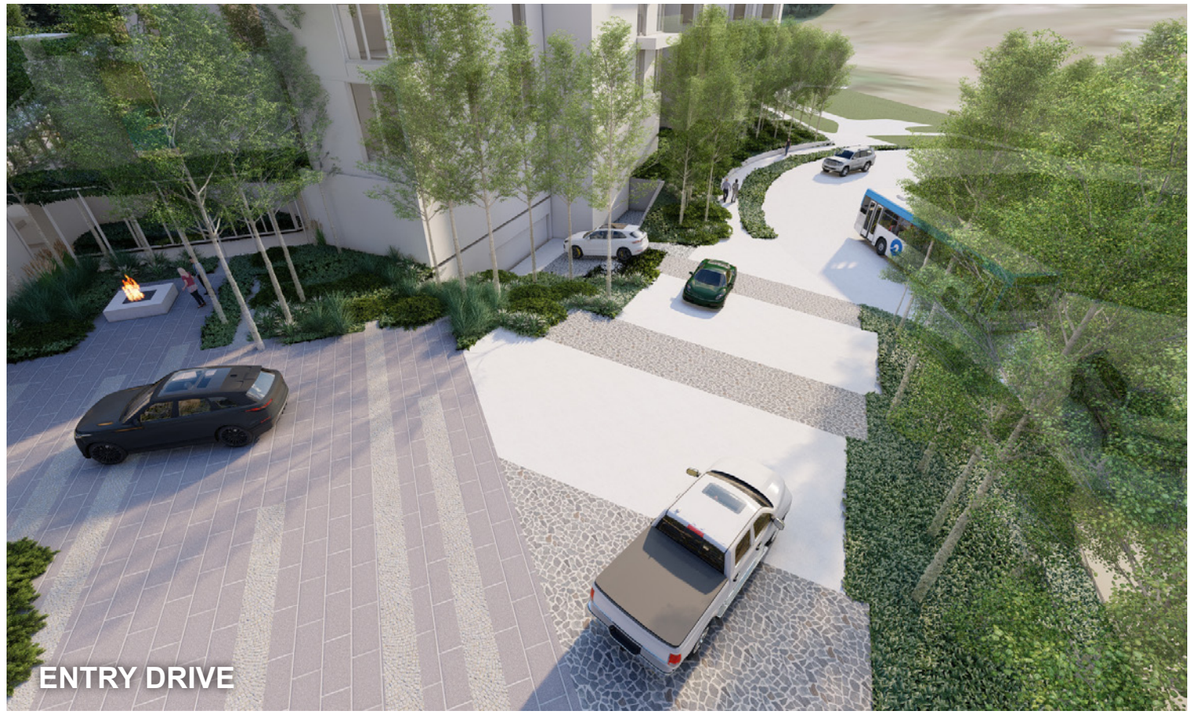
BUILDING ‘C’ LEVEL 3 PRIVATE PATIO

ALPINE GARDEN

ALPINE GARDEN

MAIN POOL AERIAL VIEW

ENTRY/DROP OFF COURTYARD


ENTRY DRIVE

RESTAURANT PATIO

FITNESS/YOGA LAWN

MAIN POOL AREA/HOT TUB

MAIN POOL VIEW FROM LOBBY

ALPINE TERRACE VIEW

ALPINE TERRACE VIEW

ALPINE TERRACE GROTTO HOT TUBS & UPPER DECK

GROTTO HOT TUB AREA

VIEW FROM SKI IN/OUT PATIO

VIEW FROM UPPER AMENITY PATIO

BOARD FORMED RETAINING WALLS

EVENT LAWN

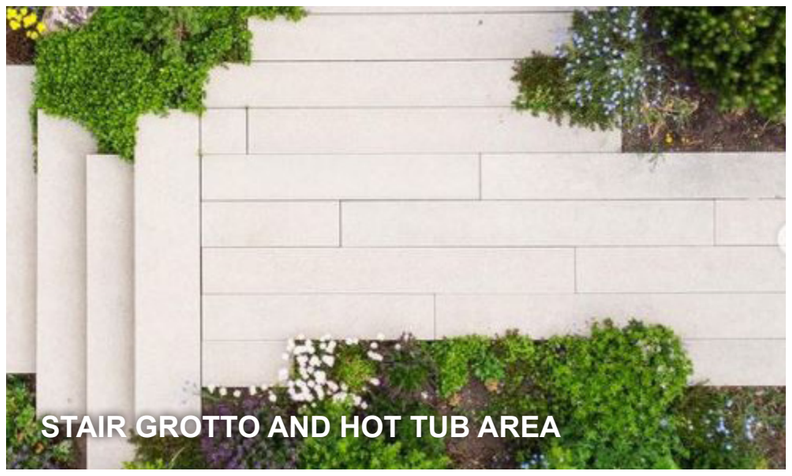
BRIM FULL POOL W/ WHITE CONCRETE

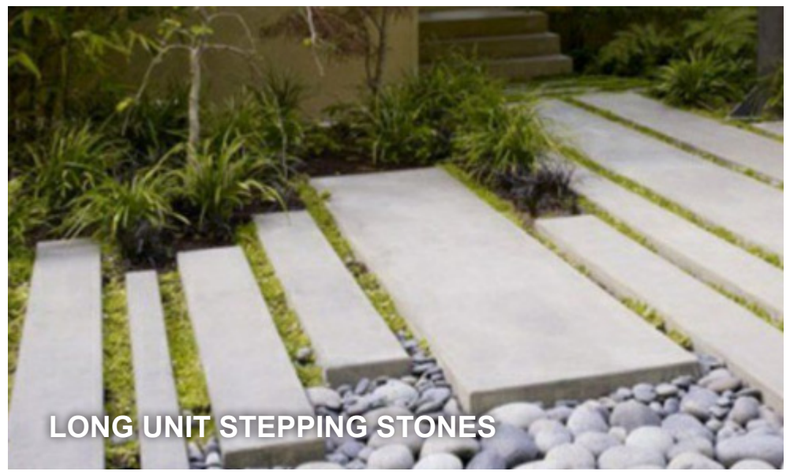
SMALL FIRE PIT

UPPER DECK FIRE PITS

NATIVE ADAPTED ALPINE GARDEN

ASPEN TREES IN DECK AREA'S


STAIR GROTTO AND HOT TUB AREA


LONG UNIT STEPPING STONES

STONE DECK AT POOL AREA

LONG UNIT C.I.P. CONC DRIVEWAY

ALPINE NATIVE LANDSCAPE

ALPINE GARDEN LANDSCAPE

ASPEN TREES IN PAVING AREA'S

VIEW OF POOL FROM LOBBY

BRIM FULL POOL AND WHITE CONC

ALPINE NATIVE

ALPINE GARDEN

FLAGSTAFF PEAK - 9,100 FT
BANDANA
RUBY EXPRESS
KIDS ZONE
LUCKY JACK
ALPINE VILLAS SKI ACCESS
KIDS ZONE
BANDANA
SOMMET BLANC
EMPIRE EXPRESS

MONTAGE

Marsac Avenue

AV-1

AV-2

AV-3

Alpine Villas

AV-4

AV-5

Upper Driveway

Guardsman Pass

Twisted Branch

EMPIRE DAY LODGE

BLDG A

LOBBY

Lower Driveway

AV AMENITY

BLDG B

SKI IN-SKI OUT

EMPIRE EXPRESS CHAIRLIFT

RUBY EXPRESS CHAIRLIFT

SUPREME

ORION

BANDANA

BLDG C

LUCKY JACK

N

0 50' 100' 150'

SUMMER SOLSTICE

- Orientation of building massing maximizes solar exposure for landscape courtyard and restaurant patio
- No impact on solar exposure for Empire Day Lodge

10AM

2PM

SPRING / FALL EQUINOX

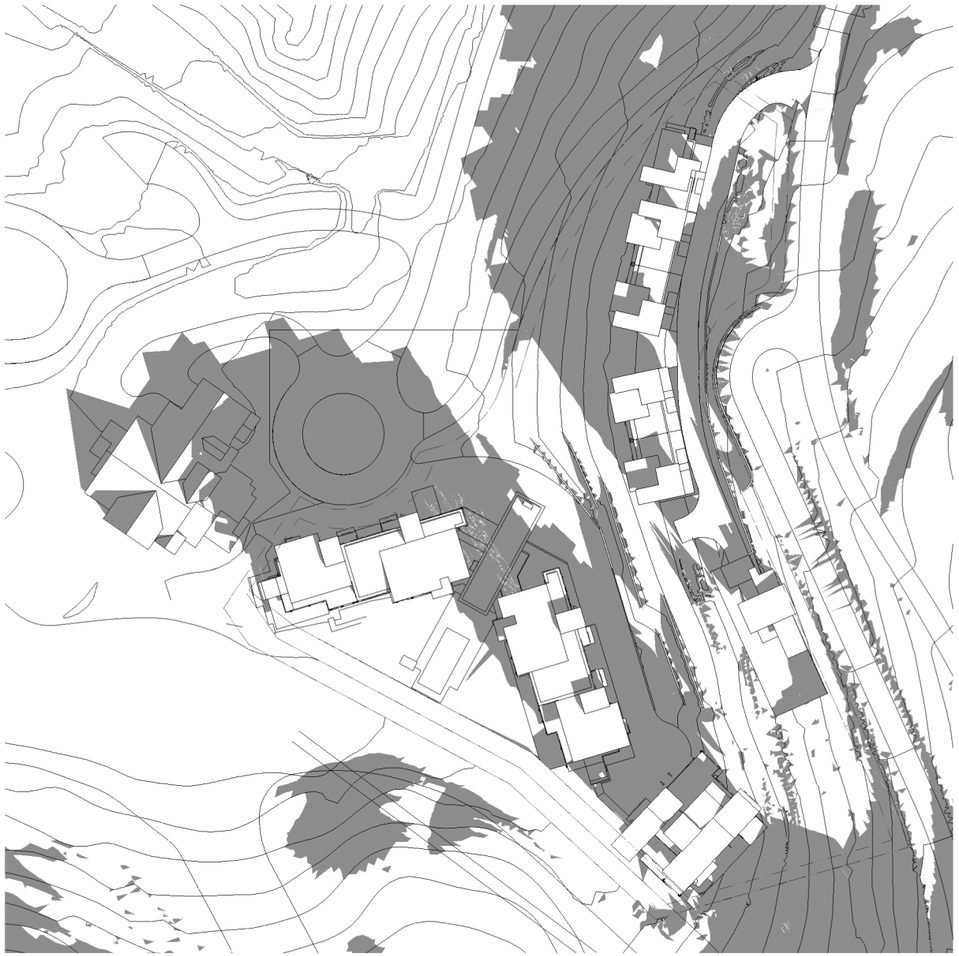
- Orientation of building massing maximizes solar exposure for landscape courtyard and restaurant patio
- No impact on solar exposure for Empire Day Lodge

10AM

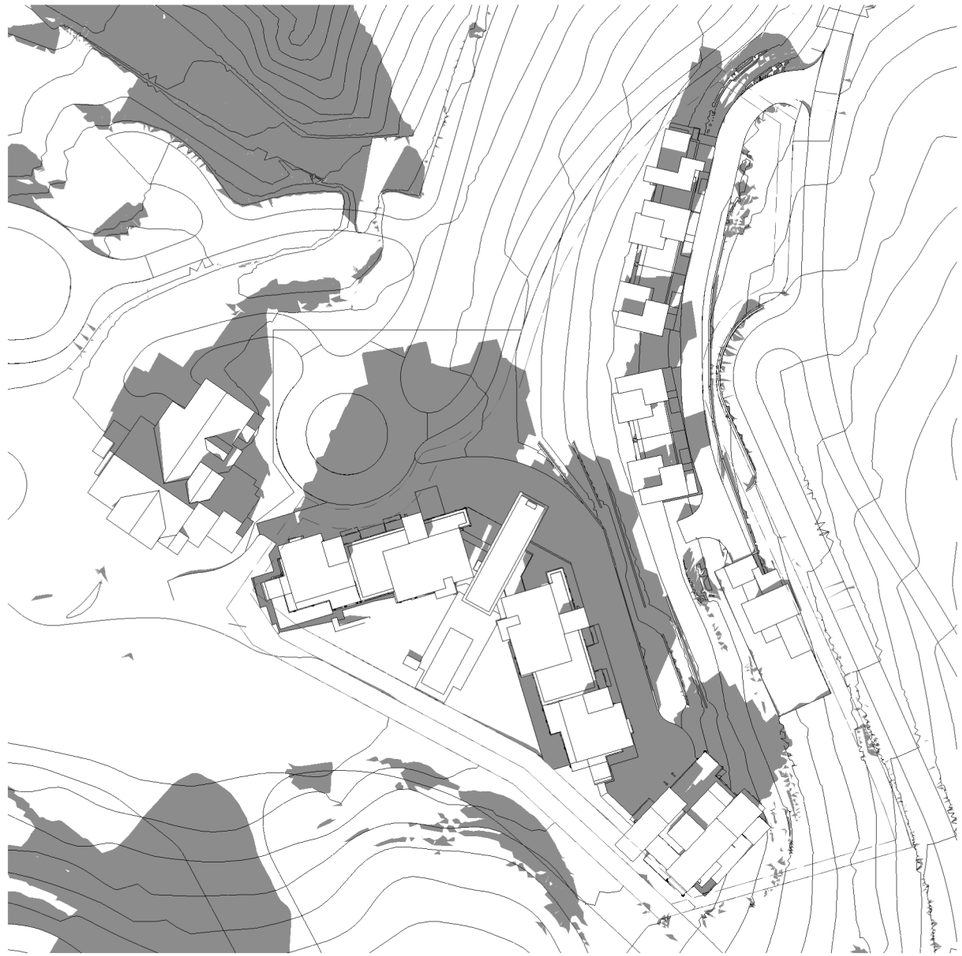
2PM

WINTER SOLSTICE

- Orientation of building massing maximizes solar exposure for landscape courtyard and restaurant patio
- No impact on solar exposure for Empire Day Lodge

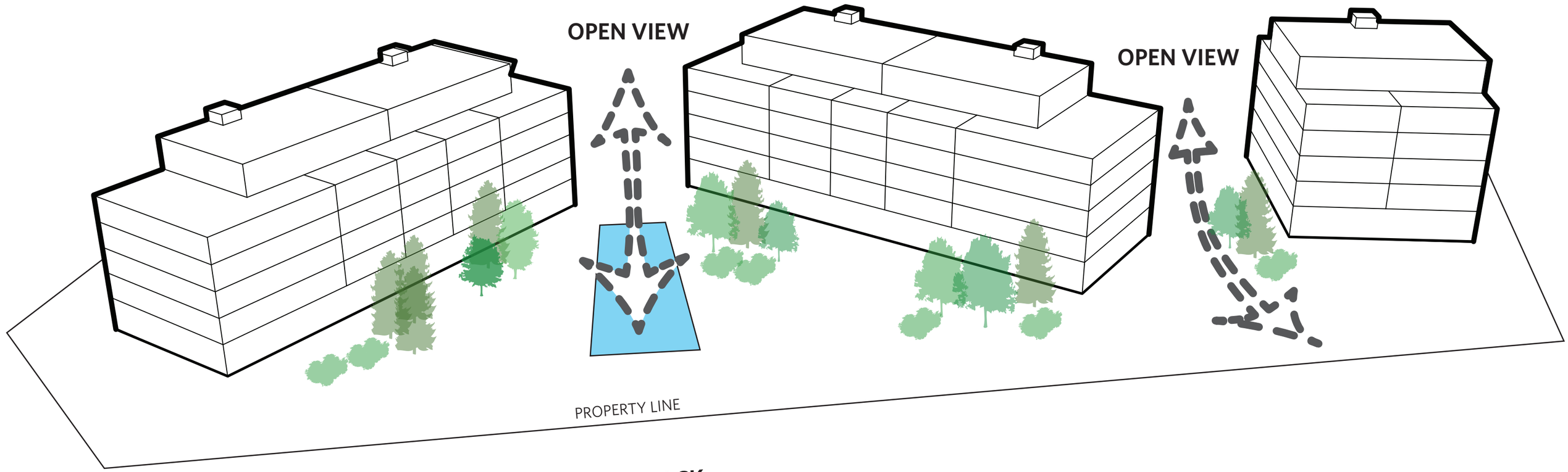


10AM



2PM

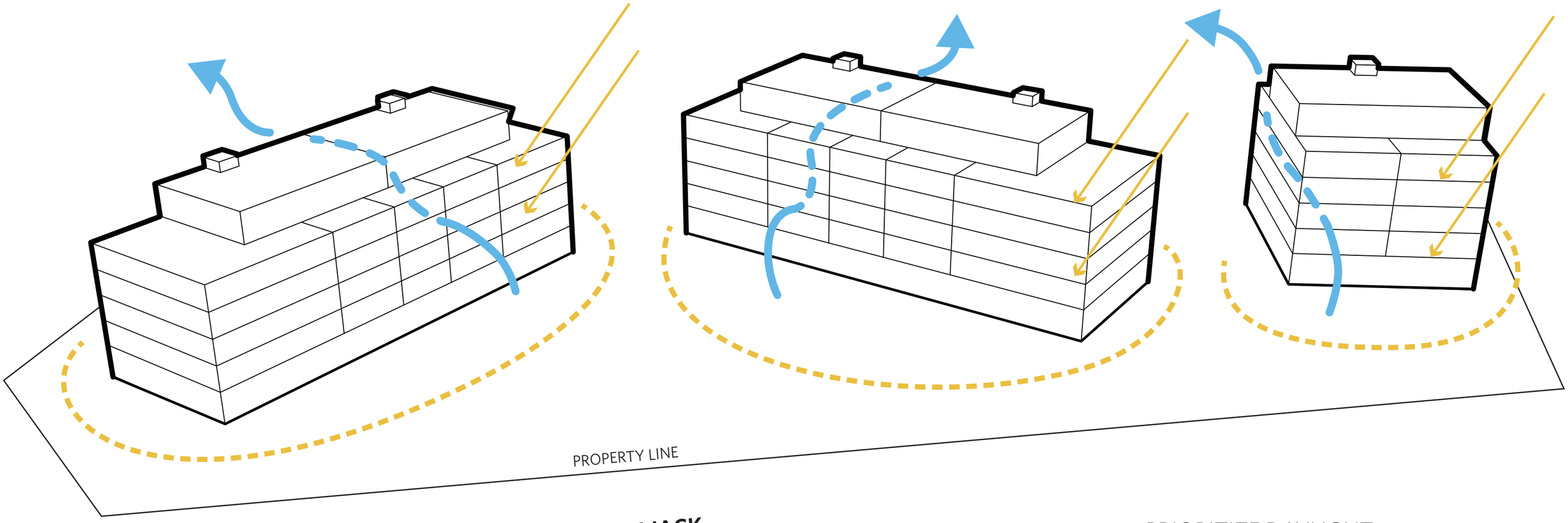
ARCHITECTURAL GOALS



LUCKY JACK

- BREAK DOWN MASSING
- SET BUILDING BACK FROM PROPERTY LINE
- CREATE VIEWS THROUGH SITE
- CREATE SOUTH FACING COURTYARD

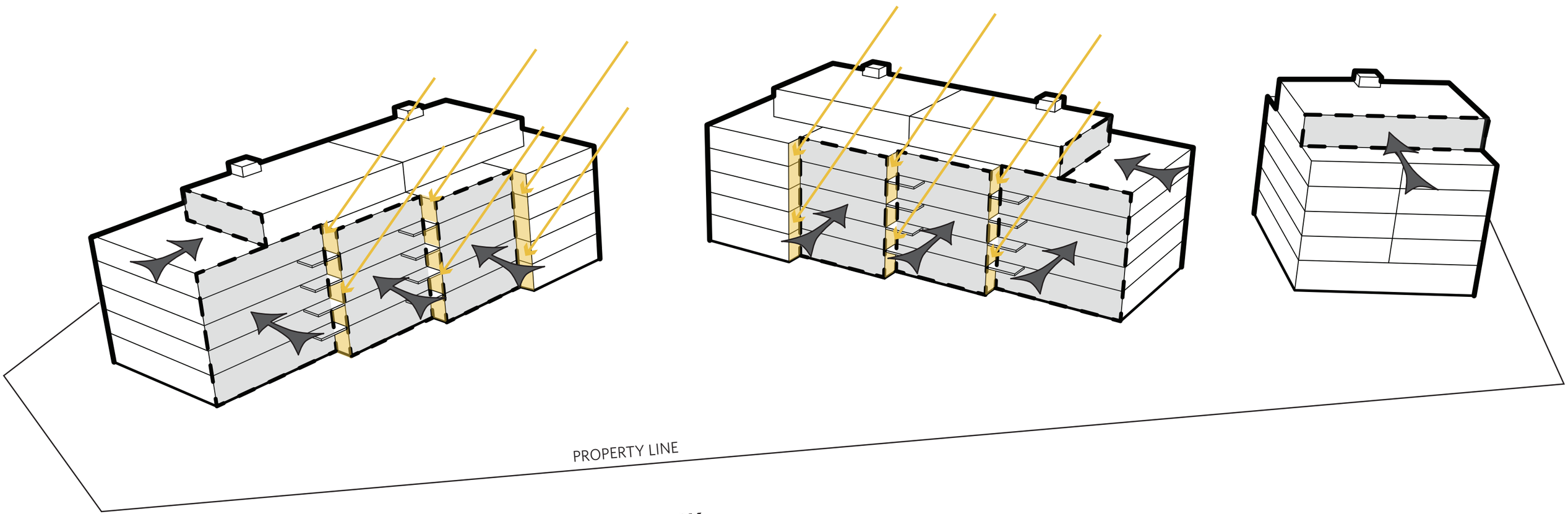
ARCHITECTURAL GOALS



LUCKY JACK

- PRIORITIZE DAYLIGHT
- PRIORITIZE CROSS VENTILATION

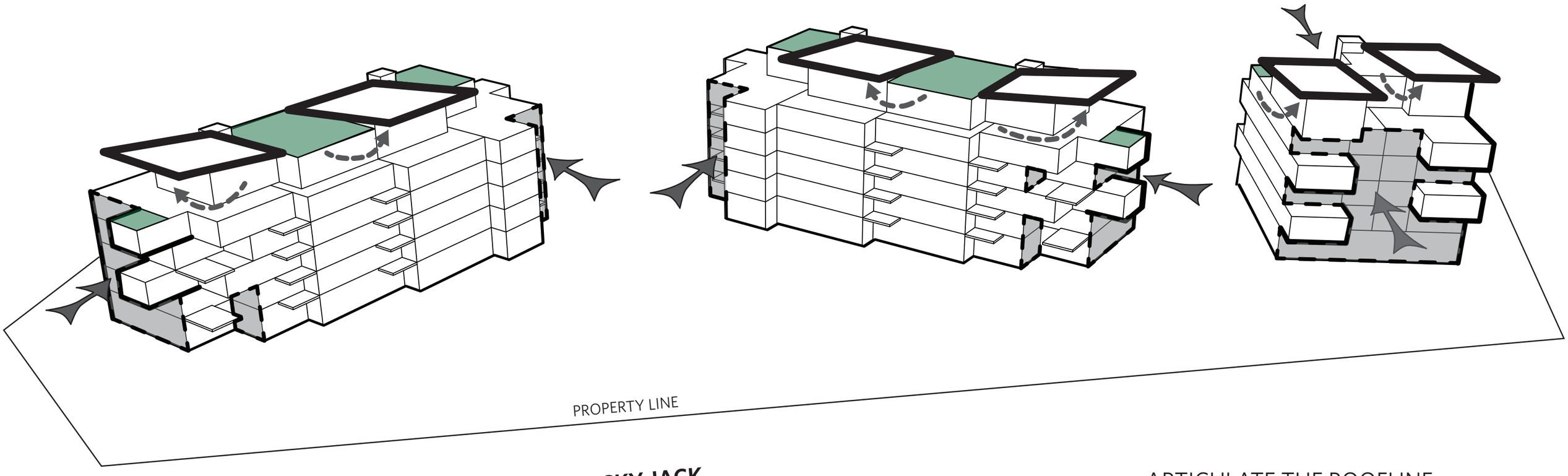
ARCHITECTURAL GOALS



LUCKY JACK

- FACADE MODULATION
- SET BACK PENTHOUSES
- GATHER LIGHT AND VIEWS
- MAXIMIZE DAYLIGHTING
- INDOOR / OUTDOOR LIVING

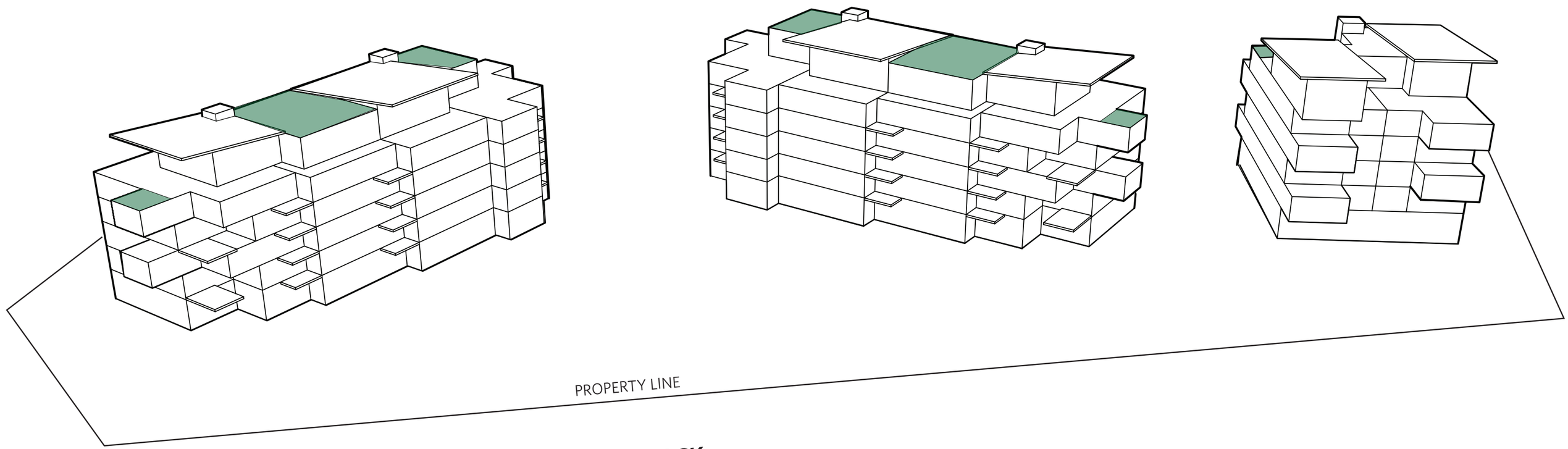
ARCHITECTURAL GOALS



LUCKY JACK

- ARTICULATE THE ROOFLINE
- ARTICULATE THE ENDS
- CREATE A PORous EDGE
- GREEN ROOF

FINAL MASSING

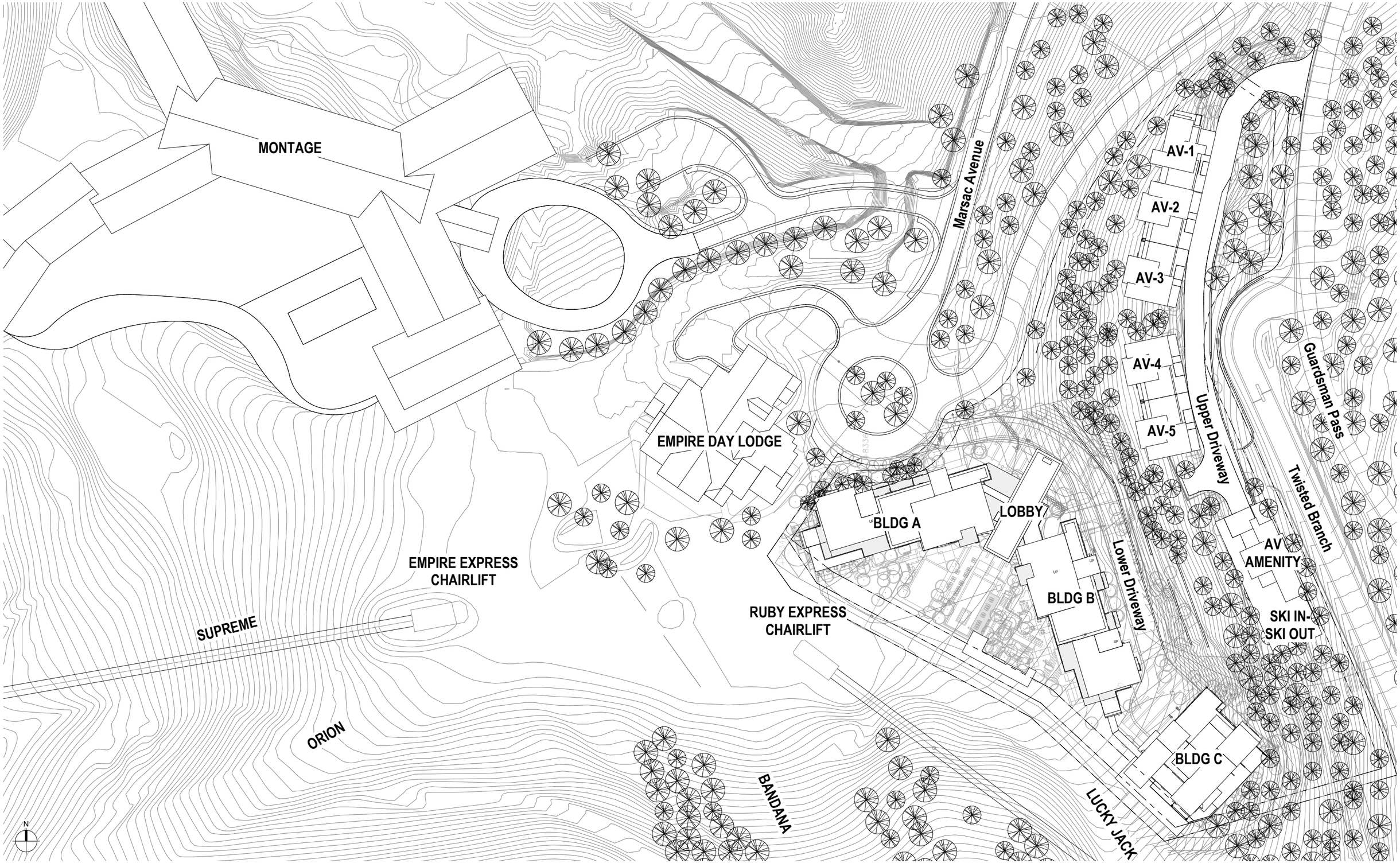


Aerial View 1
Looking Northeast

Sommet Blanc (B2 East) - CUP & MPD Amendment

Exhibit 2 - Condo Lodge Plans and Elevations

April 16th, 2021


MONTAGE
EMPIRE DAY LODGE
EMPIRE EXPRESS CHAIRLIFT
SUPREME
ORION
BANDANA
LUCKY JACK
RUBY EXPRESS CHAIRLIFT
Marsac Avenue
AV-1
AV-2
AV-3
AV-4
AV-5
Upper Driveway
Guardsman Pass
Twisted Branch
LOBBY
BLDG A
BLDG B
BLDG C
Lower Driveway
AV AMENITY
SKI IN-SKI OUT
N

GROSS AREA SCHEDULE - BLDGS A, B, C

Area Type	Area
ACCESSIBLE & AFFORDABLE	6,228 SF
AMENITY	30,150 SF
CIRCULATION	32,271 SF
MEP	9,336 SF
PARKING	51,592 SF
RESIDENTIAL SALEABLE	137,354 SF
RESTAURANT	3,170 SF
RESTROOMS	1,205 SF
STORAGE	8,687 SF
GRAND TOTAL	279,993 SF

PARKING SUMMARY - BUILDING A&B P2, BUILDING C P1

	UNITS	STALLS/UNIT	REQ'D STALLS	TYPE
Accessible Units	2	1	2	ADA
Affordable 2 Bed Housing Units	2	1.5	3	Standard
Affordable Studio Housing Units	4	1	4	Standard
Buildings ABC Residential	43	2	86	Standard
Restaurant (10 stalls/1,000sf)	3.6	10	36	Tandem
TOTAL			131	
25% Required Reduction			98.25	
PARKING SPOTS PROVIDED:			99	

DEER VALLEY PARKING - BUILDING B P1

	REQUIRED		PROVIDED	TYPE
Empire Day Lodge Parking	0		60	Tandem

UNIT SCHEDULE - Alpine Villas

Townhome #	Sq Ft
1	5,000
2	5,000
3	5,000
4	5,000
5	5,000
Total	**25,000**

Alpine Villa Ski Lounge Amenity	Sq Ft
1	**1,991**

Grand Total	**26,991**

UNIT SCHEDULE - BLDG C

Number	Name	Area	Type	Unit Type
C 201	BLDG C UNIT 201	4,279 SF	5BR	M
C 202	BLDG C UNIT 202	4,403 SF	5BR	O
C 301	BLDG C UNIT 301	4,258 SF	5BR	N
C 302	BLDG C UNIT 302	4,276 SF	5BR	M
C 401	BLDG C UNIT 401	4,289 SF	5BR	M
C 402	BLDG C UNIT 402	4,259 SF	5BR	N
C 501	BLDG C UNIT 501	4,258 SF	5BR	N
C 502	BLDG C UNIT 502	4,287 SF	5BR	M
C 601	BLDG C UNIT 601	5,058 SF	PH	P
GRAND TOTAL: 9		39,368 SF		

UNIT SCHEDULE - ACCESSIBLE

Number	Name	Area	Type	Unit Type
A 21	BLDG A UNIT 21	750 SF	1BR - Accessible	L
B 21	BLDG B UNIT 21	750 SF	1BR - Accessible	L
GRAND TOTAL: 2		1,501 SF		

UNIT SCHEDULE - AFFORDABLE

Number	Name	Area	Type	Unit Type
A 22	BLDG A UNIT 22	1,469 SF	2BR - Affordable	K
B 22	BLDG B UNIT 22	1,469 SF	2BR - Affordable	K
C22	BLDG C UNIT 22	455 SF	Studio - Affordable	Q
C23	BLDG C UNIT 23	443 SF	Studio - Affordable	Q
C24	BLDG C UNIT 24	440 SF	Studio - Affordable	Q
C25	BLDG C UNIT 25	452 SF	Studio - Affordable	Q
GRAND TOTAL: 6		4,727 SF		

PROPERTY ENTITLEMENTS

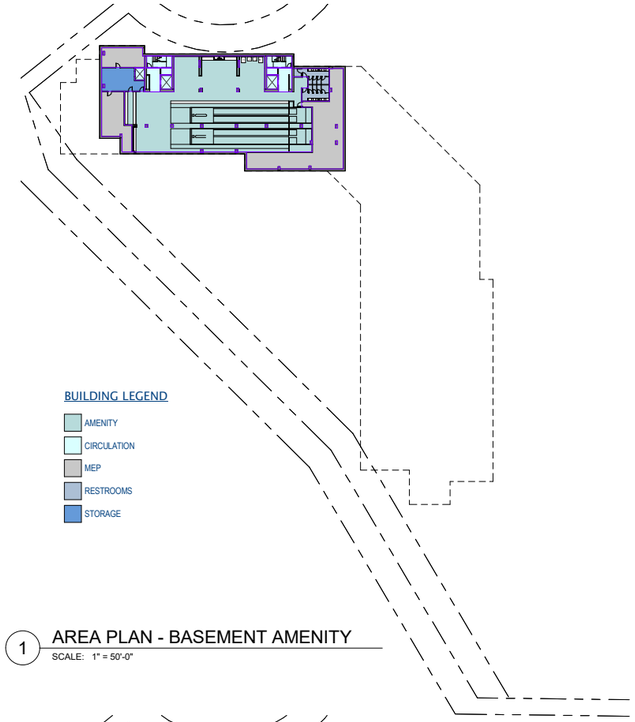
Residential Saleable Permitted	81 ERUS	162,000 SF
Residential Saleable Provided	*see below	164,450 SF
Residential Units Permitted	81	
Residential Units Provided	48	
Resort Support Commercial Permitted	3,600 SF	
Resort Support Commercial Provided	3,264 SF	
Note: Residential Saleable will drop to 162,000 SF prior to plat map		

UNIT SCHEDULE - BLDG A

Number	Name	Area	Type	Unit Type
A 202	BLDG A UNIT 202	2,220 SF	2BR - Den	A
A 203	BLDG A UNIT 203	2,136 SF	2BR - Den	B
A 204	BLDG A UNIT 204	3,163 SF	4BR	G
A 301	BLDG A UNIT 301	2,508 SF	3BR - Large	E
A 302	BLDG A UNIT 302	2,598 SF	3BR - Small	C
A 303	BLDG A UNIT 303	2,515 SF	3BR - Small	D
A 304	BLDG A UNIT 304	3,214 SF	4BR	H
A 401	BLDG A UNIT 401	2,681 SF	3BR - Large	F
A 402	BLDG A UNIT 402	2,598 SF	3BR - Small	C
A 403	BLDG A UNIT 403	2,515 SF	3BR - Small	D
A 404	BLDG A UNIT 404	3,163 SF	4BR	G
A 501	BLDG A UNIT 501	2,508 SF	3BR - Large	E
A 502	BLDG A UNIT 502	2,598 SF	3BR - Small	C
A 503	BLDG A UNIT 503	2,515 SF	3BR - Small	D
A 504	BLDG A UNIT 504	3,214 SF	4BR	H
A 602	BLDG A UNIT 602	4,525 SF	PH	I
A 603	BLDG A UNIT 603	4,323 SF	PH	J
GRAND TOTAL: 17		48,993 SF		

UNIT SCHEDULE - BLDG B

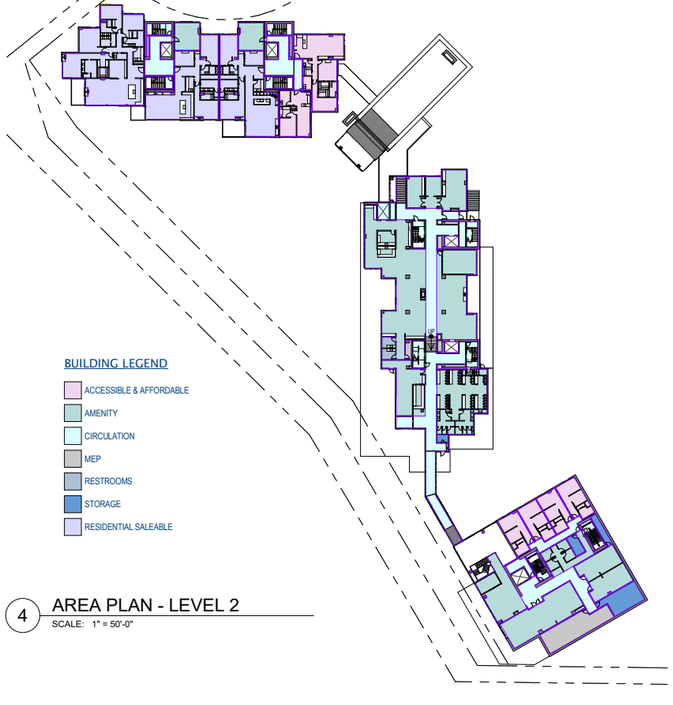
Number	Name	Area	Type	Unit Type
B 202	BLDG B UNIT 202	2,220 SF	2BR - Den	A
B 203	BLDG B UNIT 203	2,136 SF	2BR - Den	B
B 204	BLDG B UNIT 204	3,163 SF	4BR	G
B 301	BLDG B UNIT 301	2,508 SF	3BR - Large	E
B 302	BLDG B UNIT 302	2,598 SF	3BR - Small	C
B 303	BLDG B UNIT 303	2,515 SF	3BR - Small	D
B 304	BLDG B UNIT 304	3,214 SF	4BR	H
B 401	BLDG B UNIT 401	2,681 SF	3BR - Large	F
B 402	BLDG B UNIT 402	2,598 SF	3BR - Small	C
B 403	BLDG B UNIT 403	2,515 SF	3BR - Small	D
B 404	BLDG B UNIT 404	3,163 SF	4BR	G
B 501	BLDG B UNIT 501	2,508 SF	3BR - Large	E
B 502	BLDG B UNIT 502	2,598 SF	3BR - Small	C
B 503	BLDG B UNIT 503	2,515 SF	3BR - Small	D
B 504	BLDG B UNIT 504	3,214 SF	4BR	H
B 602	BLDG B UNIT 602	4,525 SF	PH	I
B 603	BLDG B UNIT 603	4,323 SF	PH	J
GRAND TOTAL: 17		48,994 SF		



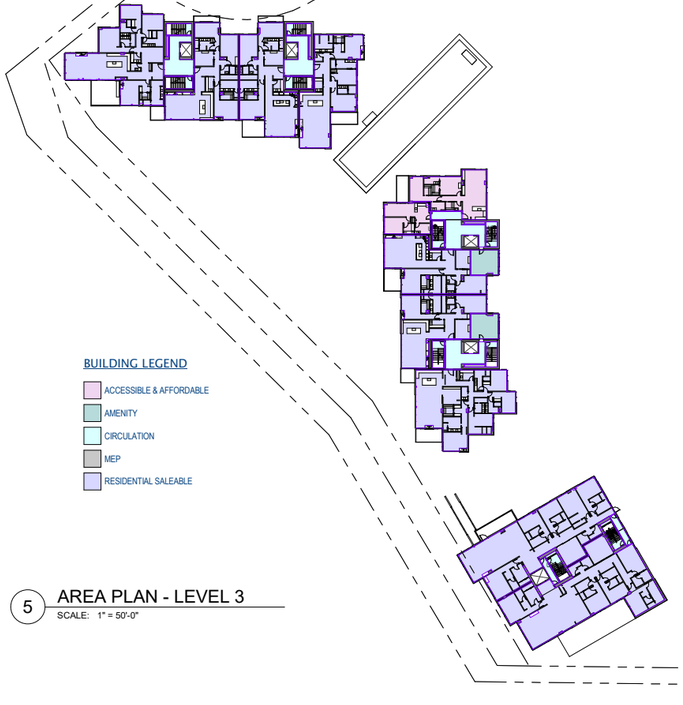
1 AREA PLAN - BASEMENT AMENITY
SCALE: 1" = 50'-0"

2 AREA PLAN - PARKING 2 LEVEL
SCALE: 1" = 50'-0"

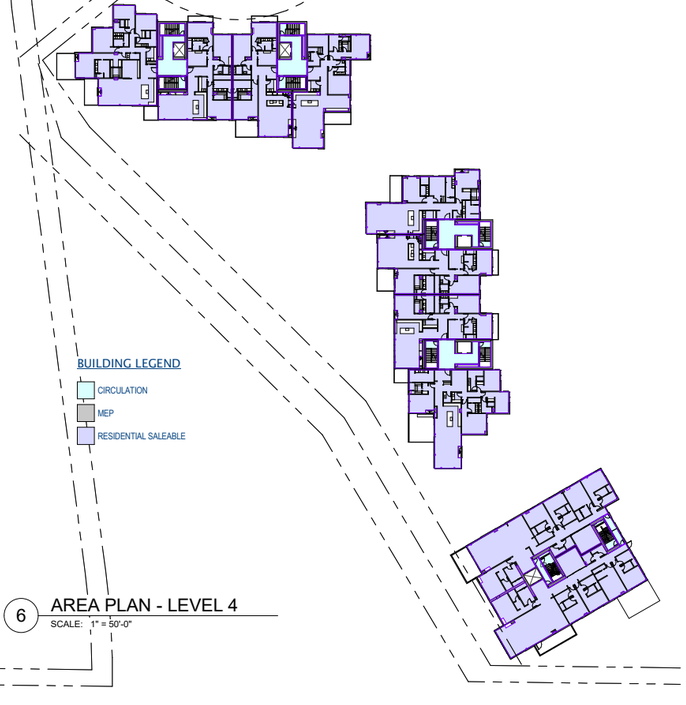
3 AREA PLAN - LEVEL 1
SCALE: 1" = 50'-0"



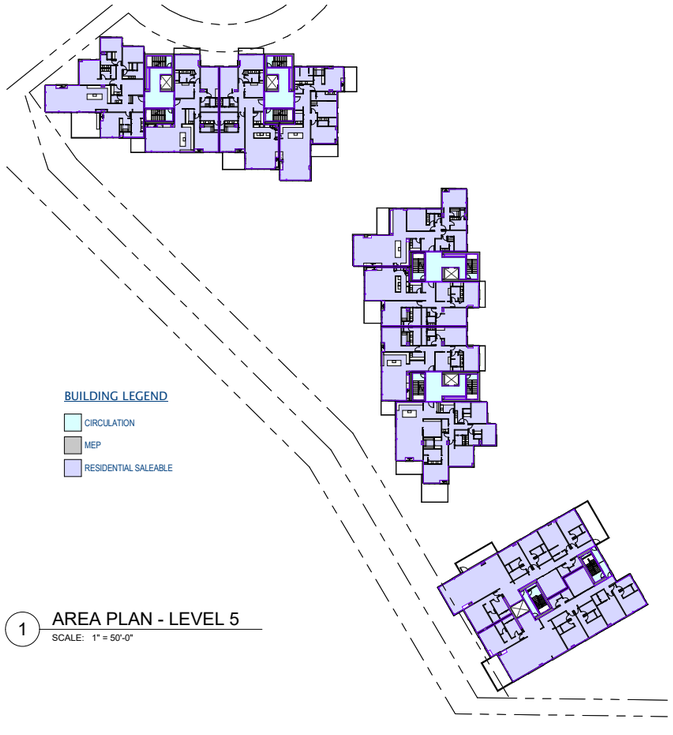
4 AREA PLAN - LEVEL 2
SCALE: 1" = 50'-0"



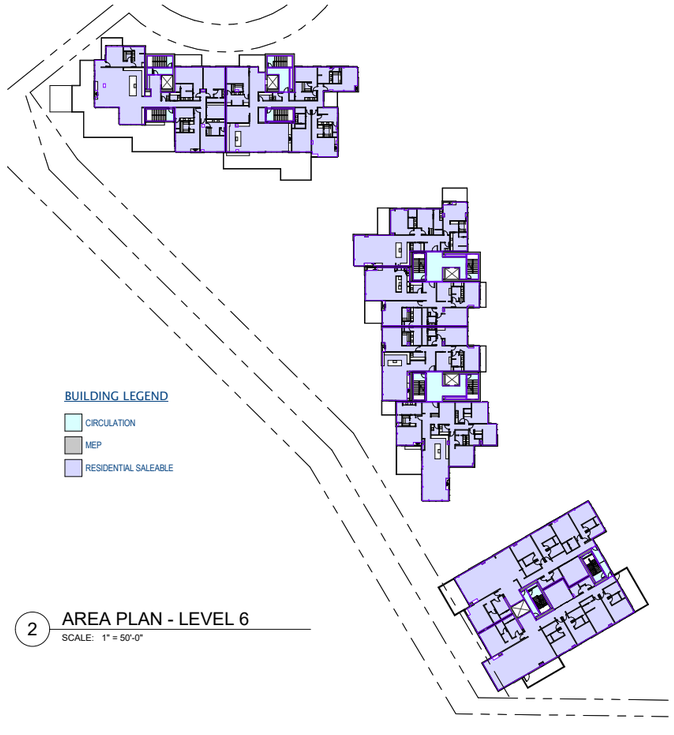
5 AREA PLAN - LEVEL 3
SCALE: 1" = 50'-0"



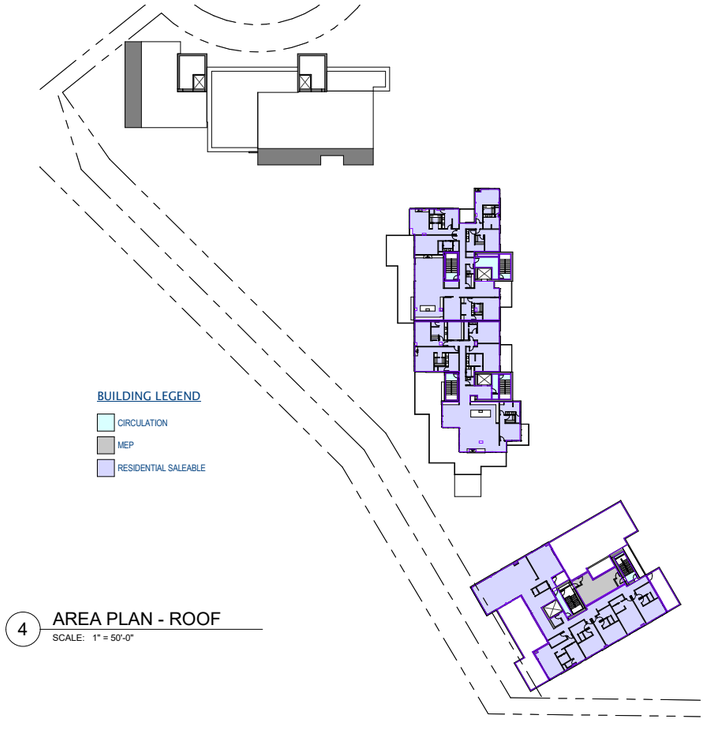
6 AREA PLAN - LEVEL 4
SCALE: 1" = 50'-0"



1 AREA PLAN - LEVEL 5
SCALE: 1" = 50'-0"

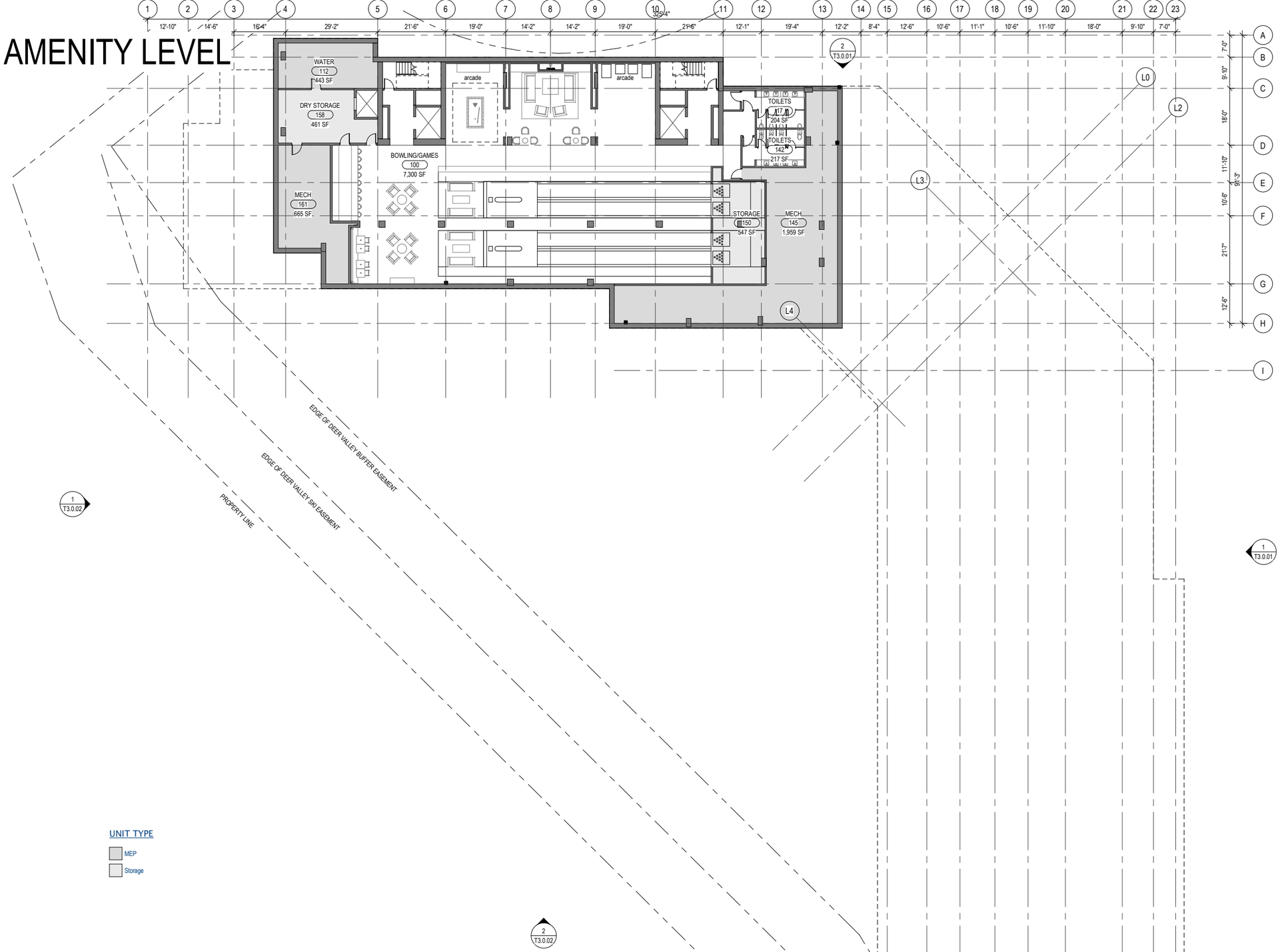


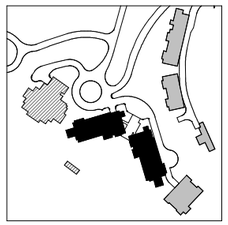
2 AREA PLAN - LEVEL 6
SCALE: 1" = 50'-0"



4 AREA PLAN - ROOF
SCALE: 1" = 50'-0"

BLDG A - BASEMENT AMENITY LEVEL





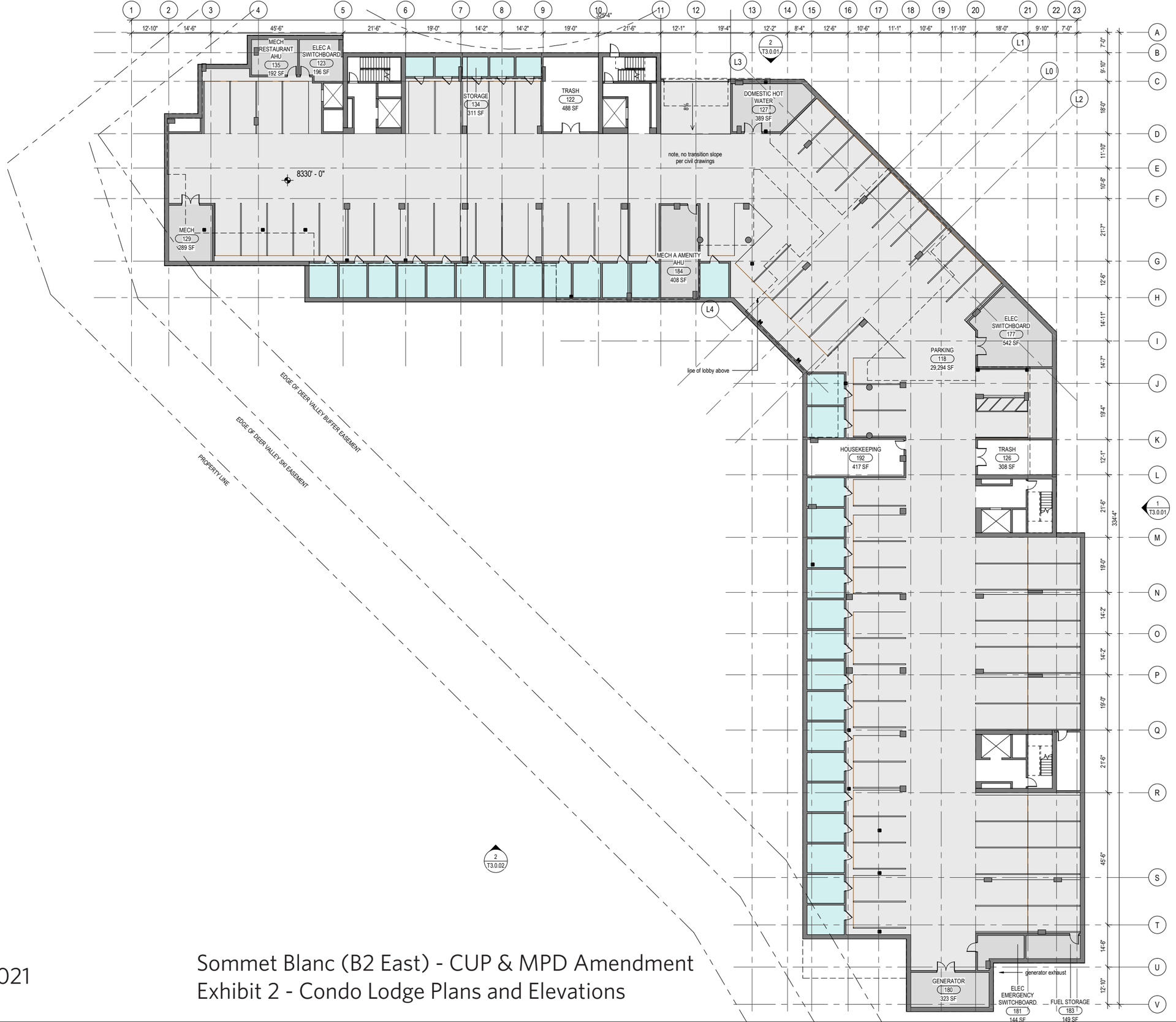
UNIT TYPE

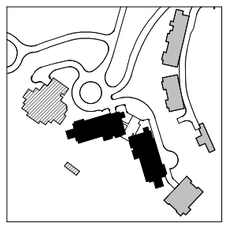
- MEP
- Storage

N

0 4' 8' 12' 16' 32' 48'

BLDG AB - P2





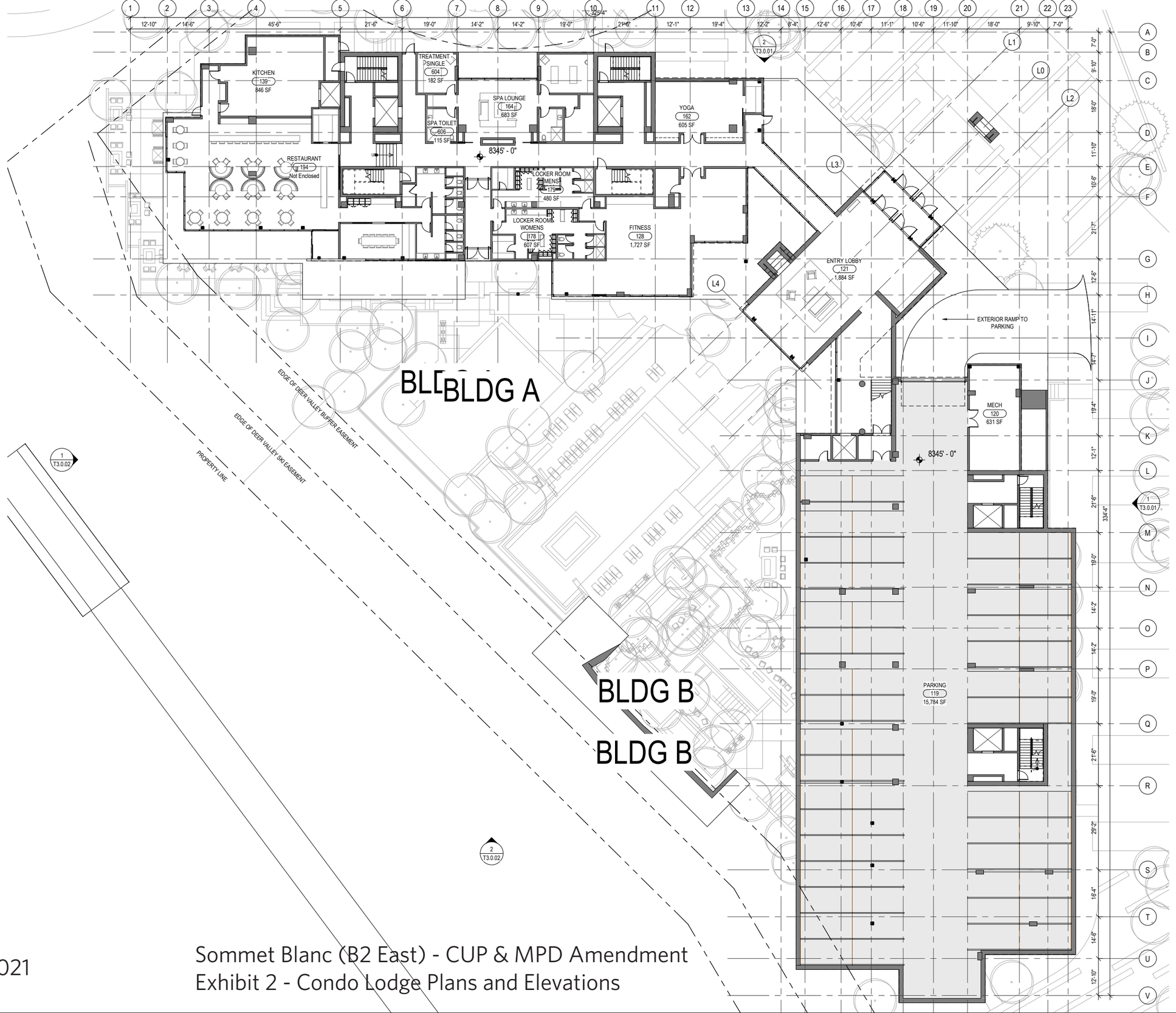
N

0 4' 8' 12' 16' 32' 48'

Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 2 - Condo Lodge Plans and Elevations

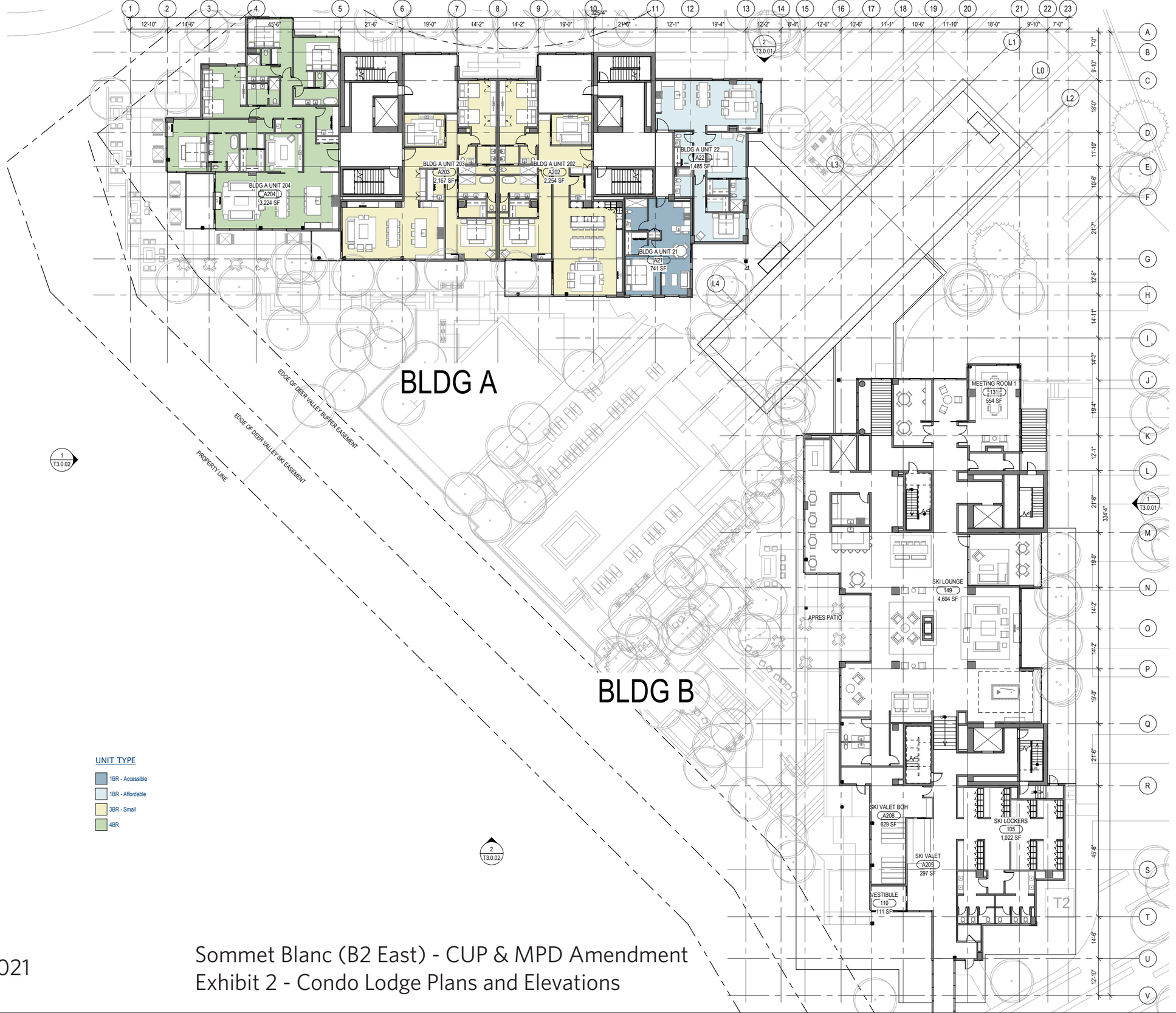
BLDG A - L1
BLDG B - P1

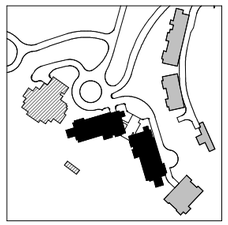


Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 2 - Condo Lodge Plans and Elevations

BLDG A - L2
BLDG B - L1





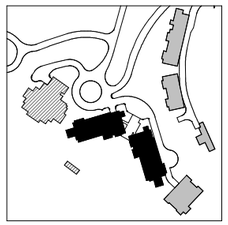
N

0 4' 8' 12' 16' 32' 48'

UNIT TYPE

- 1BR - Accessible
- 1BR - Affordable
- 3BR - Small
- 4BR

BLDG A - L3
BLDG B - L2



UNIT TYPE

- 1BR - Accessible
- 1BR - Affordable
- 3BR - Large
- 3BR - Small
- 4BR

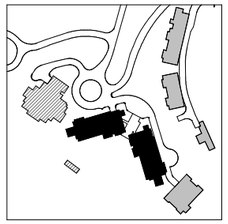
N

0 4' 8' 12' 16' 32' 48'

Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 2 - Condo Lodge Plans and Elevations

BLDG A - L4
BLDG B - L3



UNIT TYPE

- 3BR - Large
- 3BR - Small
- 4BR

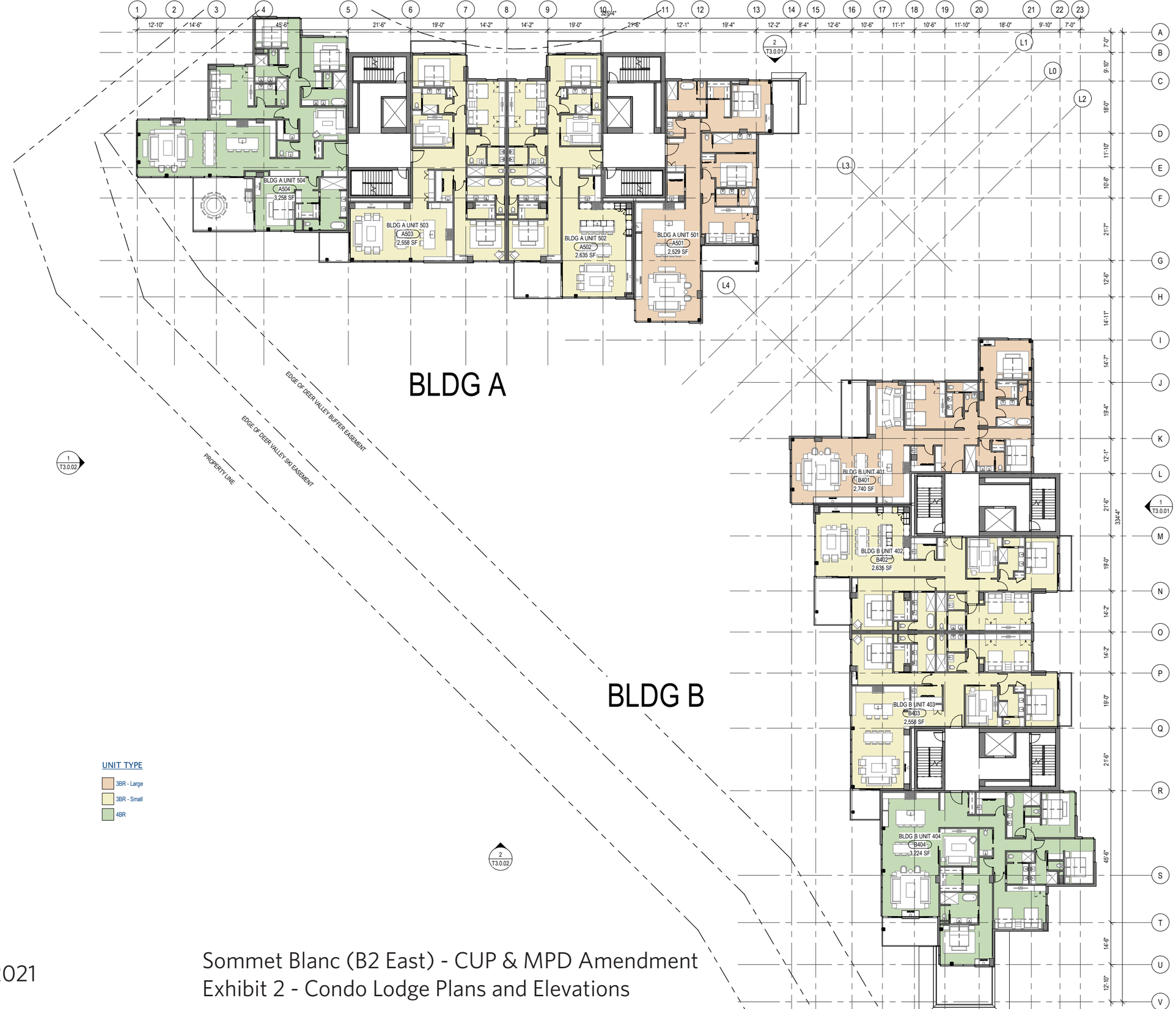
N

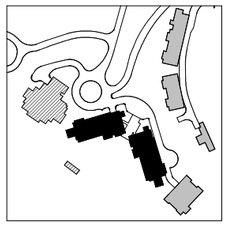
0 4' 8' 12' 16' 32' 48'

Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 2 - Condo Lodge Plans and Elevations

BLDG A - L5
BLDG B - L4



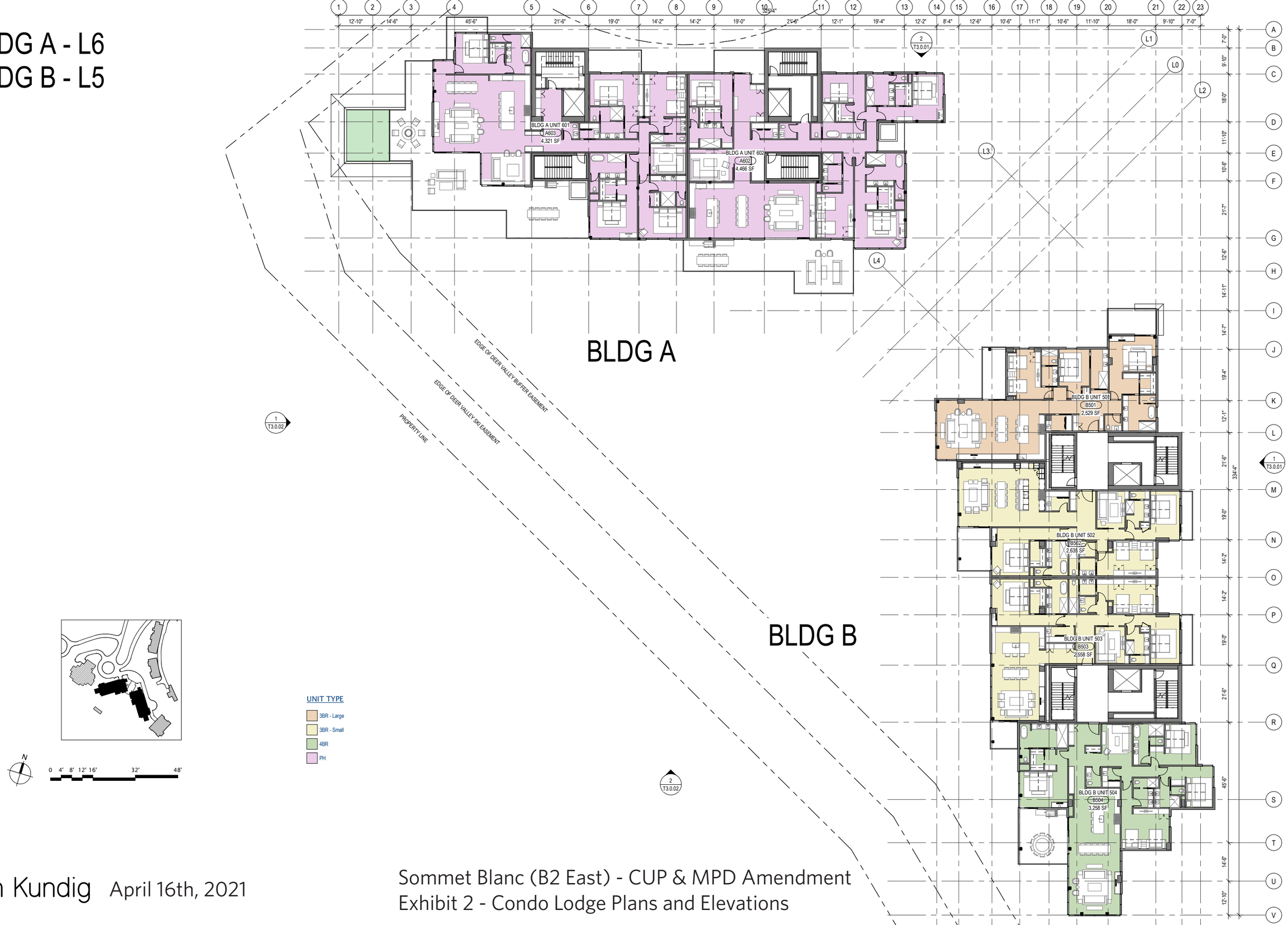


UNIT TYPE

- 3BR - Large
- 3BR - Small
- 4BR

0 4' 8' 12' 16' 32' 48'

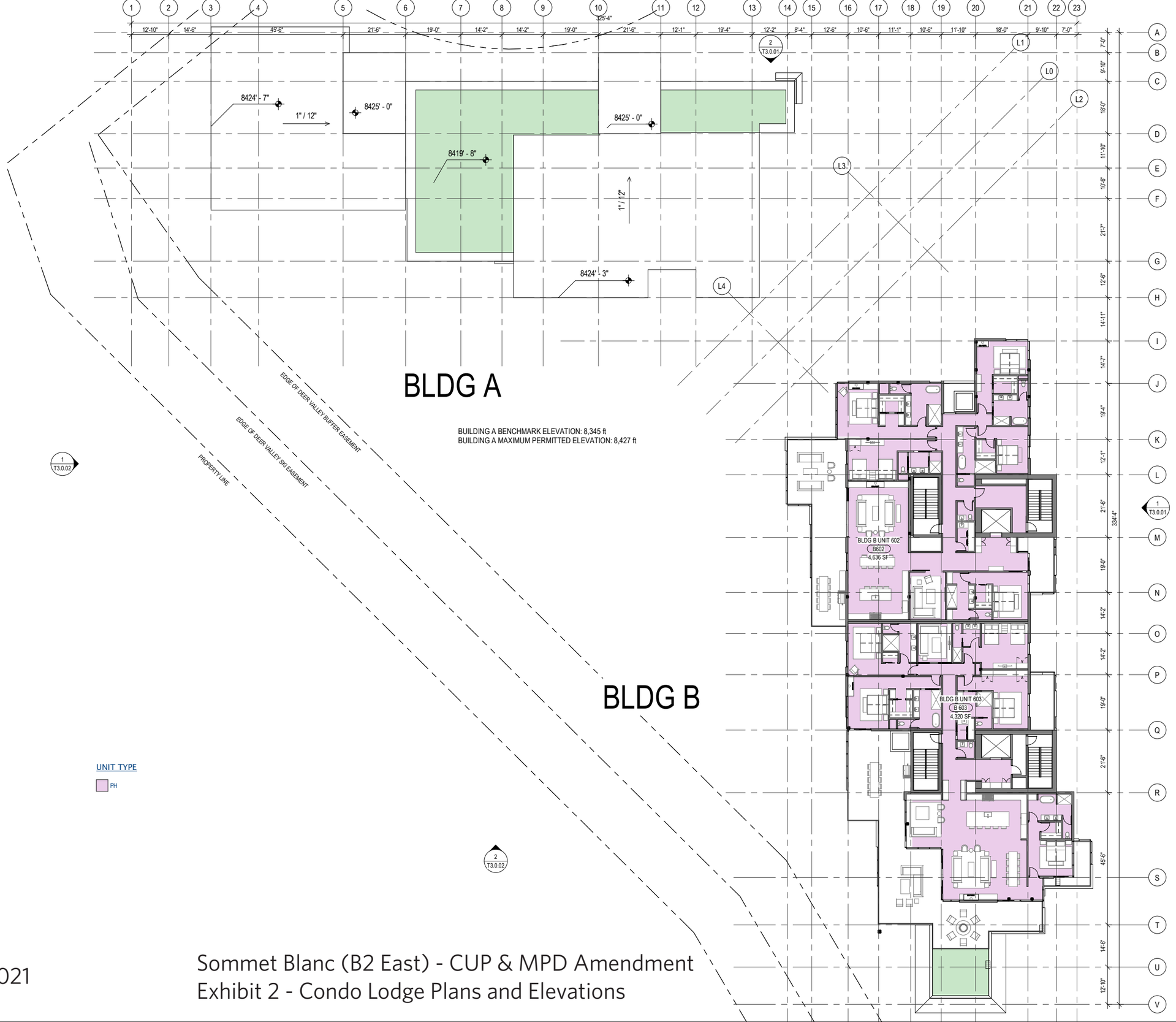
BLDG A - L6
BLDG B - L5

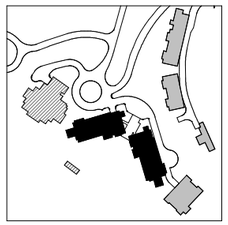


Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 2 - Condo Lodge Plans and Elevations

BLDG A - ROOF
BLDG B - L6



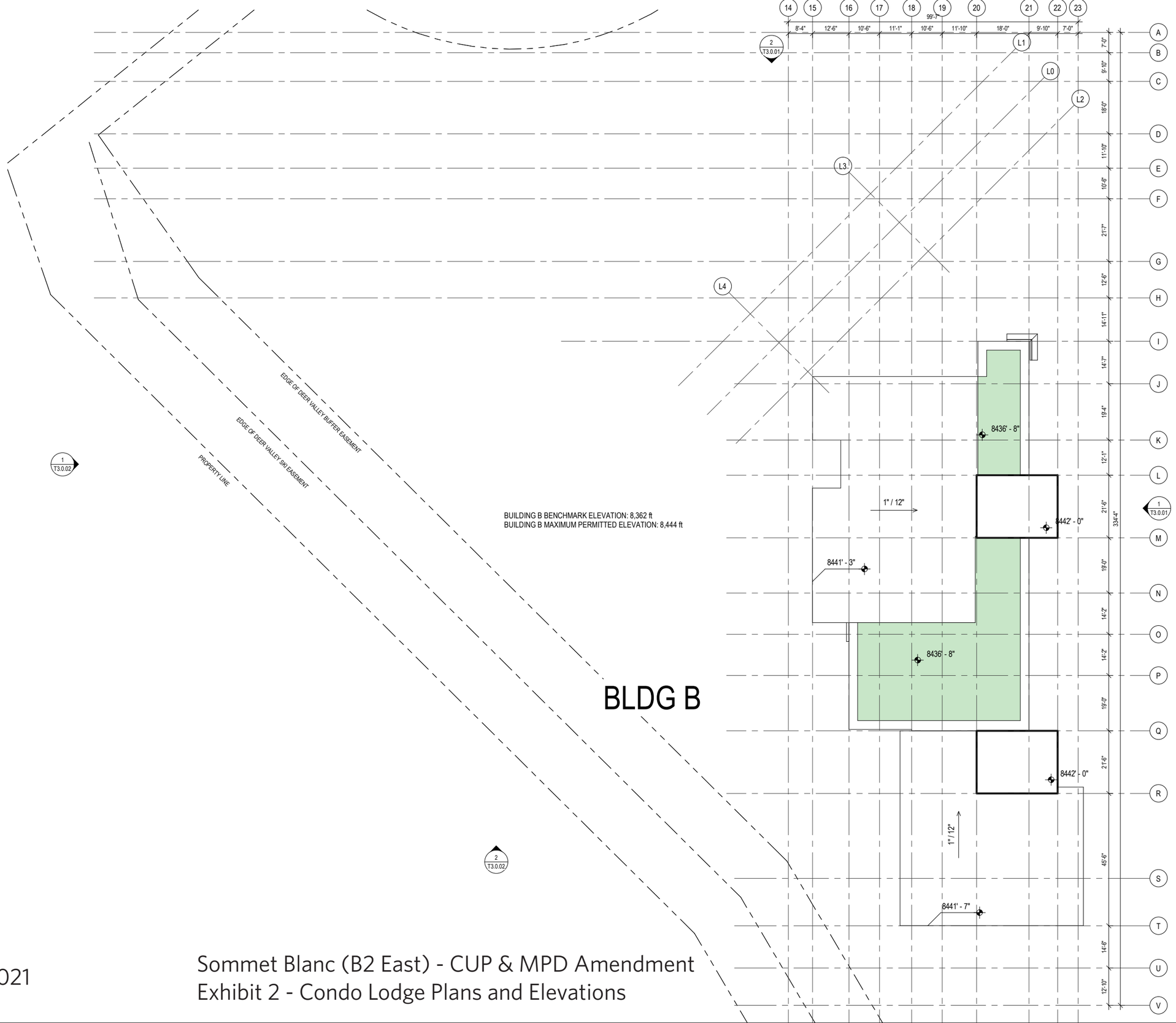


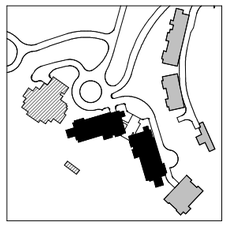
UNIT TYPE

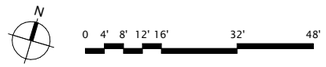
PH

0 4' 8' 12' 16' 32' 48'

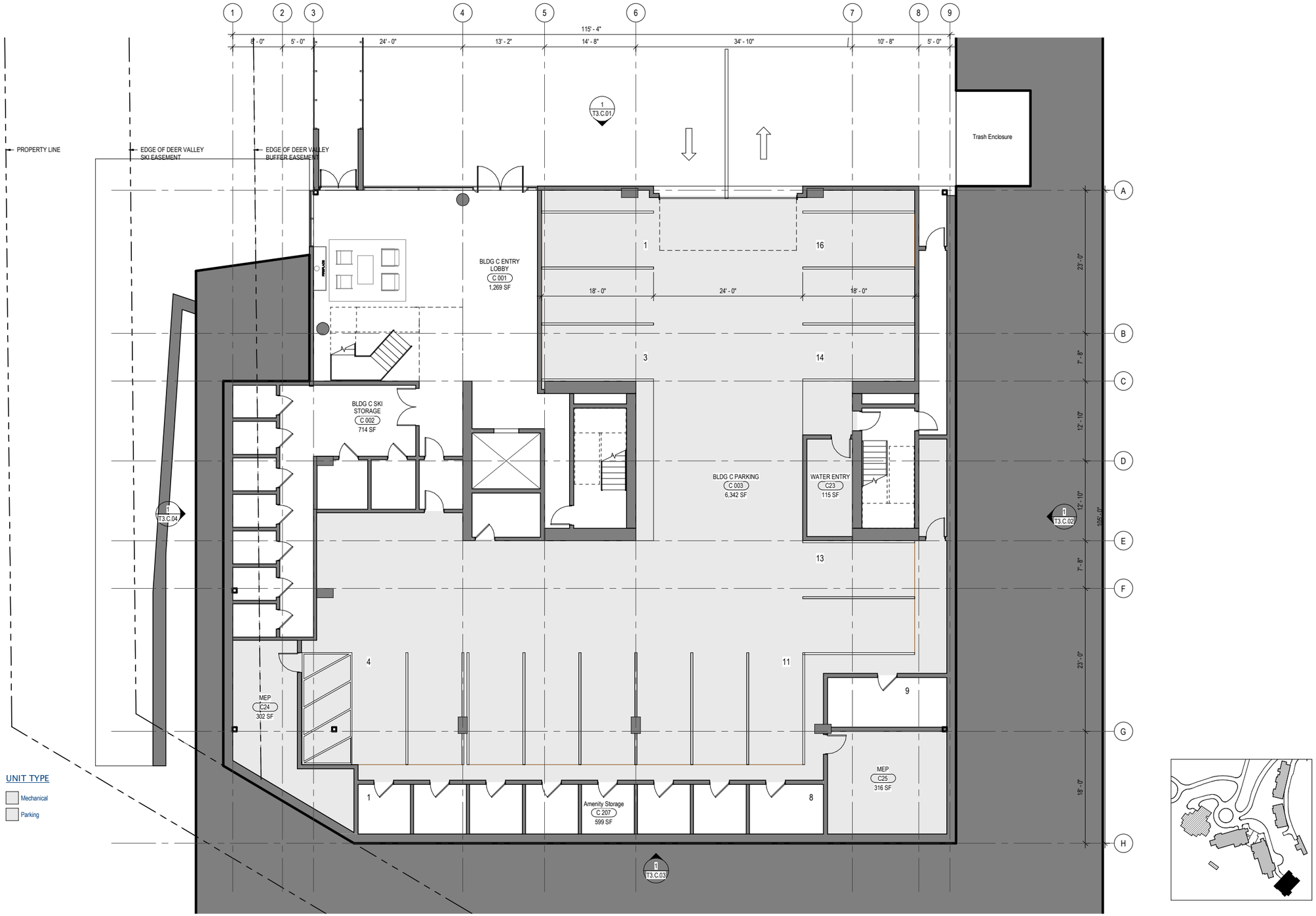
BLDG B - ROOF


14
15
16
17
18
19
20
21
22
23
99'-7"
8'-4"
12'-6"
10'-6"
11'-1"
10'-6"
11'-10"
18'-0"
9'-10"
7'-0"
A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
P
Q
R
S
T
U
V
7'-0"
9'-10"
18'-0"
11'-10"
10'-6"
21'-7"
12'-6"
14'-11"
14'-7"
19'-4"
12'-1"
21'-6"
334'-4"
19'-0"
14'-2"
14'-2"
19'-0"
21'-6"
45'-6"
14'-6"
12'-10"
L0
L1
L2
L3
L4
2
T3.0.01
1
T3.0.01
8436' - 8"
8442' - 0"
8441' - 3"
8436' - 8"
8442' - 0"
8441' - 7"
1" / 12"
1" / 12"
EDGE OF DEER VALLEY BUFFER EASEMENT
EDGE OF DEER VALLEY SKI EASEMENT
PROPERTY LINE
1
T3.0.02
2
T3.0.02
BUILDING B BENCHMARK ELEVATION: 8,362 ft
BUILDING B MAXIMUM PERMITTED ELEVATION: 8,444 ft
BLDG B

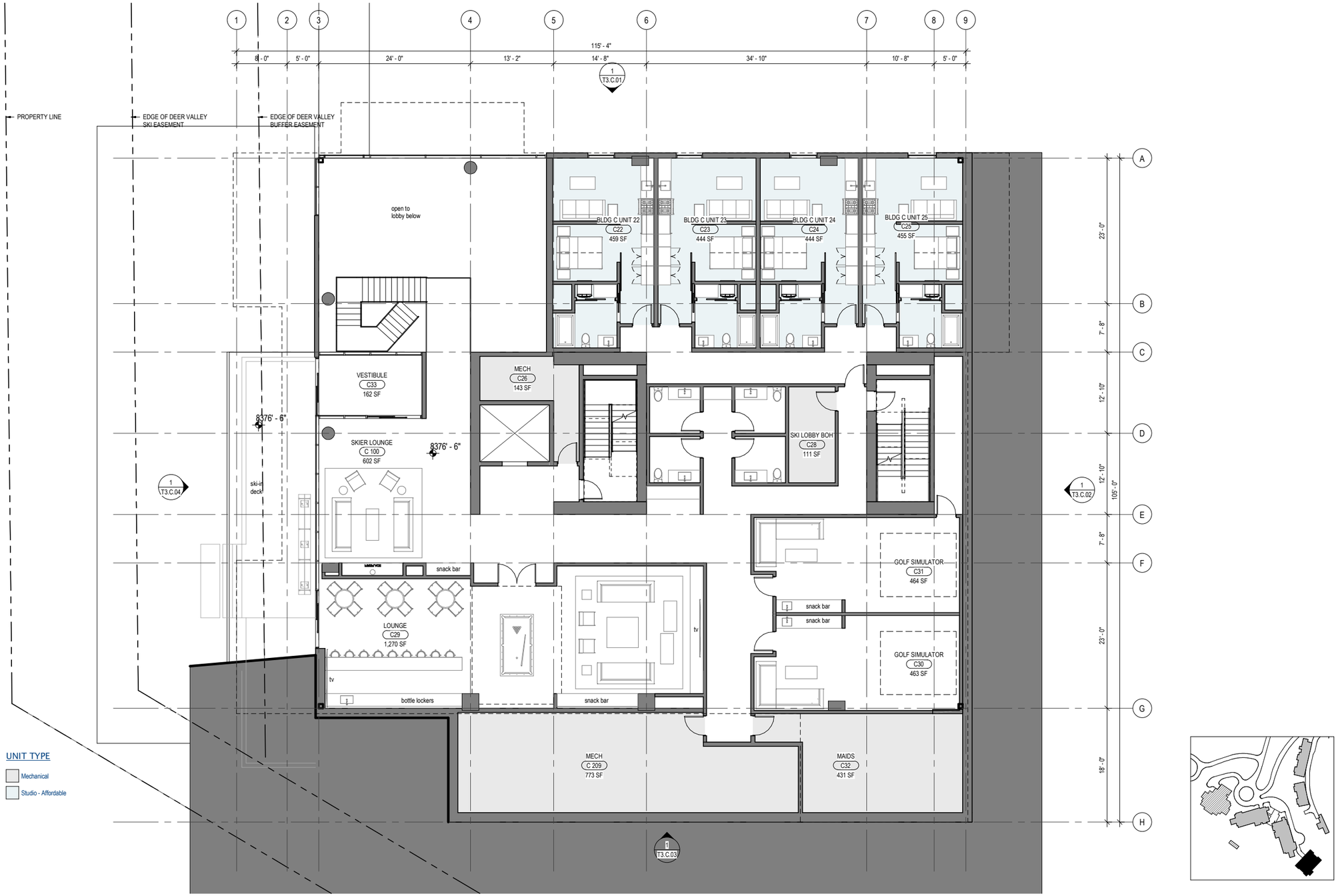



N
0
4'
8'
12'
16'
32'
48'

BLDG C - PARKING



BLDG C - L1

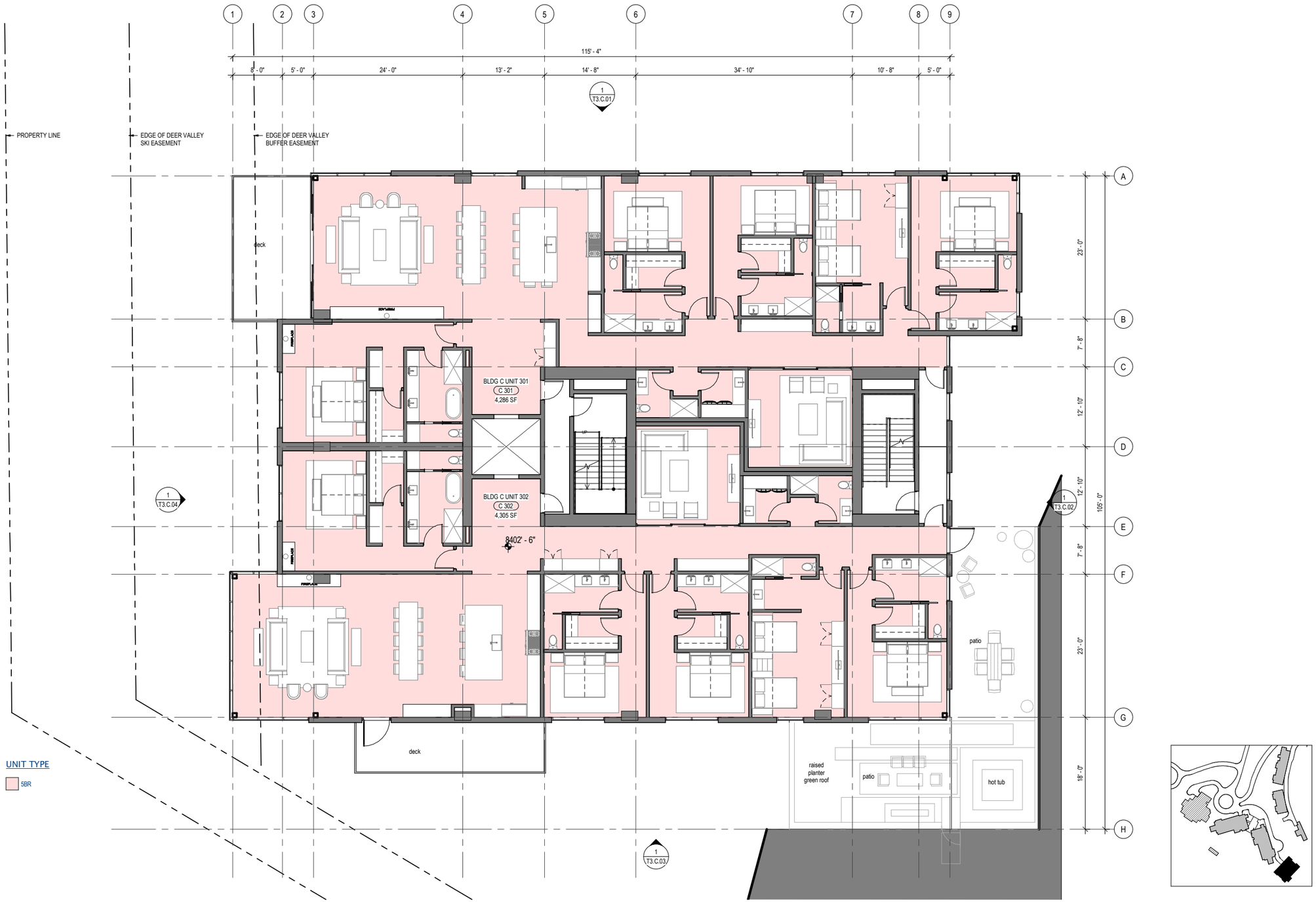

1
2
3
4
5
6
7
8
9
115' - 4"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
1
T3.C.01
PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
12' - 10"
7' - 8"
23' - 0"
105' - 0"
18' - 0"
open to lobby below
BLDG C UNIT 22
C22
459 SF
BLDG C UNIT 23
C23
444 SF
BLDG C UNIT 24
C24
444 SF
BLDG C UNIT 25
C25
455 SF
VESTIBULE
C33
162 SF
MECH
C26
143 SF
8376' - 6"
SKIER LOUNGE
C 100
602 SF
8376' - 6"
SKI LOBBY BOH
C28
111 SF
1
T3.C.04
ski-in deck
1
T3.C.02
snack bar
GOLF SIMULATOR
C31
464 SF
snack bar
snack bar
LOUNGE
C29
1,270 SF
tv
tv
GOLF SIMULATOR
C30
463 SF
bottle lockers
snack bar
MECH
C 209
773 SF
MAIDS
C32
431 SF
1
T3.C.03
UNIT TYPE
Mechanical
Studio - Affordable

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

BLDG C - L2

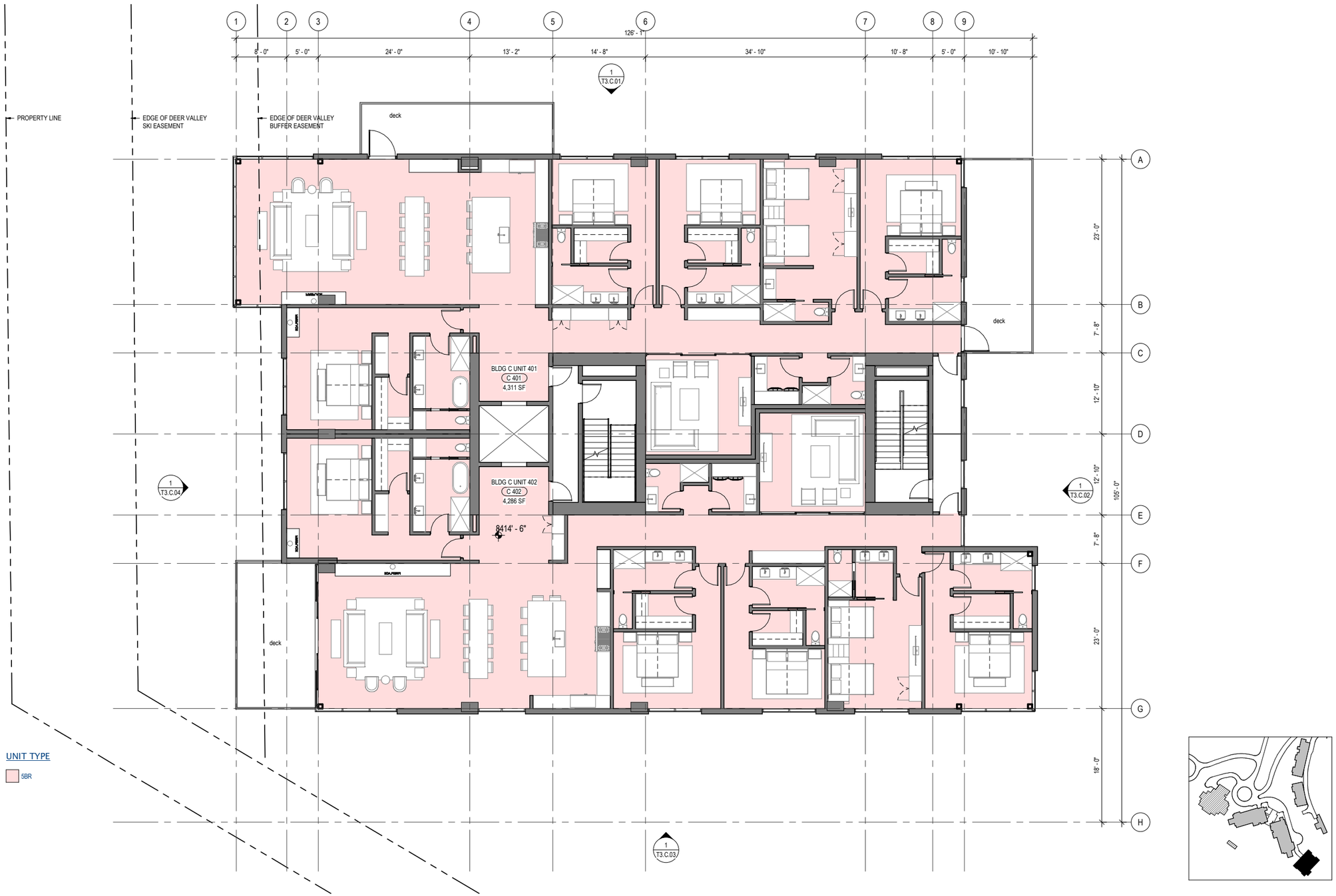
1
2
3
4
5
6
7
8
9
115' - 4"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
1
T3.C.01
PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
deck
BLDG C UNIT 201
C 201
4,311 SF
BLDG C UNIT 202
C 202
4,431 SF
8390' - 6"
FIREPLACE
private ski-in/out
fireplace
private patio
1
T3.C.04
1
T3.C.02
1
T3.C.03
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
105' - 0"
12' - 10"
7' - 8"
23' - 0"
18' - 0"
UNIT TYPE
5BR
N
0
2'
4'
6'
8'
16'
24'

BLDG C - L3


1
2
3
4
5
6
7
8
9
115' - 4"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
1
T3.C.01
PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
deck
BLDG C UNIT 301
C 301
4,286 SF
BLDG C UNIT 302
C 302
4,305 SF
8402' - 6"
1
T3.C.04
1
T3.C.02
1
T3.C.03
patio
deck
raised planter green roof
patio
hot tub
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
105' - 0"
12' - 10"
7' - 8"
23' - 0"
18' - 0"
UNIT TYPE
5BR

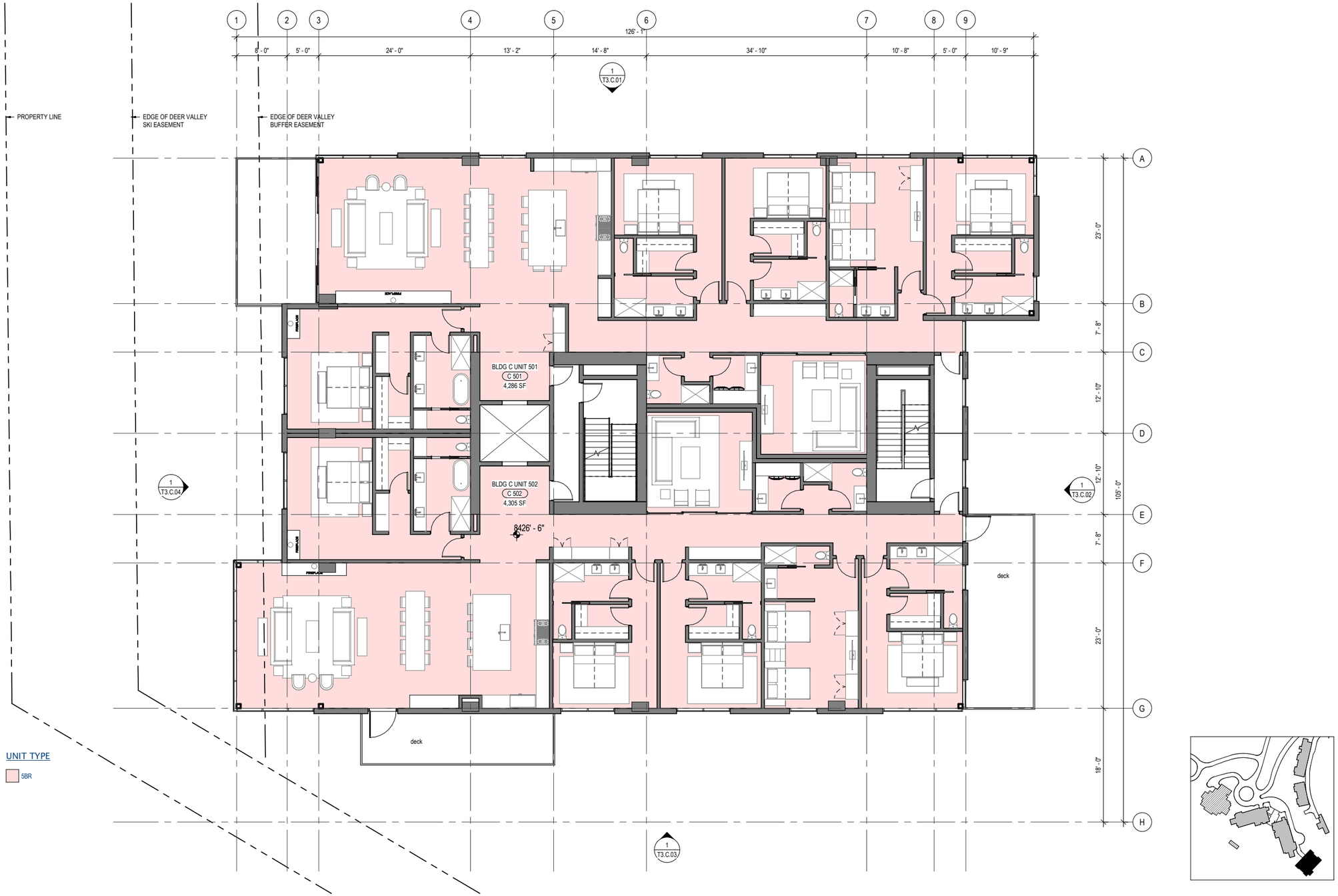
N
0
2'
4'
6'
8'
16'
24'

BLDG C - L4

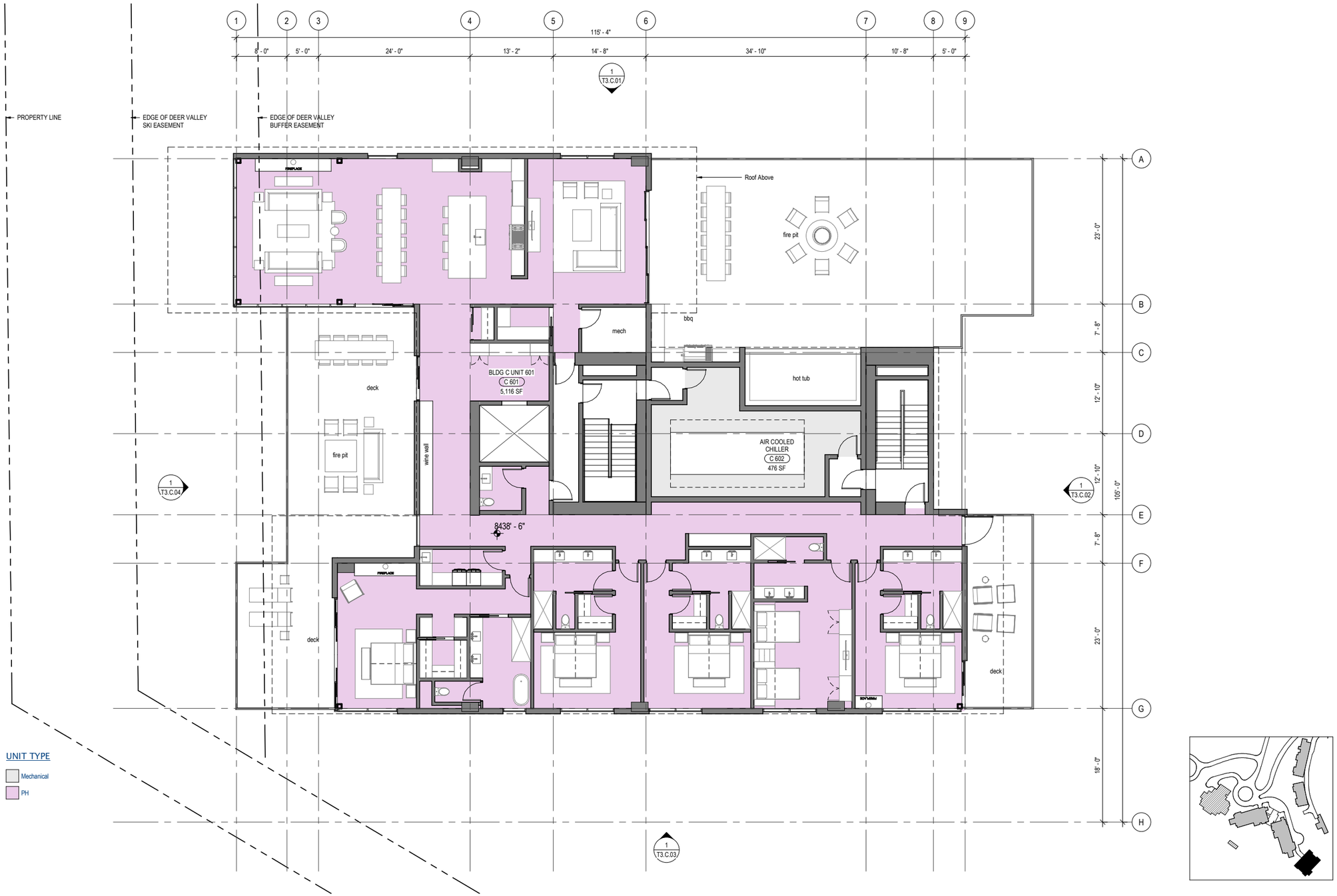

PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
1 2 3 4 5 6 7 8 9
126' - 1"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
10' - 10"
1 T3.C.01
deck
BLDG C UNIT 401
C 401
4,311 SF
BLDG C UNIT 402
C 402
4,286 SF
8414' - 6"
deck
deck
1 T3.C.04
1 T3.C.02
1 T3.C.03
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
12' - 10"
105' - 0"
7' - 8"
23' - 0"
18' - 0"
UNIT TYPE
5BR

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

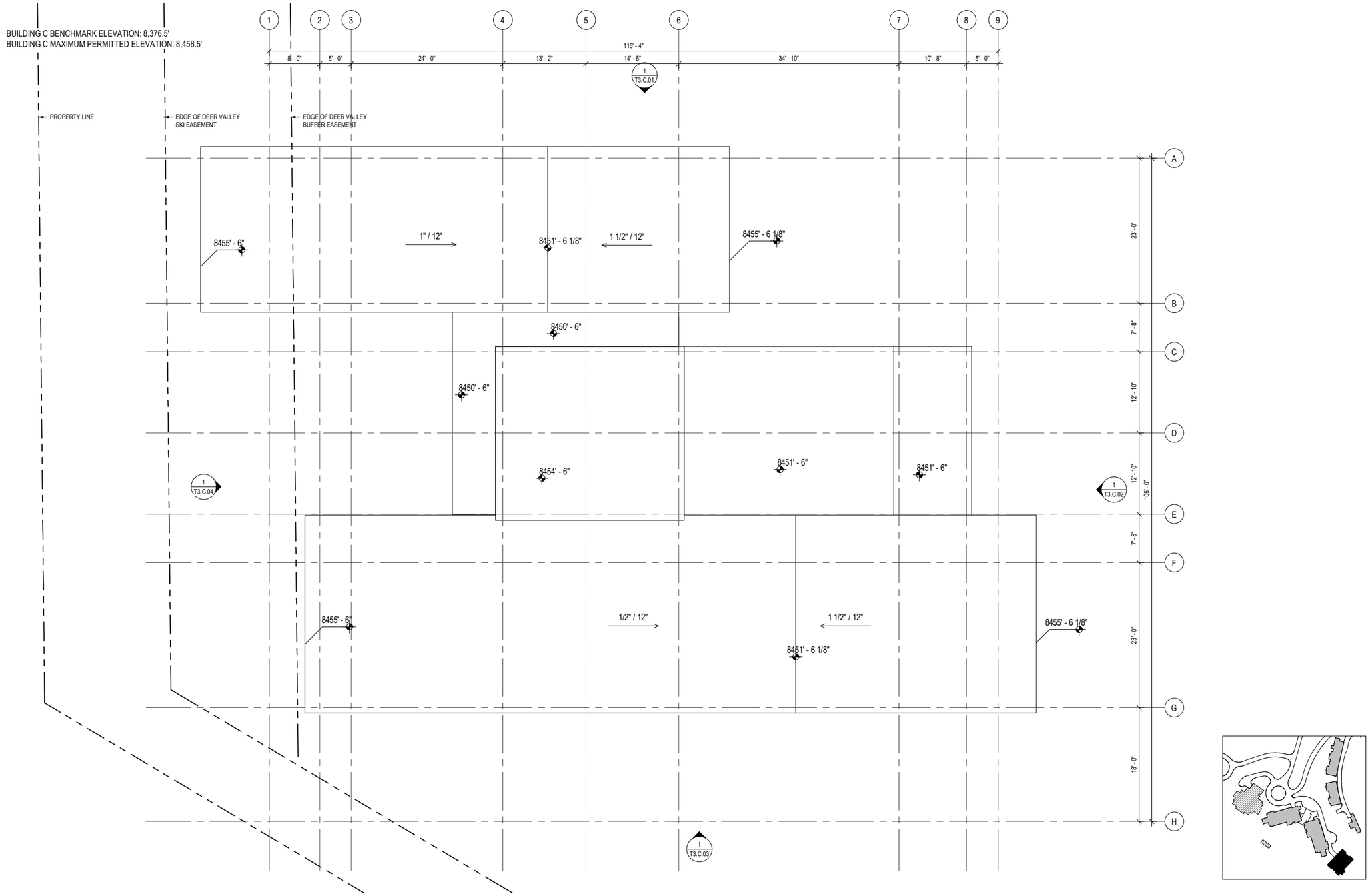
BLDG C - L5


PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
1
2
3
4
5
6
7
8
9
126' - 1"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
10' - 9"
1
T3.C.01
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
105' - 0"
BLDG C UNIT 501
C 501
4,286 SF
BLDG C UNIT 502
C 502
4,305 SF
8426' - 6"
deck
deck
1
T3.C.04
1
T3.C.02
1
T3.C.03
UNIT TYPE
5BR

BLDG C - L6

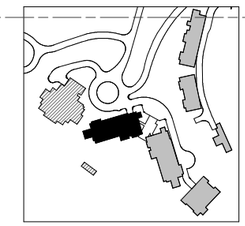

PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
1 2 3 4 5 6 7 8 9
115' - 4"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
1 T3.C.01
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
12' - 10"
7' - 8"
23' - 0"
105' - 0"
Roof Above
fire pit
bbq
mech
hot tub
deck
BLDG C UNIT 601
C 601
5,116 SF
AIR COOLED CHILLER
C 602
476 SF
wine wall
fire pit
1 T3.C.04
1 T3.C.02
8438' - 6"
FIREPLACE
deck
deck
1 T3.C.03
UNIT TYPE
Mechanical
PH

BLDG C - ROOF


BUILDING C BENCHMARK ELEVATION: 8,376.5'
BUILDING C MAXIMUM PERMITTED ELEVATION: 8,458.5'
PROPERTY LINE
EDGE OF DEER VALLEY SKI EASEMENT
EDGE OF DEER VALLEY BUFFER EASEMENT
1
2
3
4
5
6
7
8
9
115' - 4"
8' - 0"
5' - 0"
24' - 0"
13' - 2"
14' - 8"
34' - 10"
10' - 8"
5' - 0"
1
T3.C.01
A
B
C
D
E
F
G
H
23' - 0"
7' - 8"
12' - 10"
105' - 0"
7' - 8"
23' - 0"
18' - 0"
8455' - 6"
1" / 12"
8451' - 6 1/8"
1 1/2" / 12"
8455' - 6 1/8"
8450' - 6"
8450' - 6"
8454' - 6"
8451' - 6"
8451' - 6"
1
T3.C.04
1
T3.C.02
8455' - 6"
1/2" / 12"
1 1/2" / 12"
8455' - 6 1/8"
8451' - 6 1/8"
1
T3.C.03

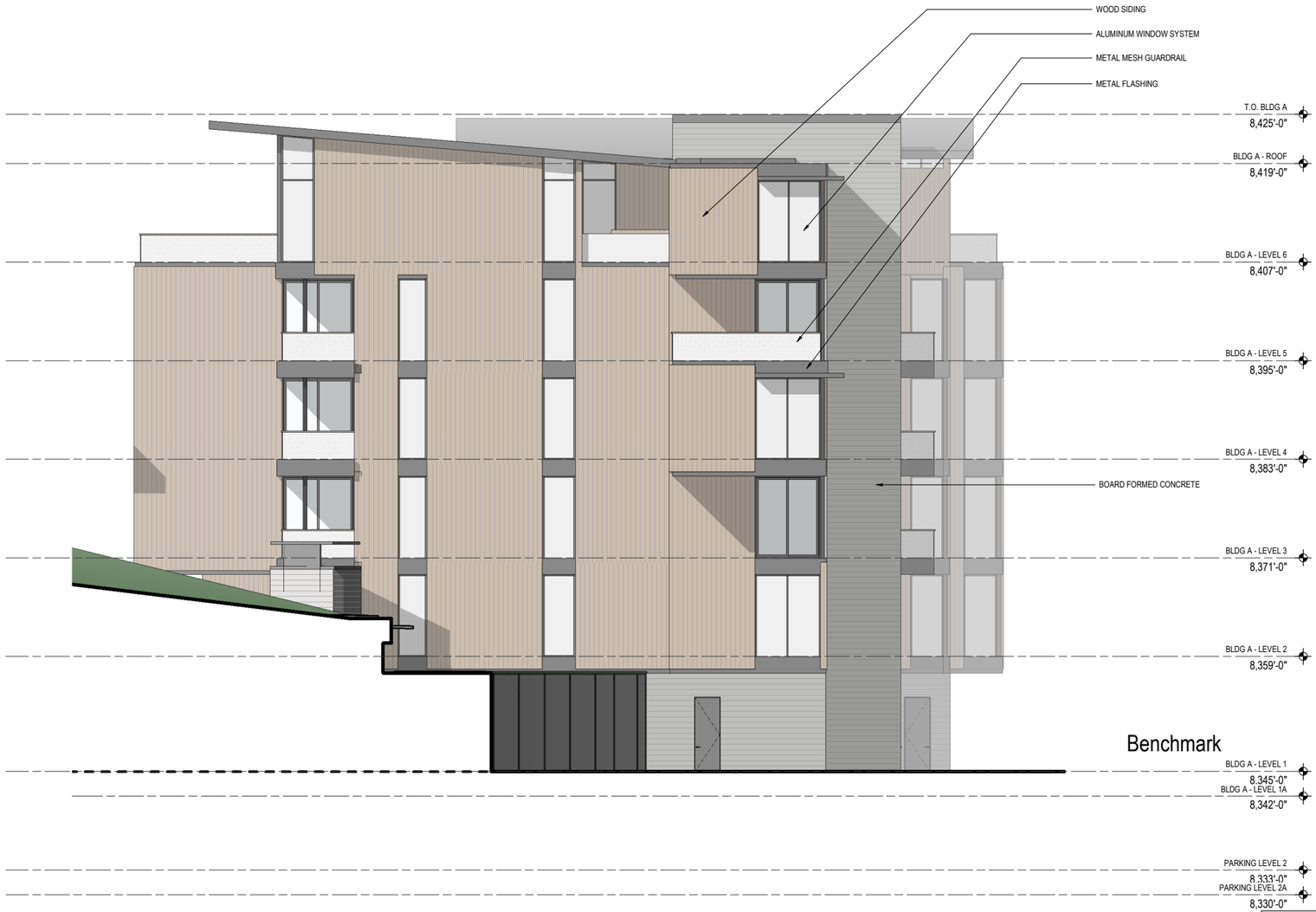
N
0
2'
4'
6'
8'
16'
24'

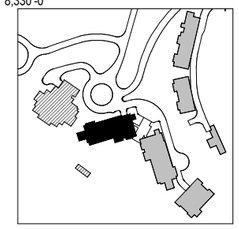
BLDG A - NORTH ELEVATION



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

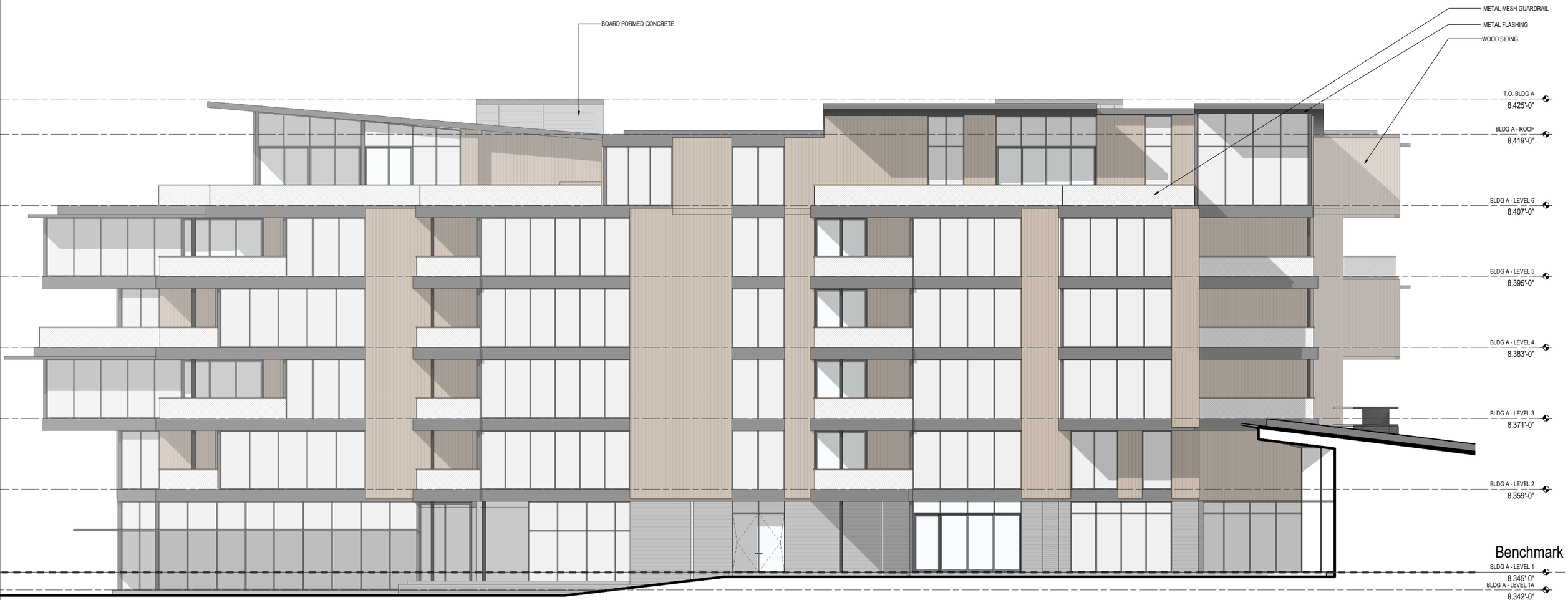
BLDG A - EAST ELEVATION

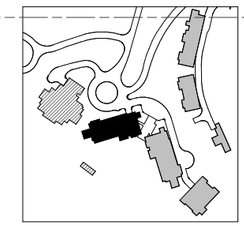




0 2' 4' 6' 8' 16' 24'

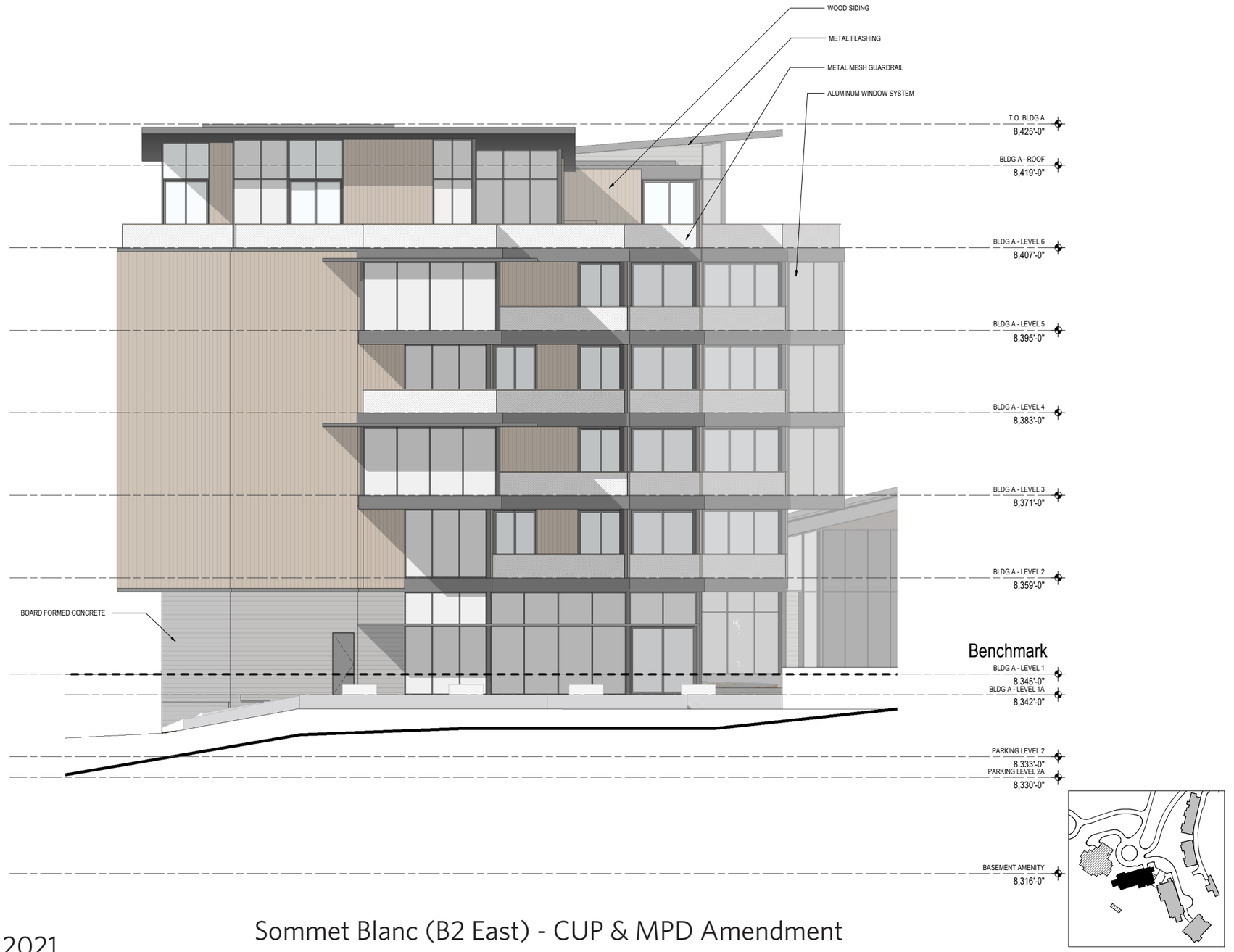
BLDG A - SOUTH ELEVATION





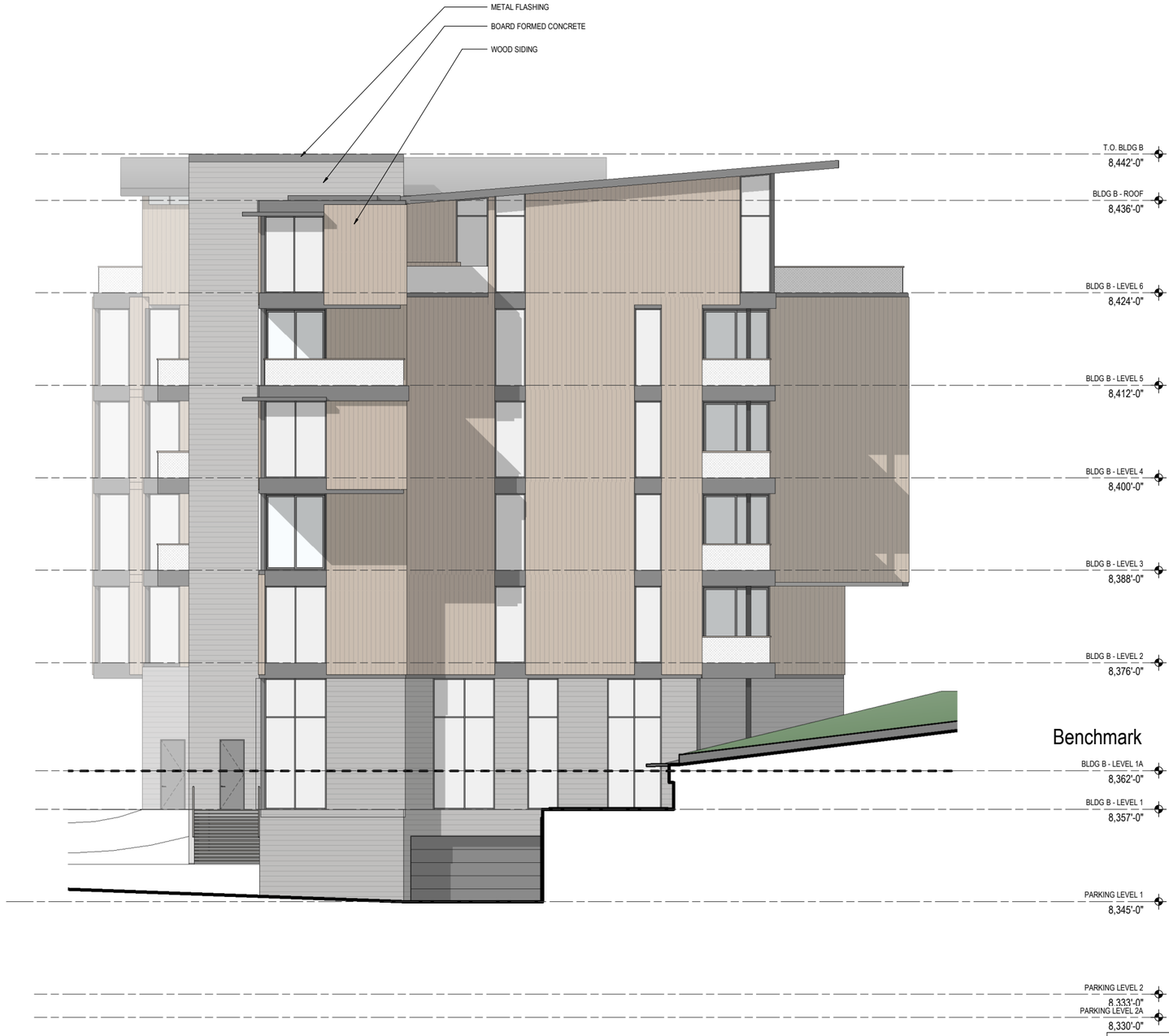
0 2' 4' 6' 8' 16' 24'

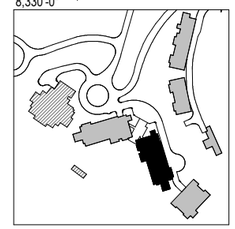
BLDG A - WEST ELEVATION



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

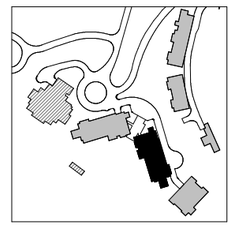
BLDG B - NORTH ELEVATION





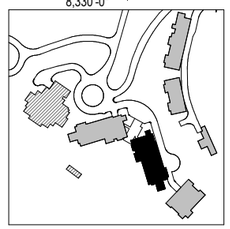
0 2' 4' 6' 8' 16' 24'

BLDG B - EAST ELEVATION



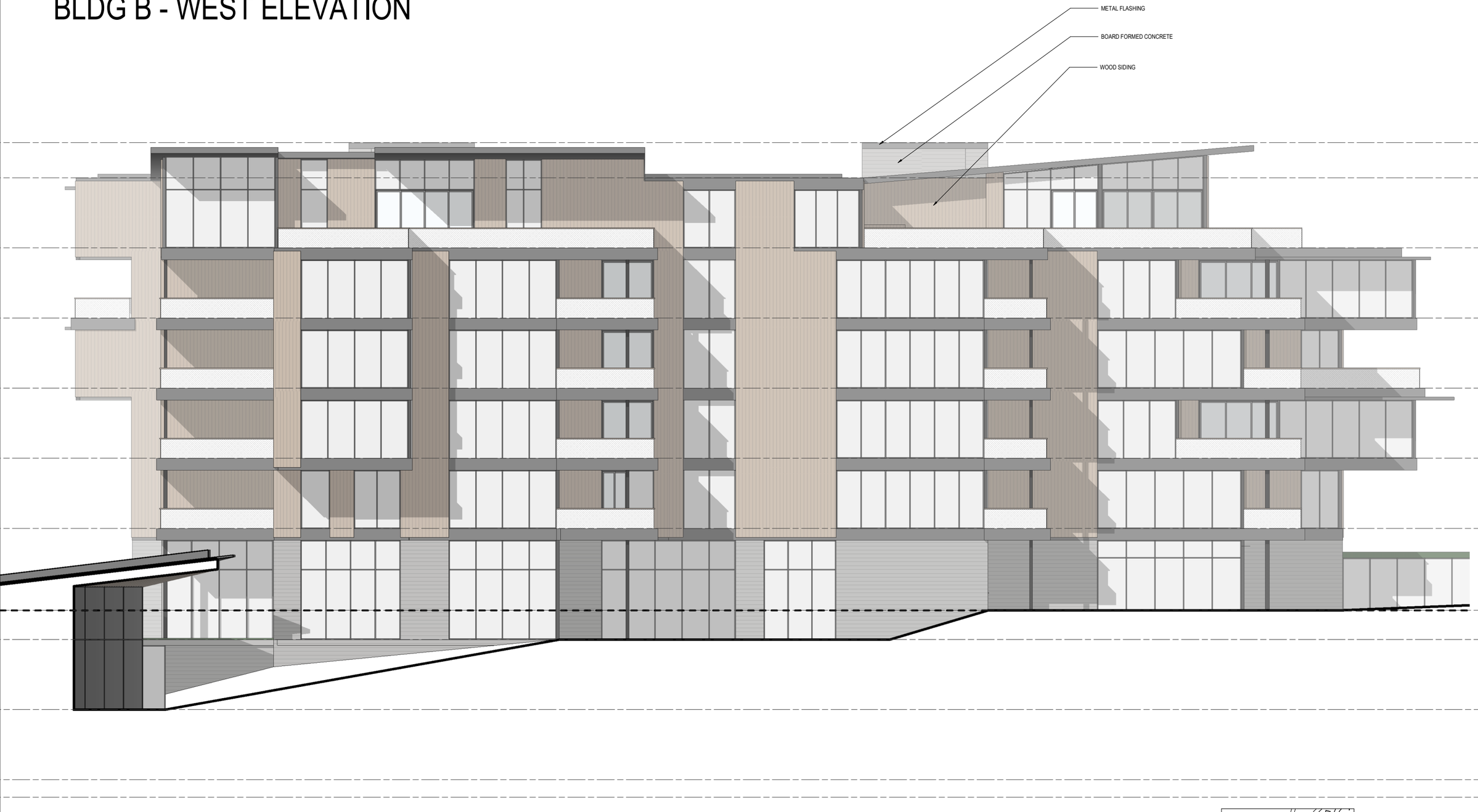
0 2' 4' 6' 8' 16' 24'

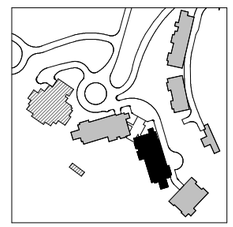
BLDG B - SOUTH ELEVATION



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

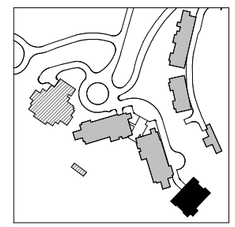
BLDG B - WEST ELEVATION





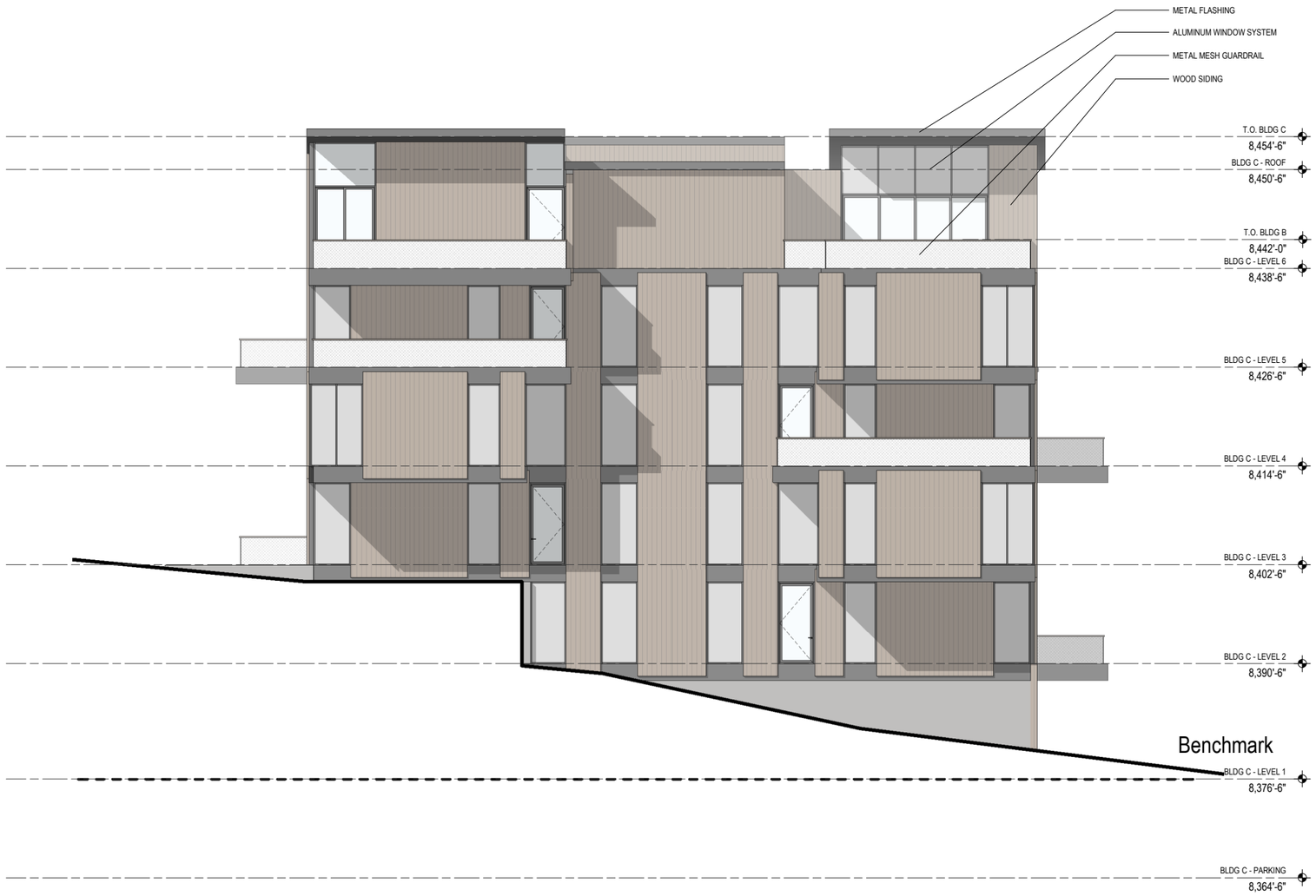
0 2' 4' 6' 8' 16' 24'

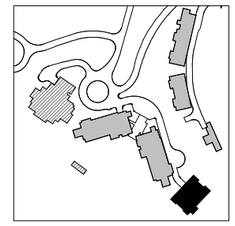
BLDG C - NORTH ELEVATION



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

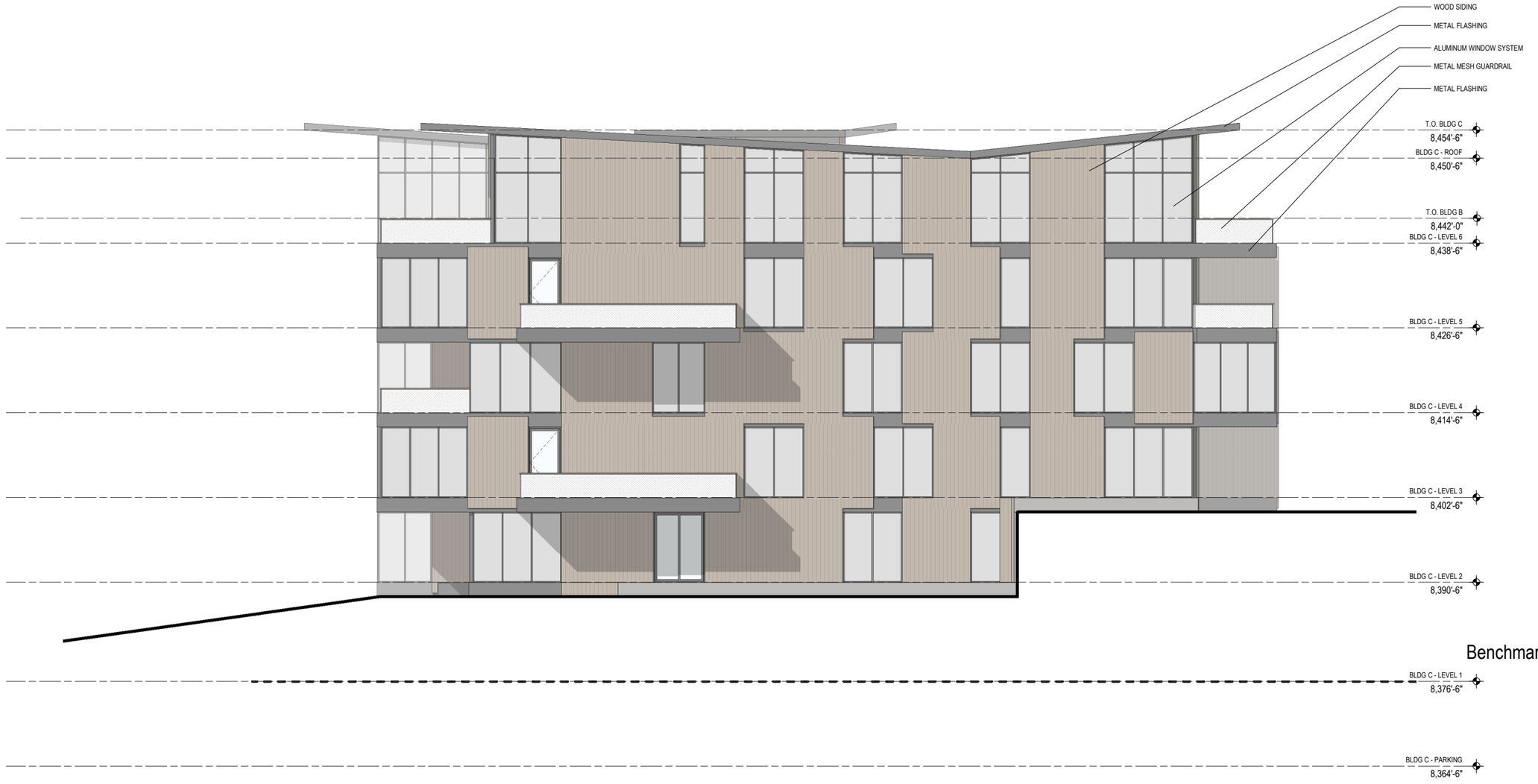
BLDG C - EAST ELEVATION

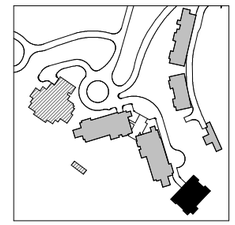




0 2' 4' 6' 8' 16' 24'

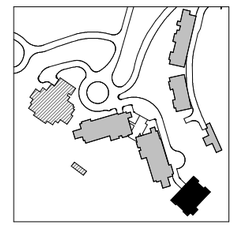
BLDG C - SOUTH ELEVATION





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

BLDG C - WEST ELEVATION



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

MATERIAL PALETTE

INSPIRATION

WOOD SIDING

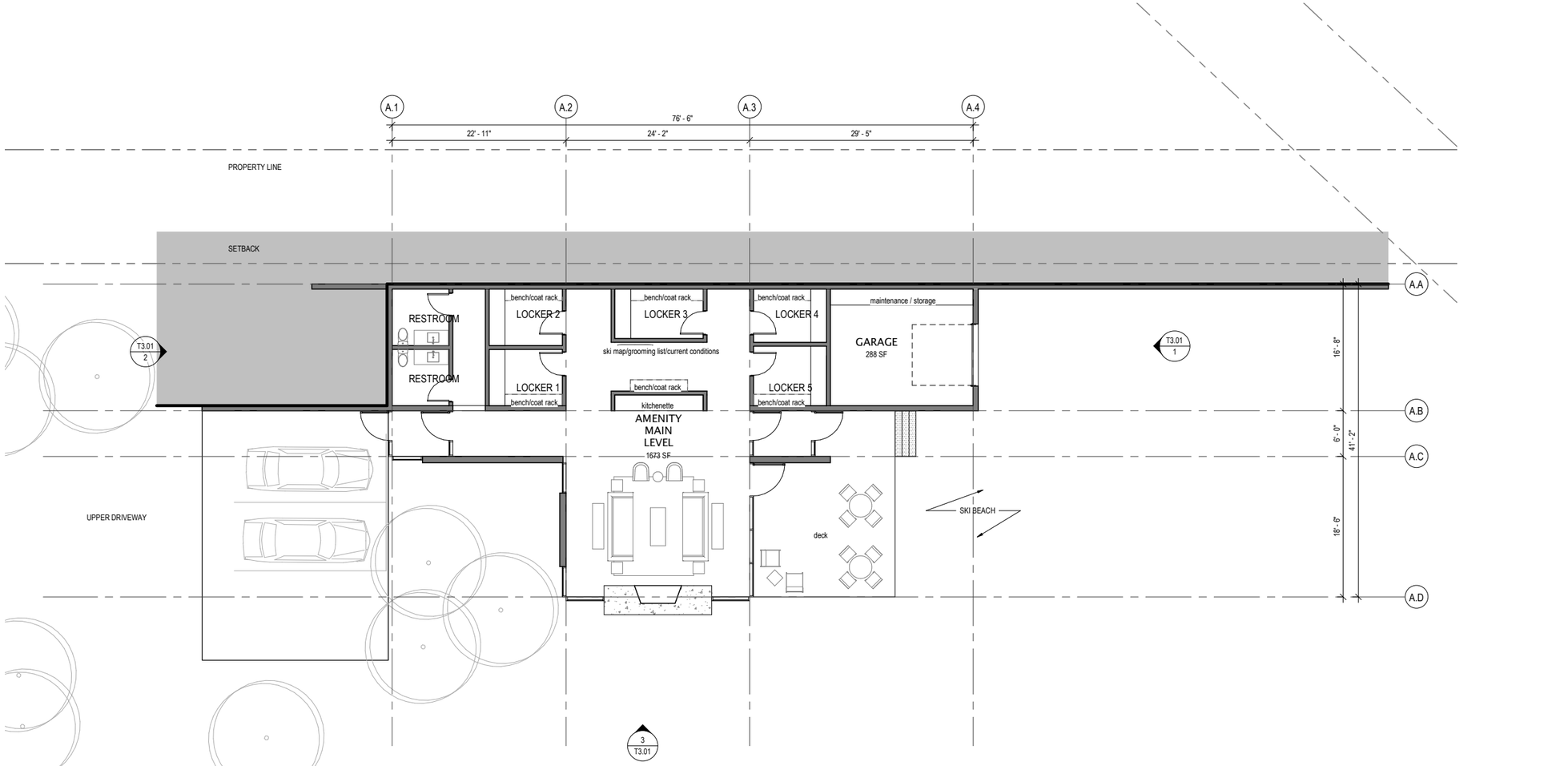
ALUMINUM WINDOW SYSTEM

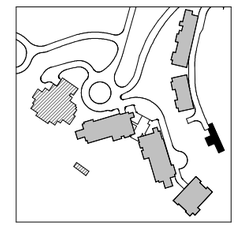
CAST IN PLACE CONCRETE

PAINTED METAL

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 3 - Alpine Villas Plans and Elevations
April 16th, 2021

AMENITY MAIN LEVEL

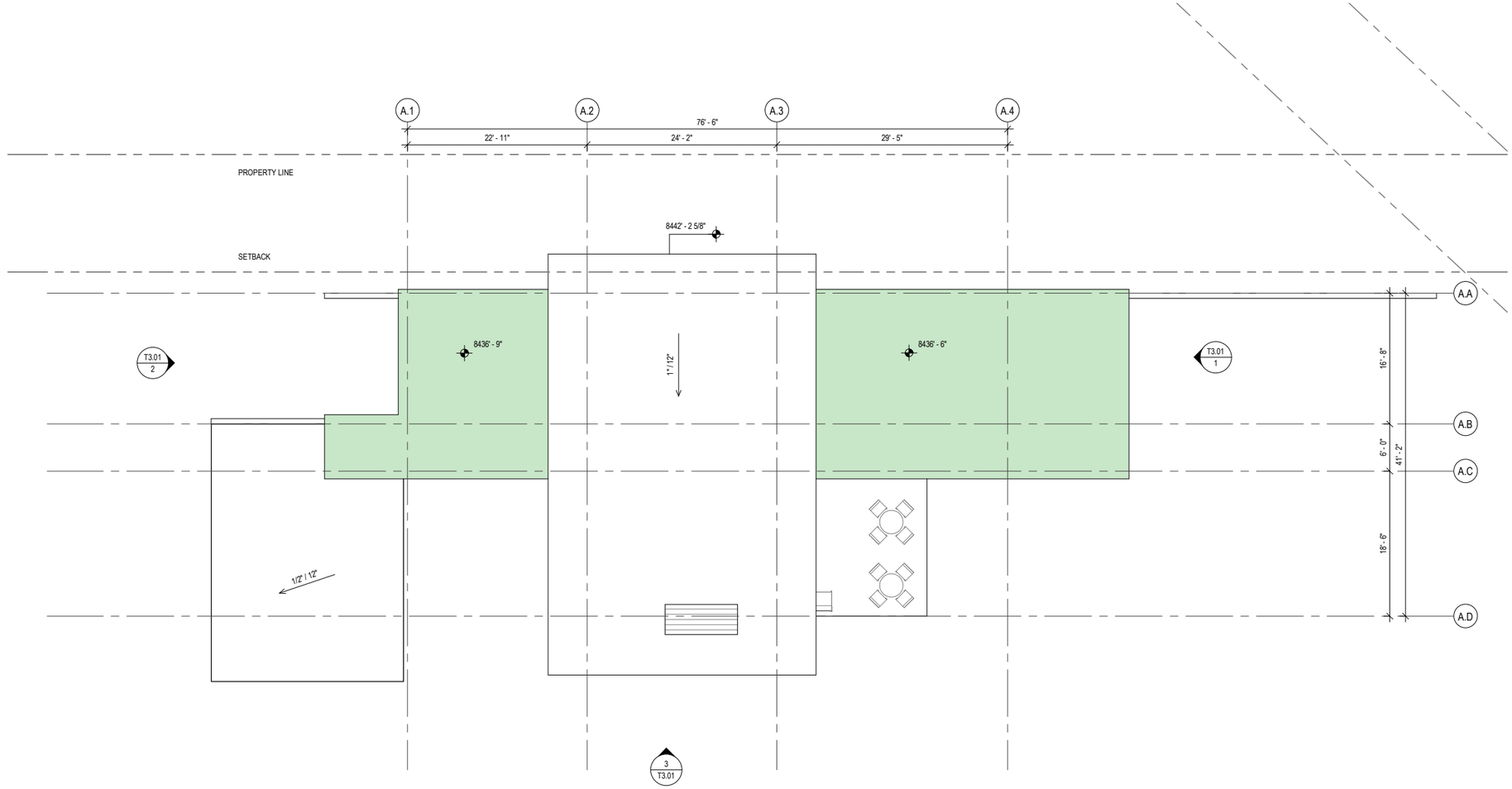


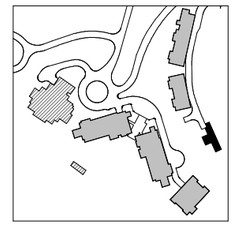


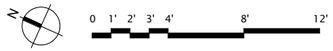
N

0 1' 2' 3' 4' 8' 12'

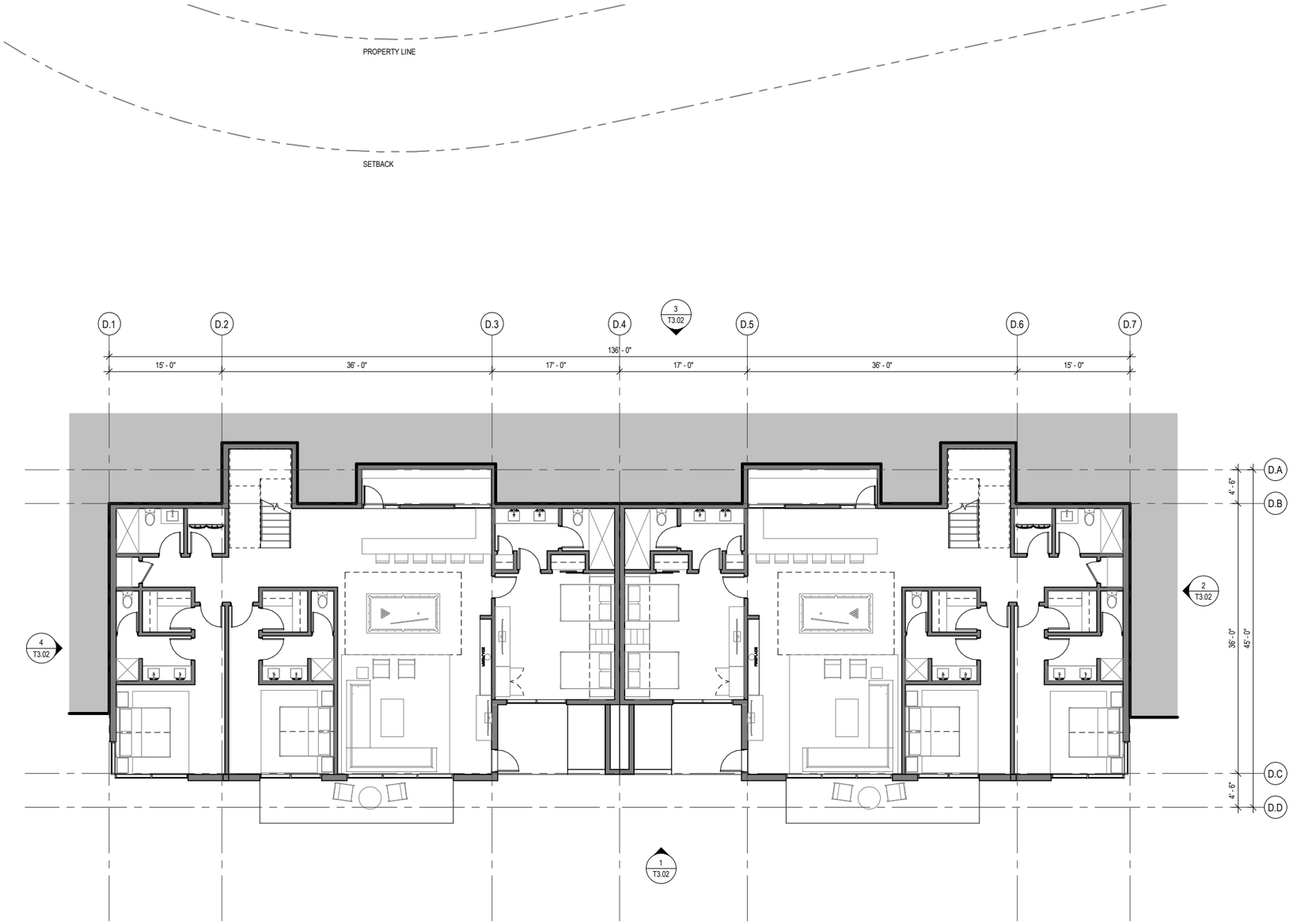
AMENITY ROOF

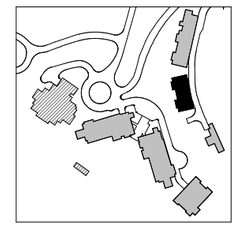


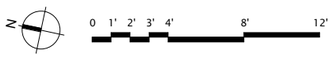




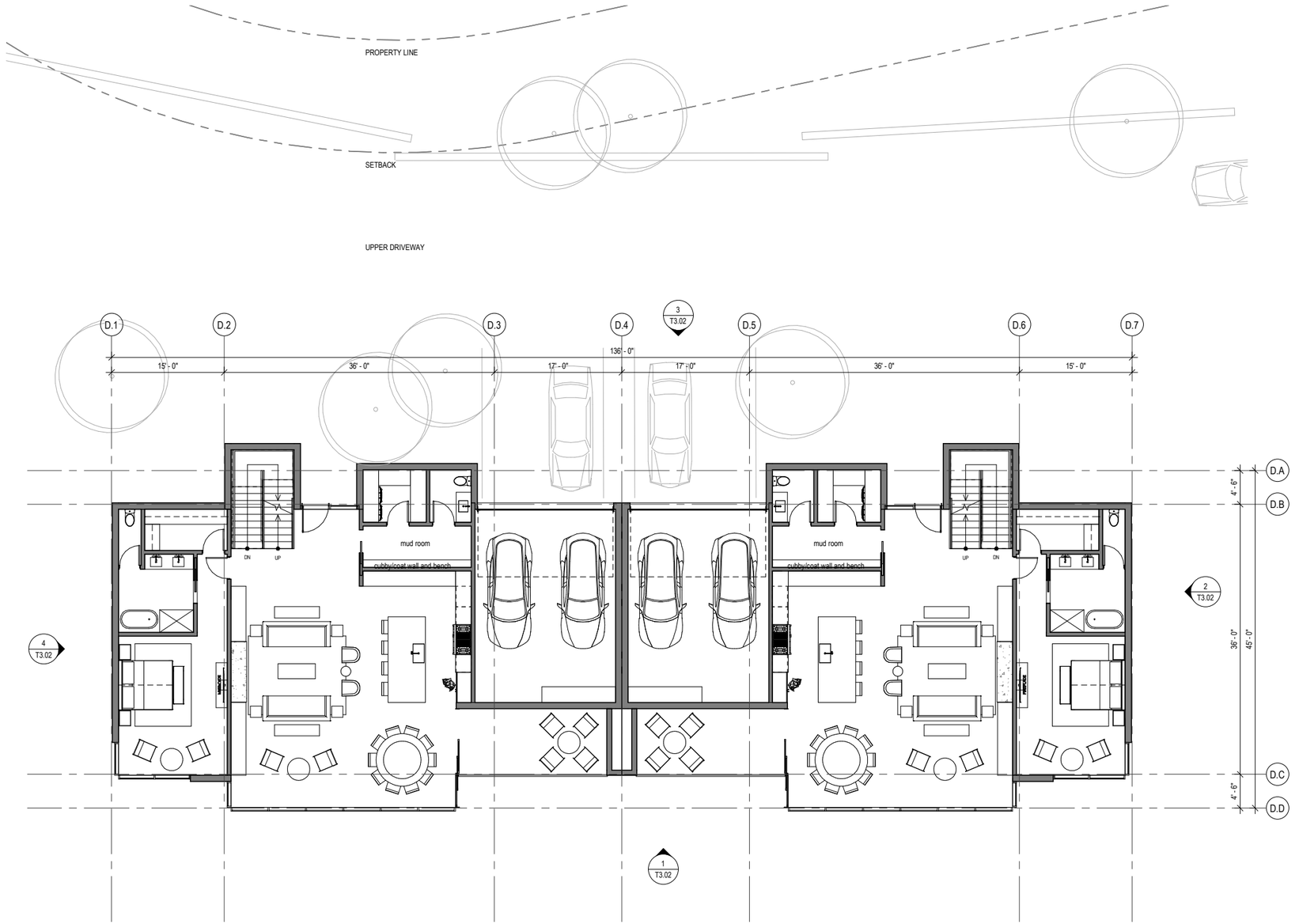
DUPLEX LOWER LEVEL

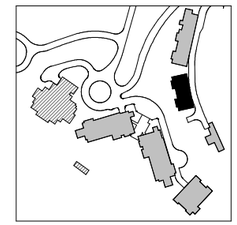






DUPLEX MAIN LEVEL

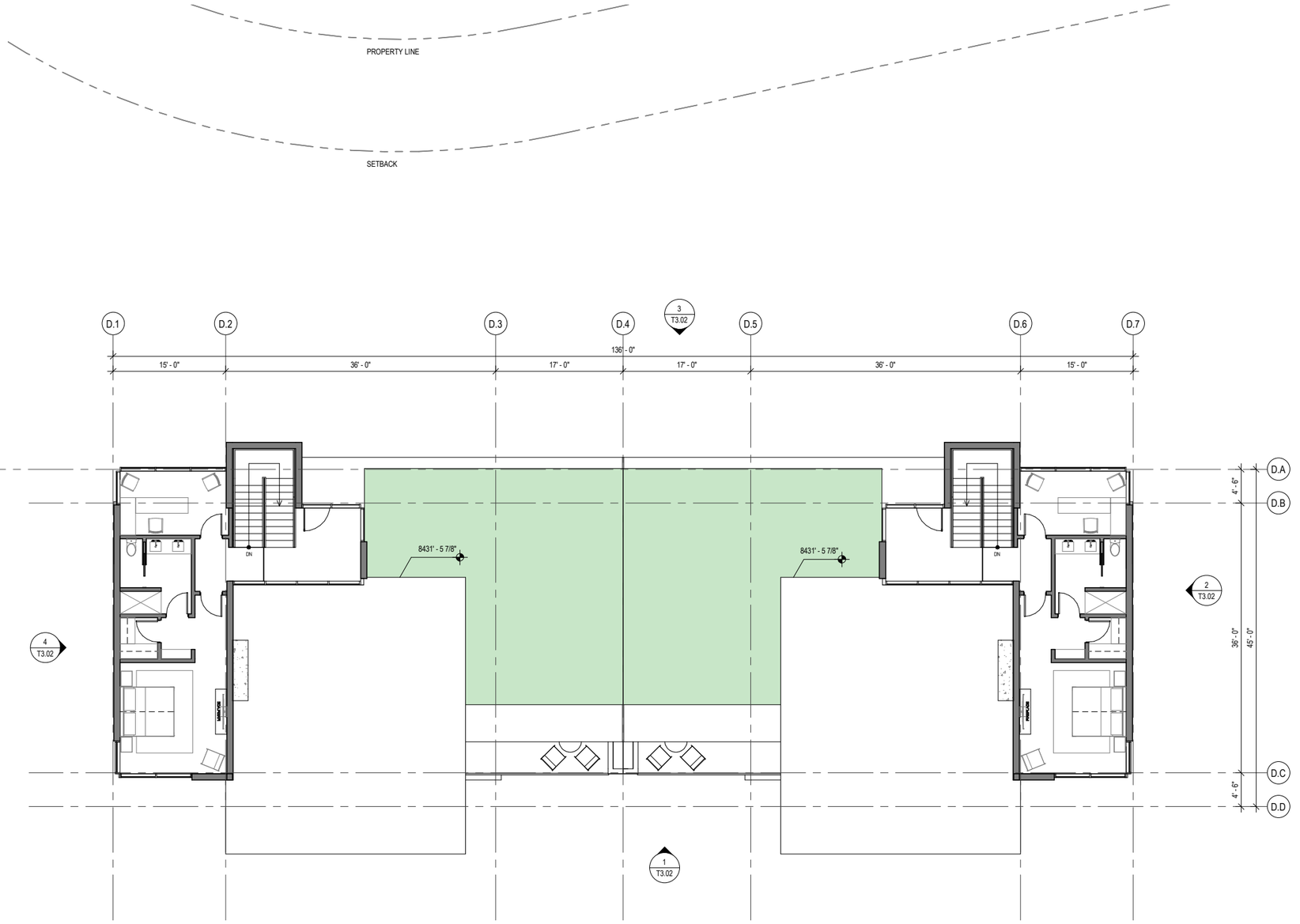


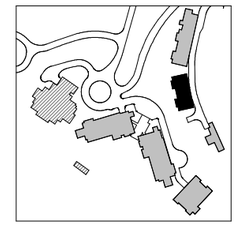


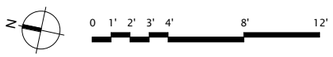
N

0 1' 2' 3' 4' 8' 12'

DUPLEX UPPER LEVEL







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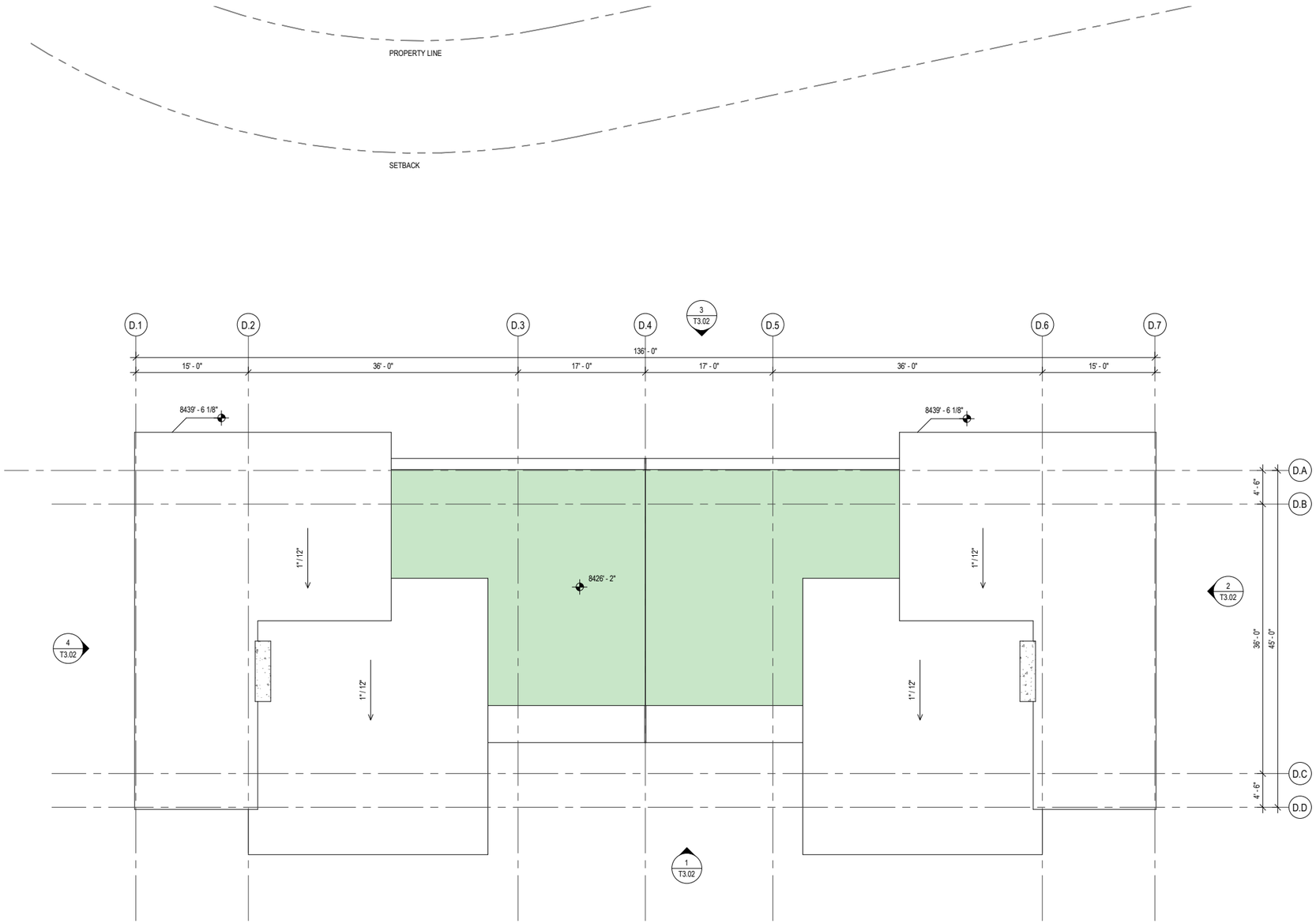
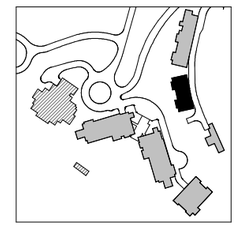
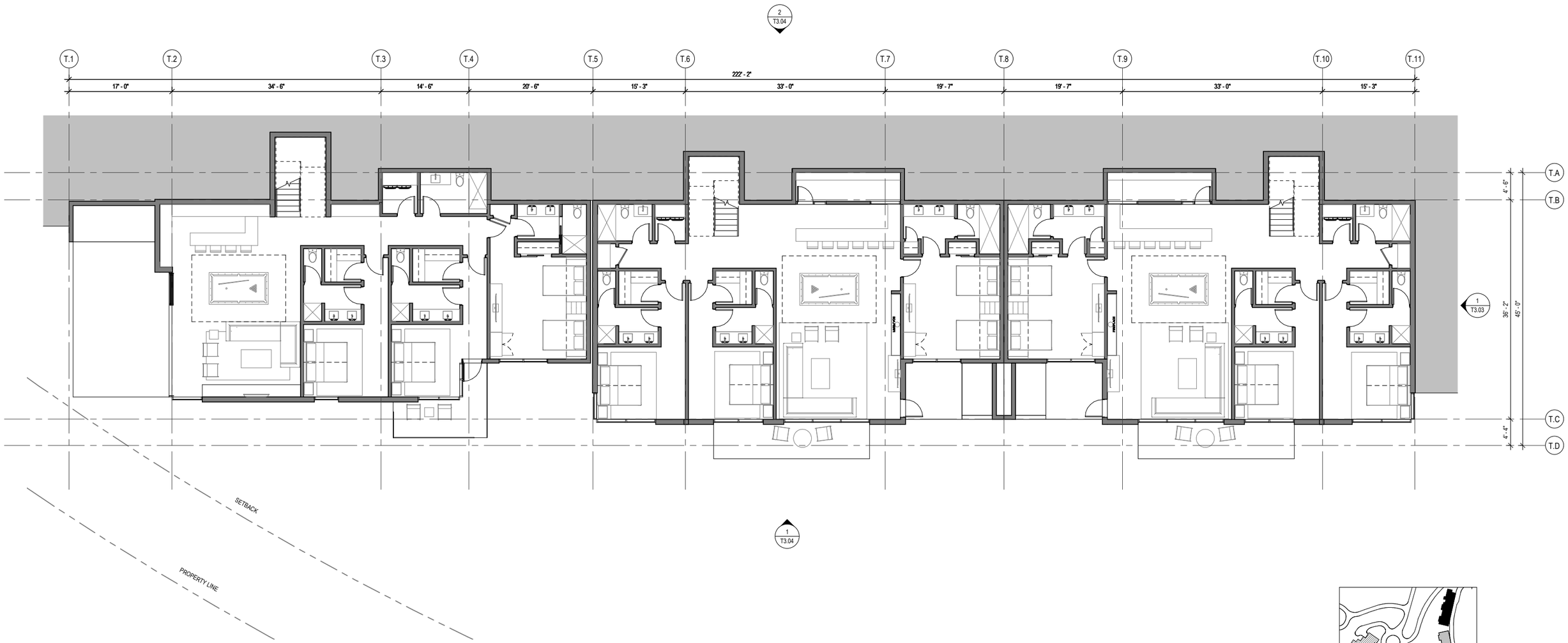


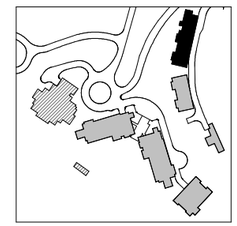


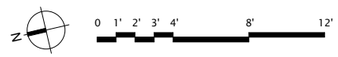
N

0 1' 2' 3' 4' 8' 12'

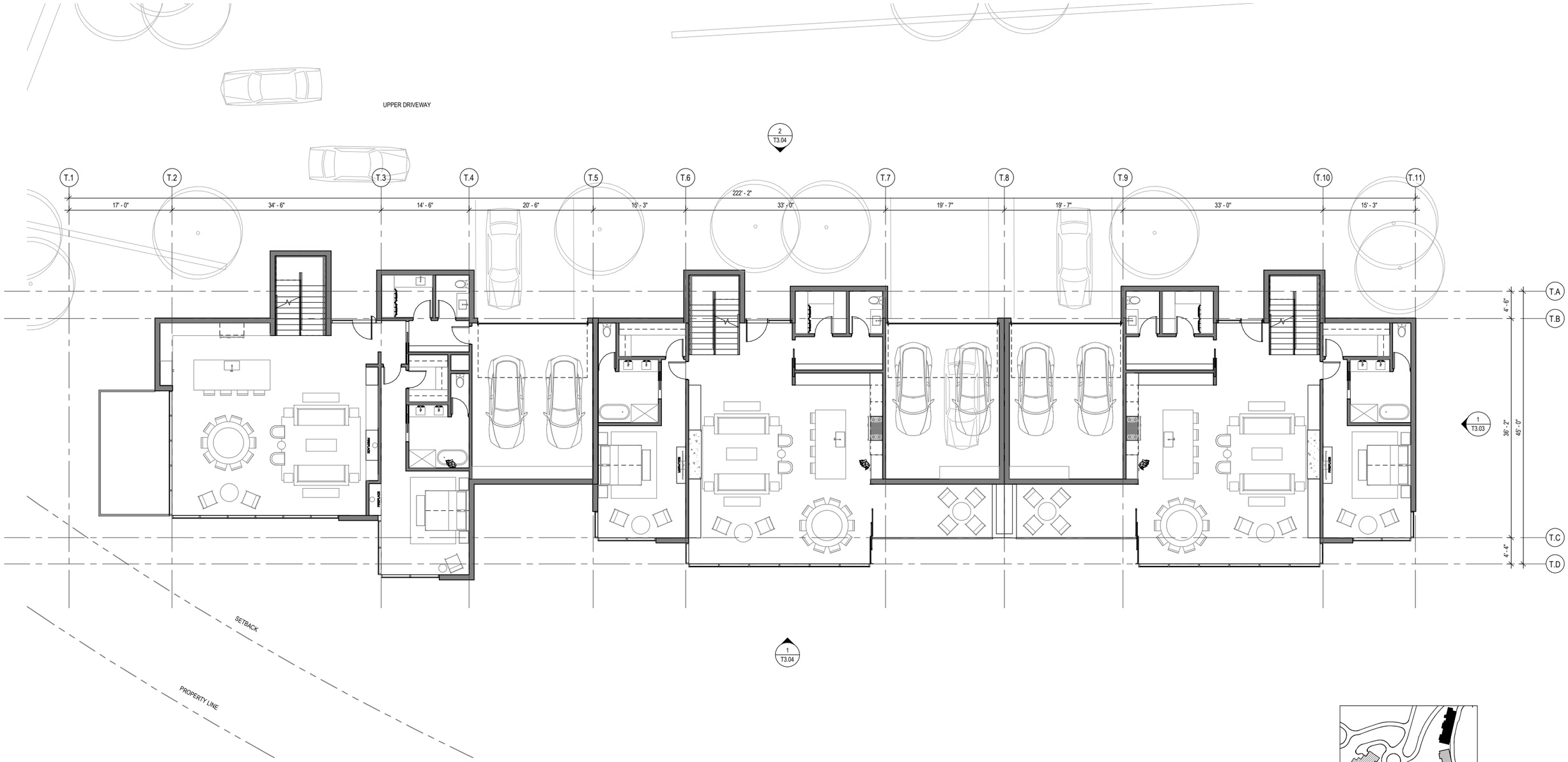
TRIPLEX LOWER LEVEL

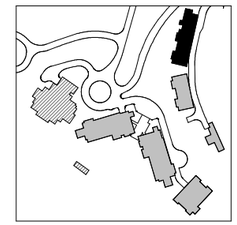






TRIPLEX MAIN LEVEL

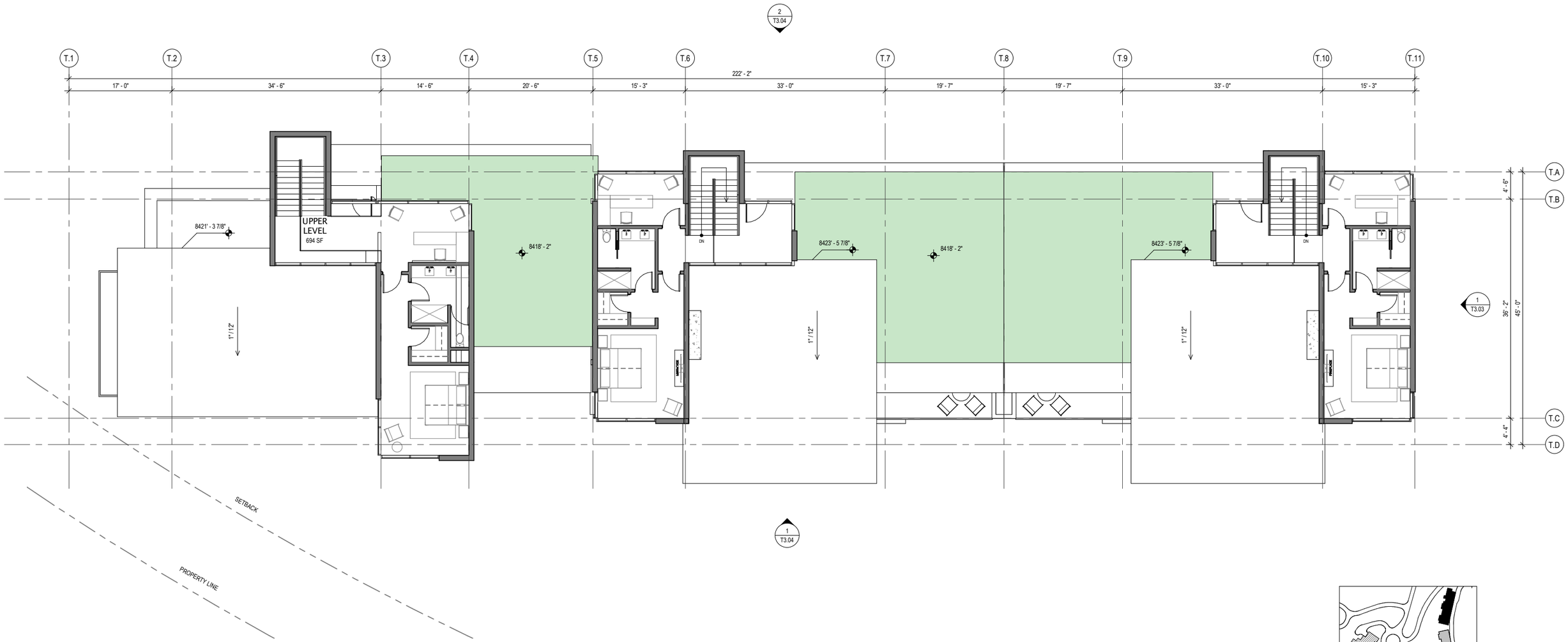


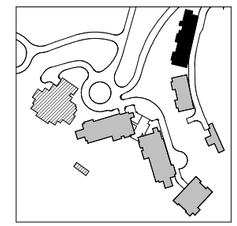


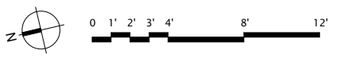
N

0 1' 2' 3' 4' 8' 12'

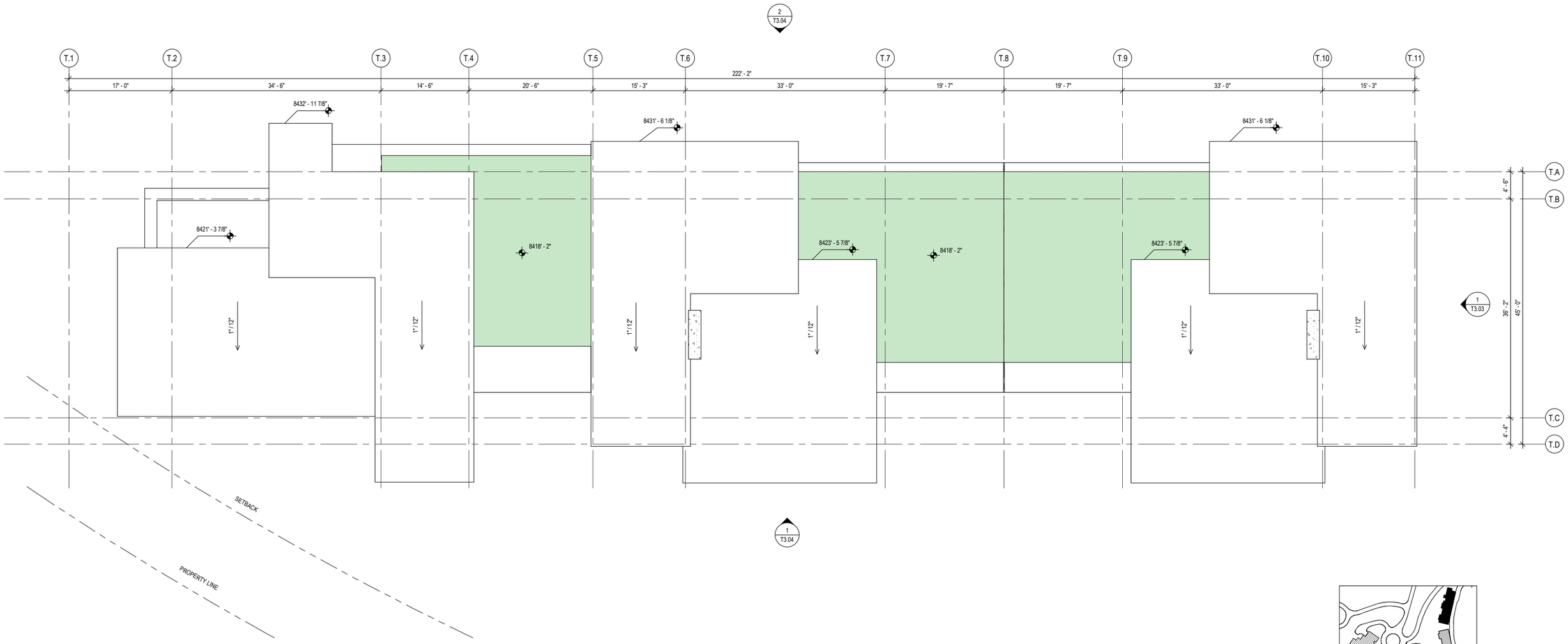
TRIPLEX UPPER LEVEL

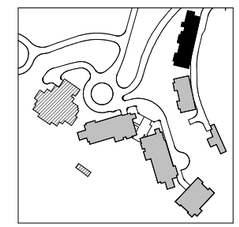


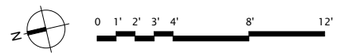




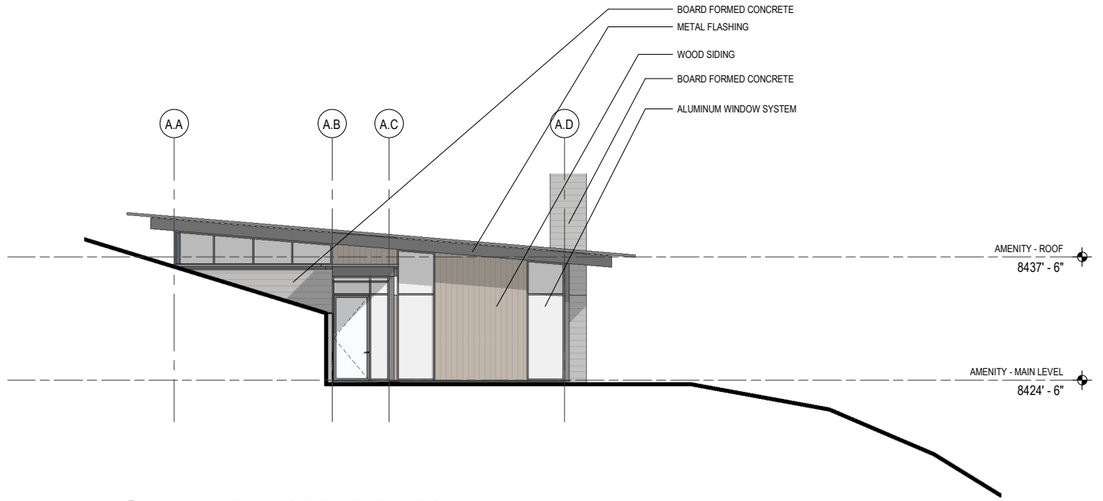
TRIPLEX ROOF





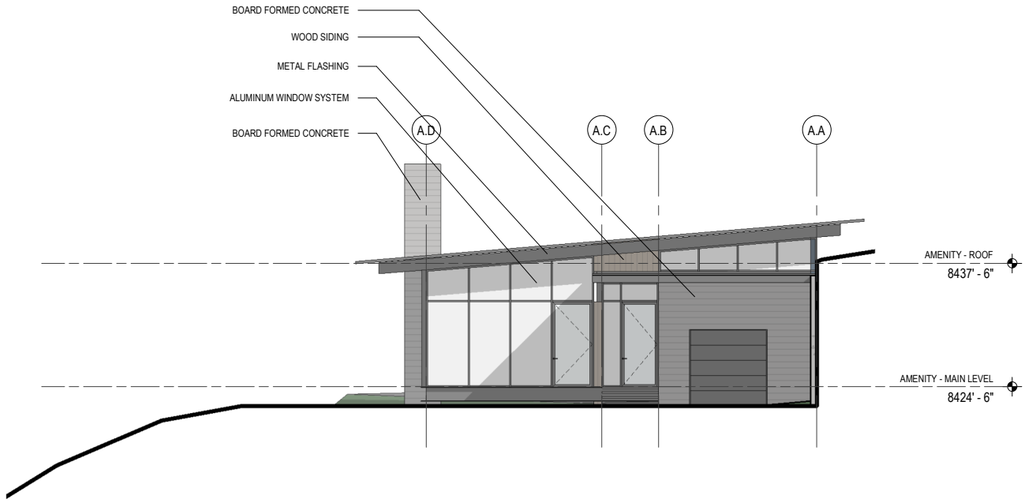


AMENITY ELEVATIONS

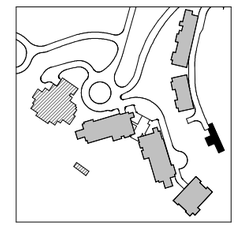


2 AMENITY - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

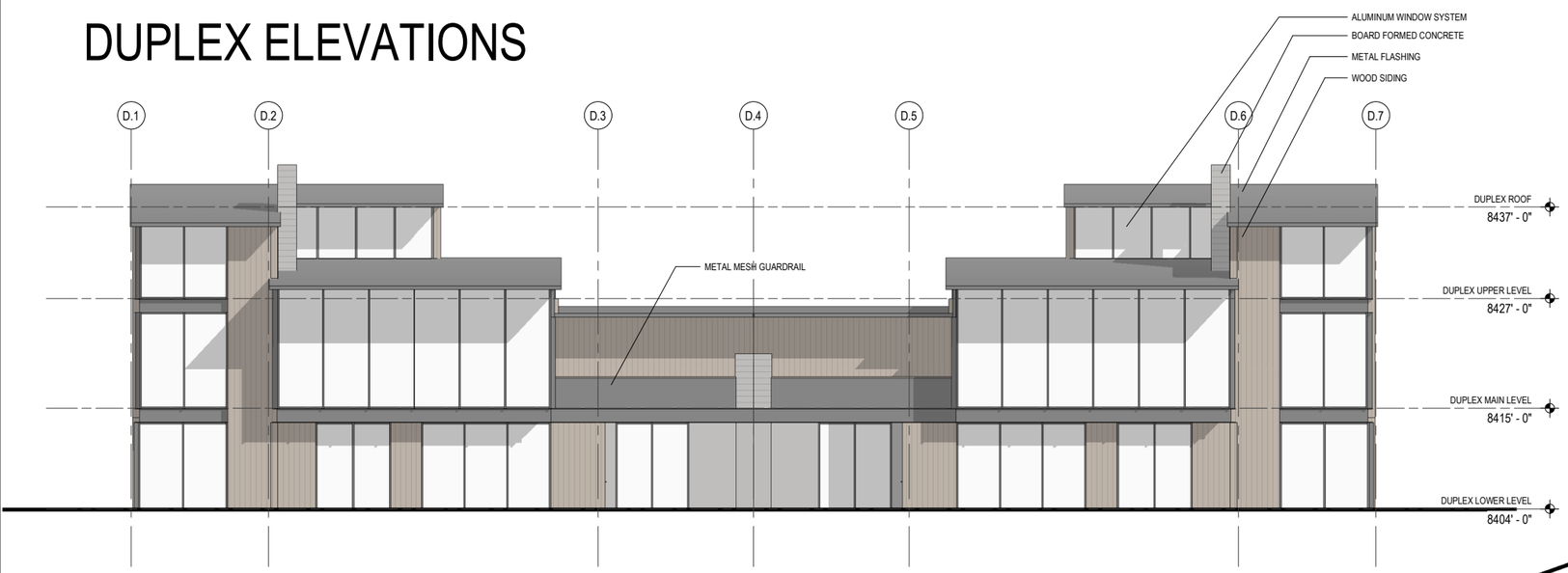
3 AMENITY - WEST ELEVATION
SCALE: 1/8" = 1'-0"



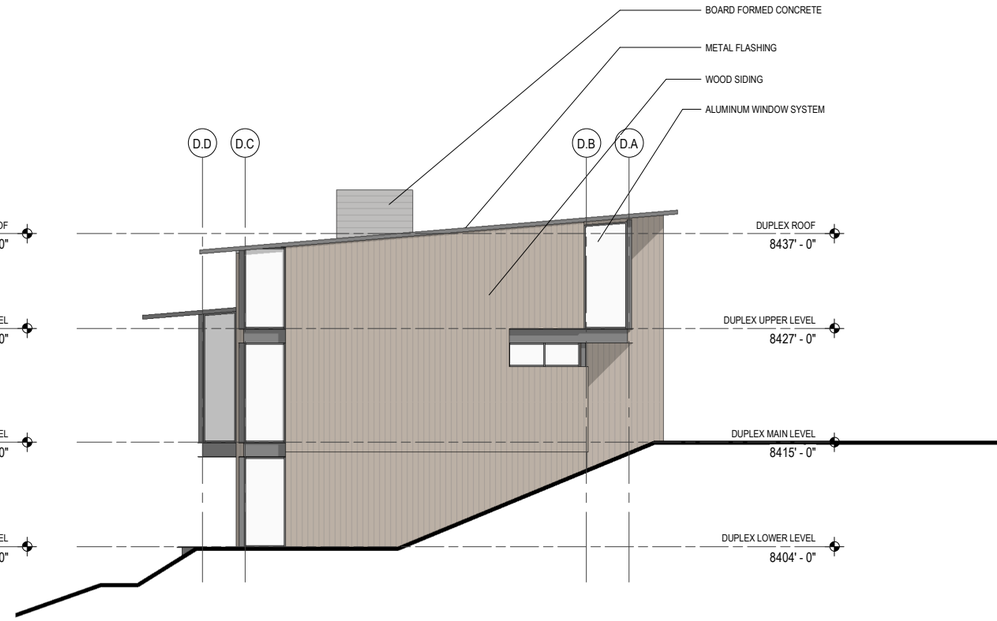
1 AMENITY - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



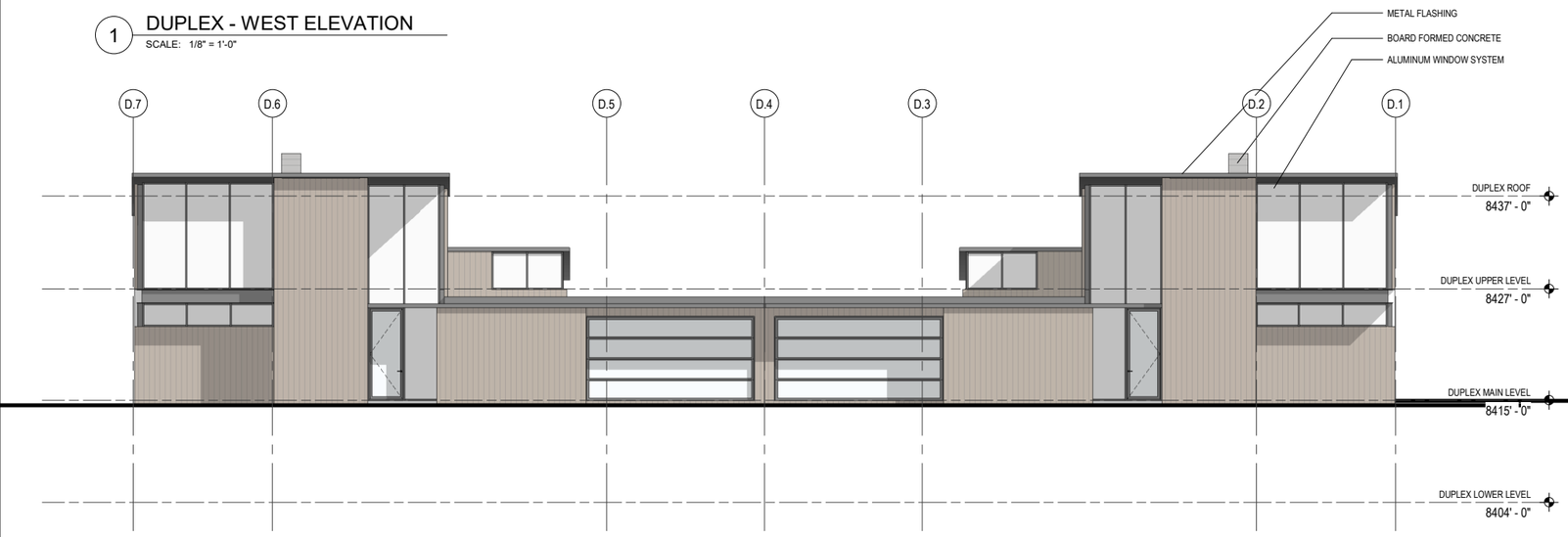
DUPLEX ELEVATIONS



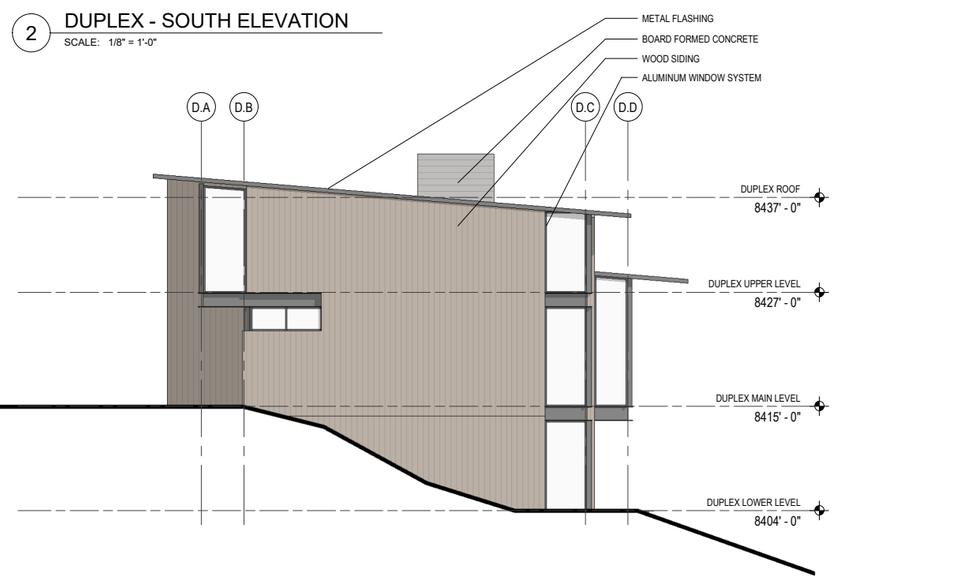
1 DUPLEX - WEST ELEVATION
SCALE: 1/8" = 1'-0"



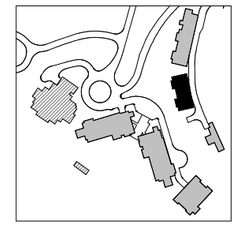
2 DUPLEX - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



3 DUPLEX - EAST ELEVATION
SCALE: 1/8" = 1'-0"

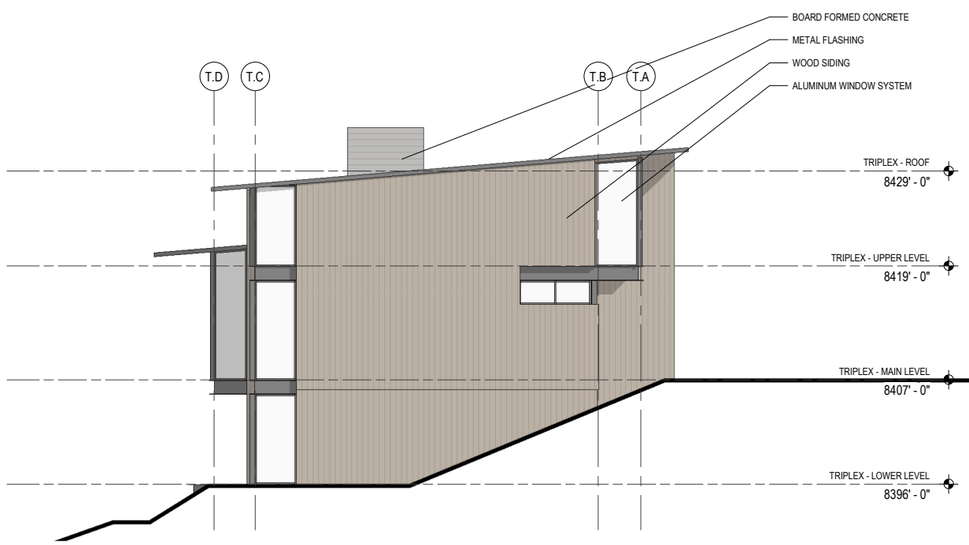


4 DUPLEX - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

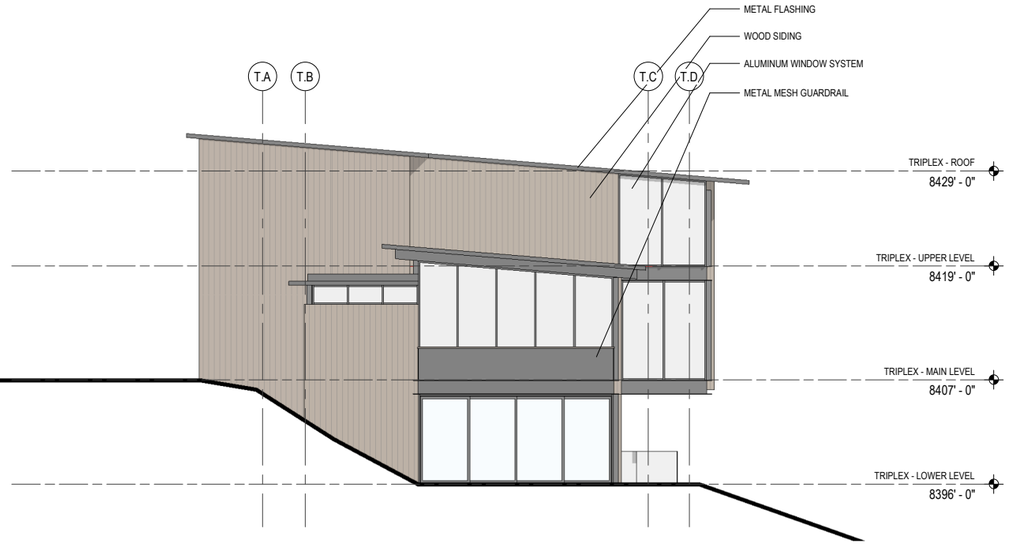


0 2' 4' 6' 8' 16' 24'

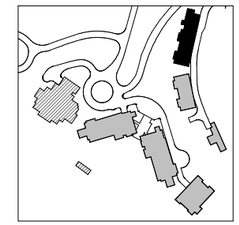
TRIPLEX ELEVATIONS



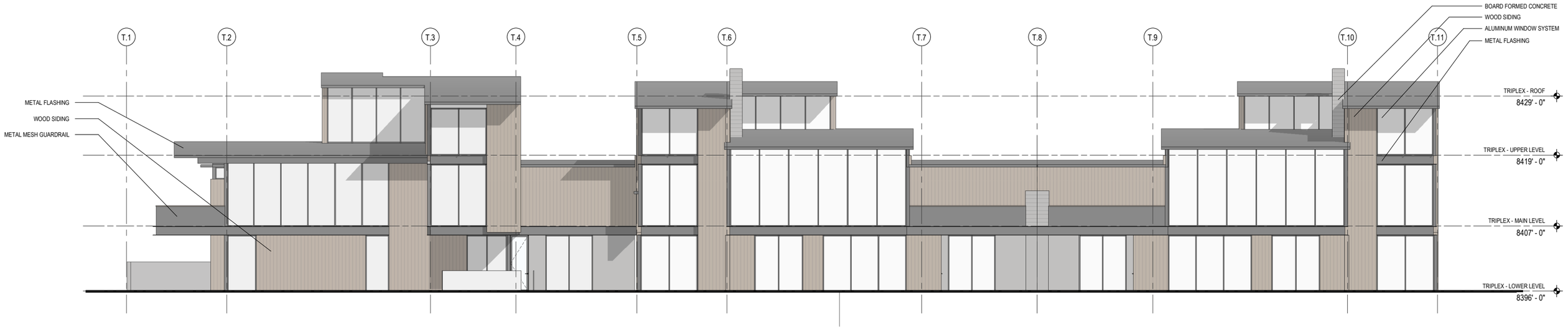
1 TRIPLEX - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



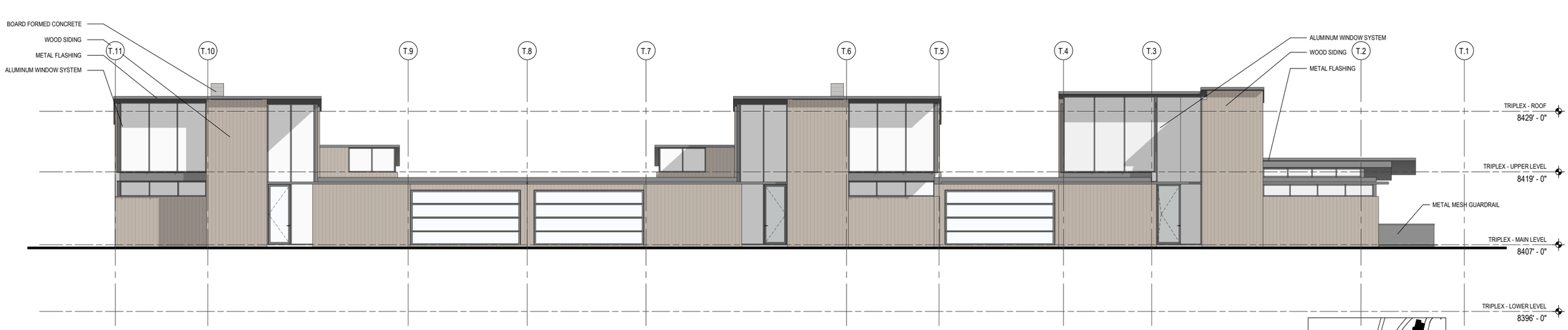
2 TRIPLEX - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



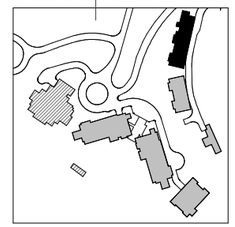
TRIPLEX ELEVATIONS



1 TRIPLEX - WEST ELEVATION
SCALE: 1/8" = 1'-0"



2 TRIPLEX - EAST ELEVATION
SCALE: 1/8" = 1'-0"



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

MATERIAL PALETTE

INSPIRATION

WOOD SIDING

ALUMINUM WINDOW SYSTEM

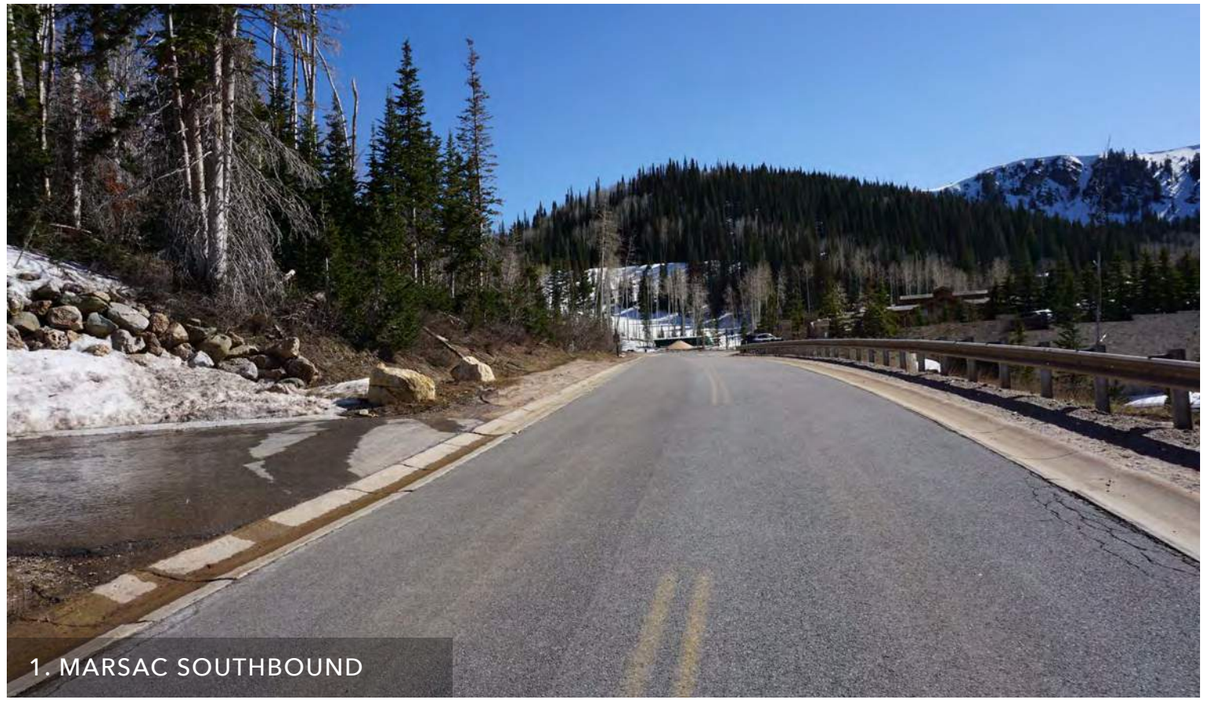
CAST IN PLACE CONCRETE

PAINTED METAL

Sommet Blanc (B2 East) - CUP & MPD Amendment

Exhibit 4 - Visual Impact

April 16th, 2021



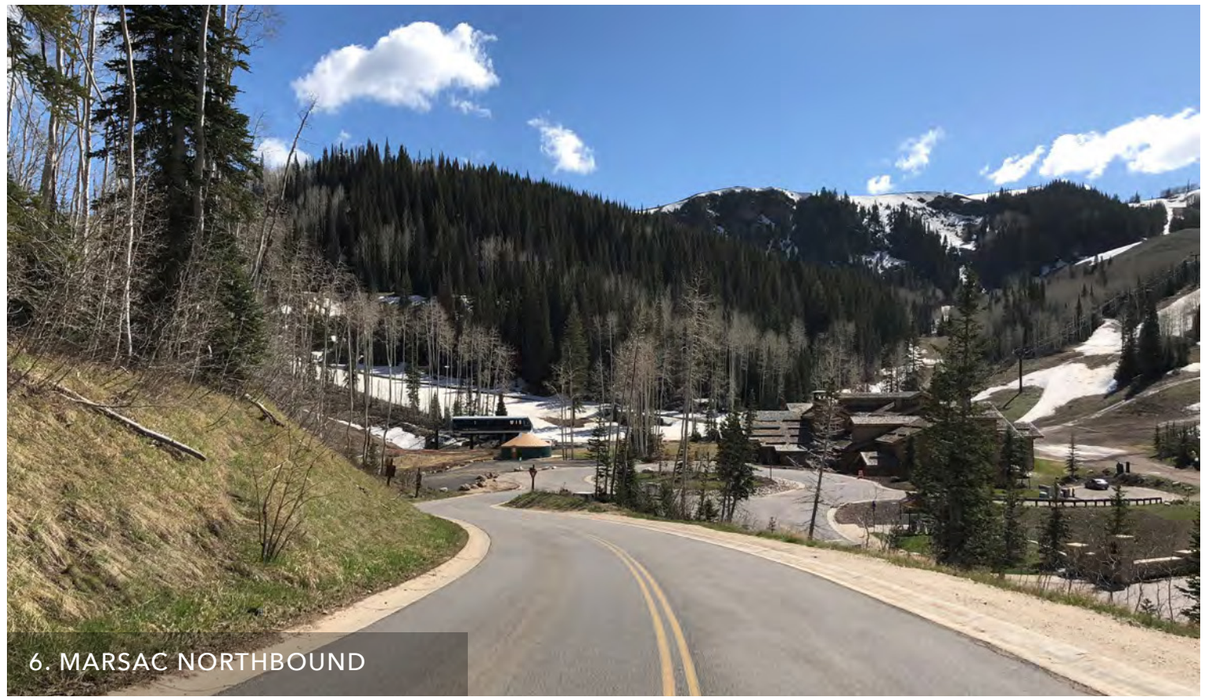
1. MARSAC SOUTHBOUND

2. MONTAGE ARRIVAL

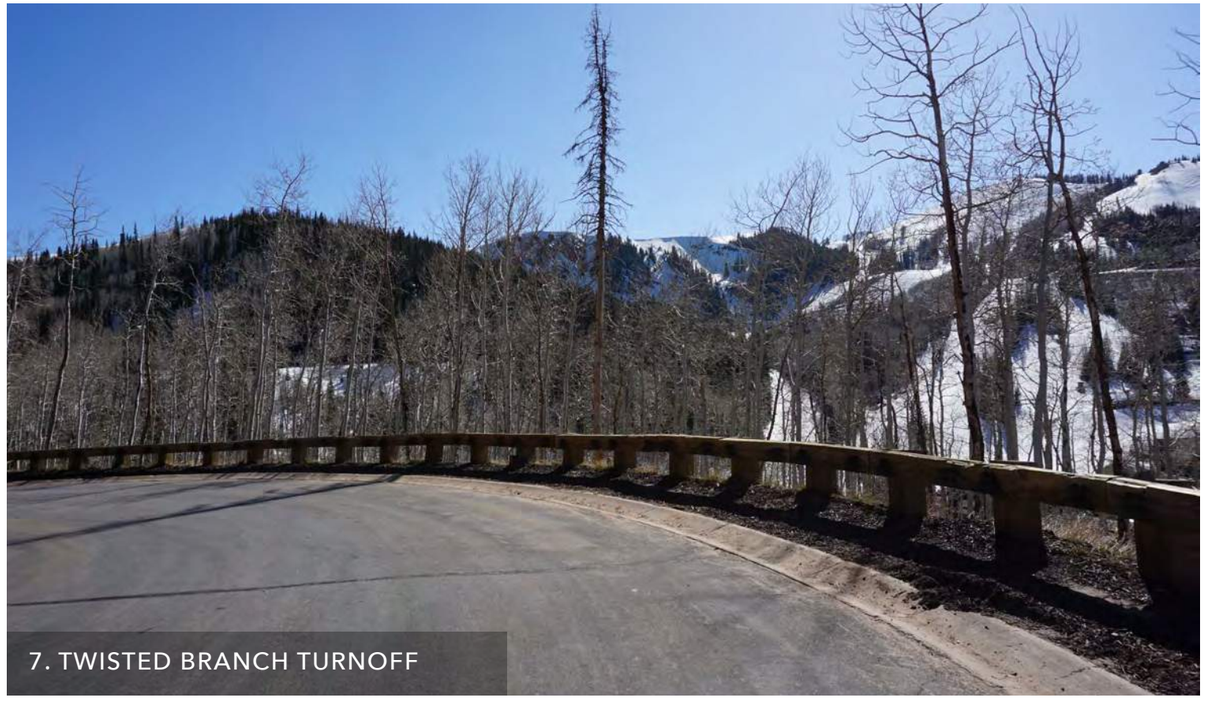
3. EMPIRE EXPRESS

4. BURGERS AND BOURBON

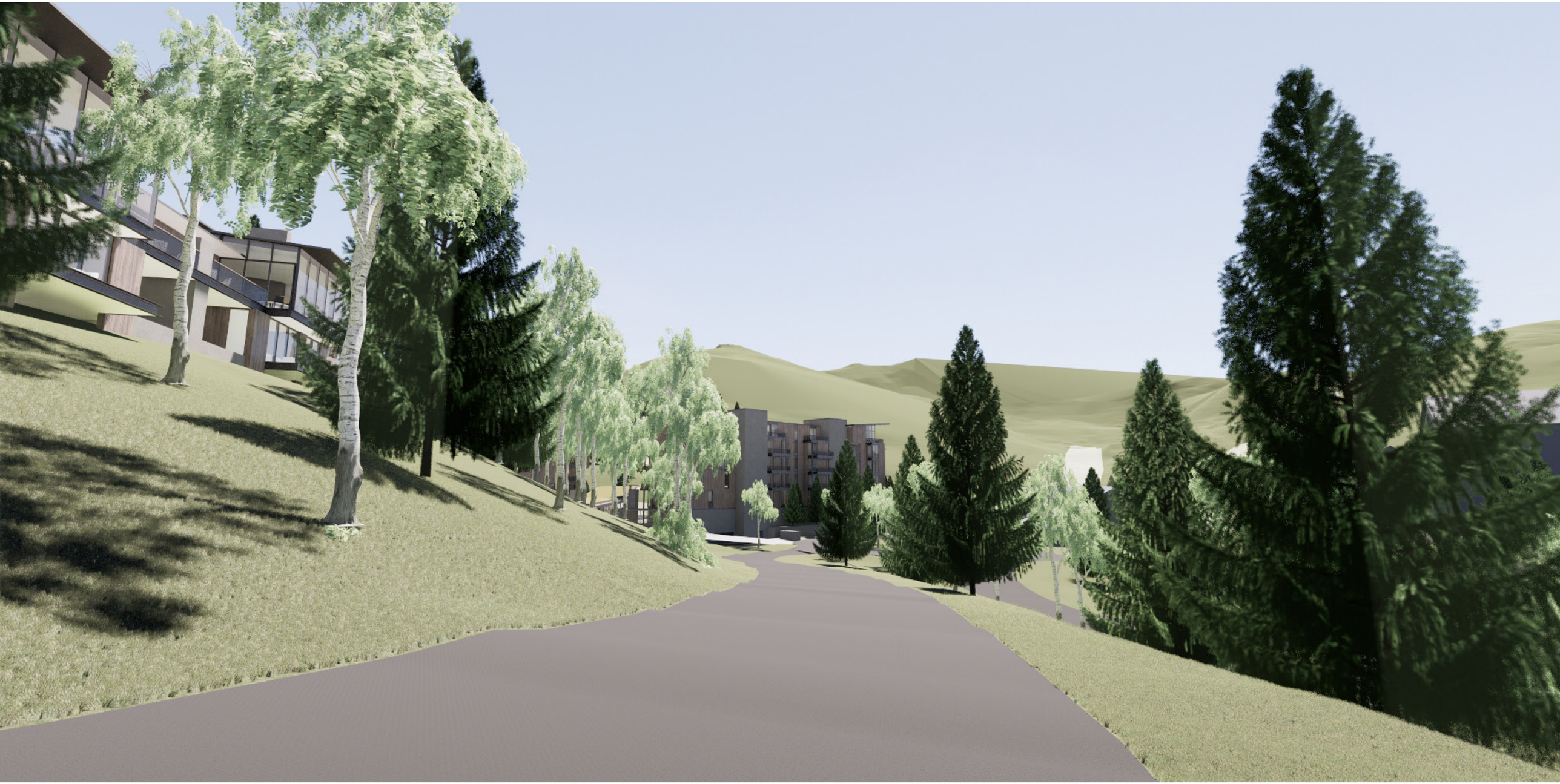
5. LUCKY JACK



6. MARSAC NORTHBOUND

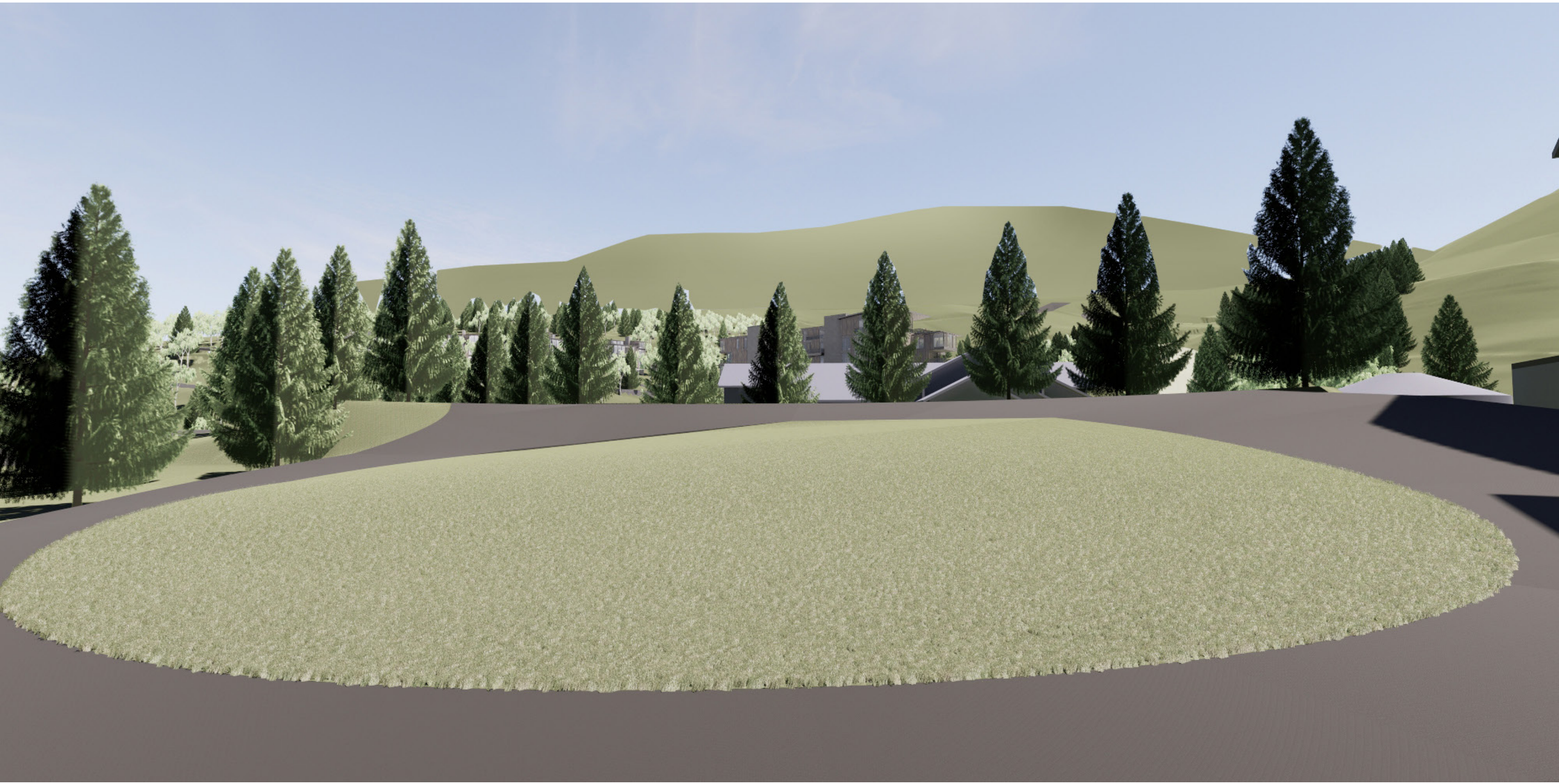


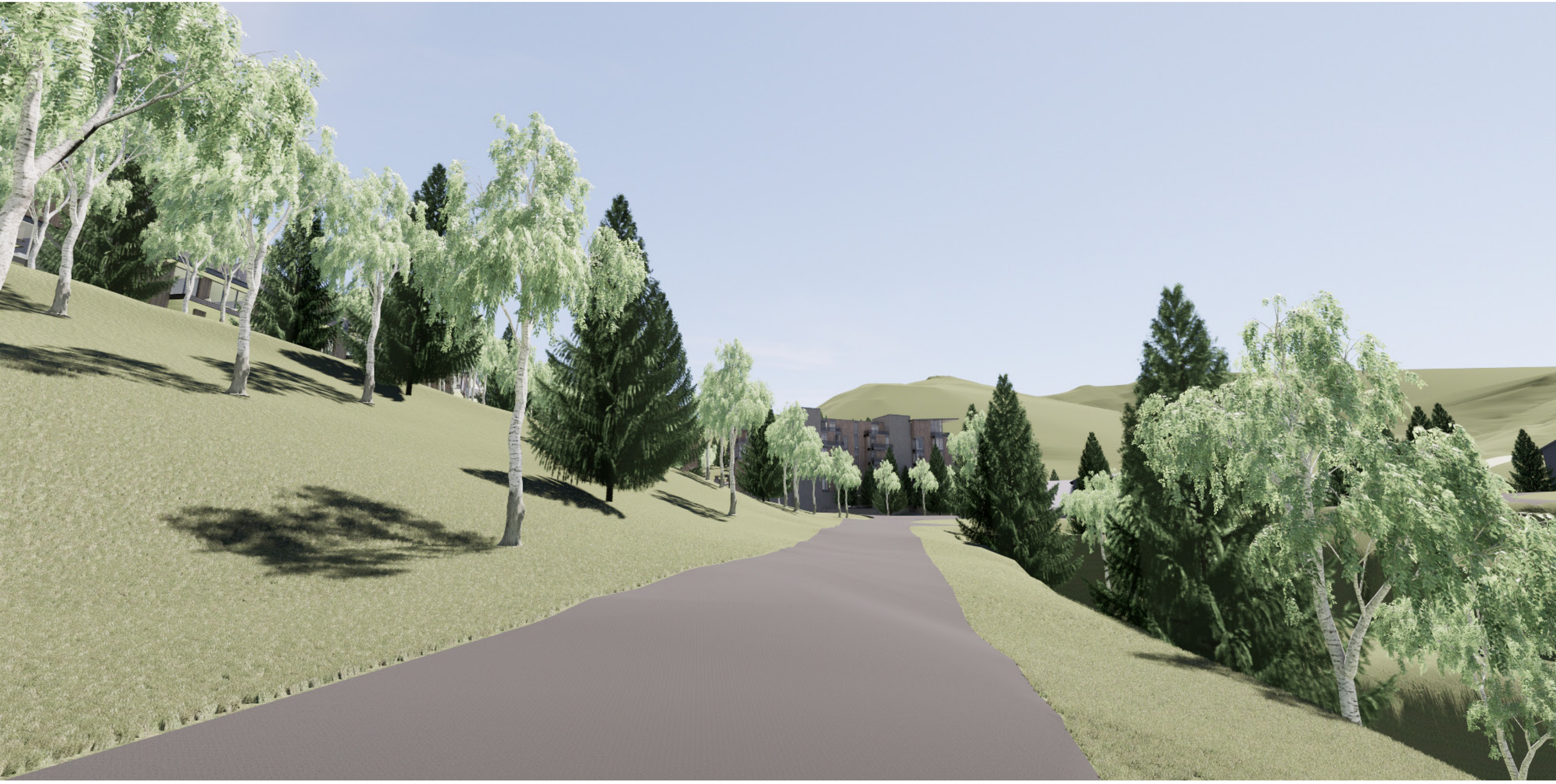
7. TWISTED BRANCH TURNOFF

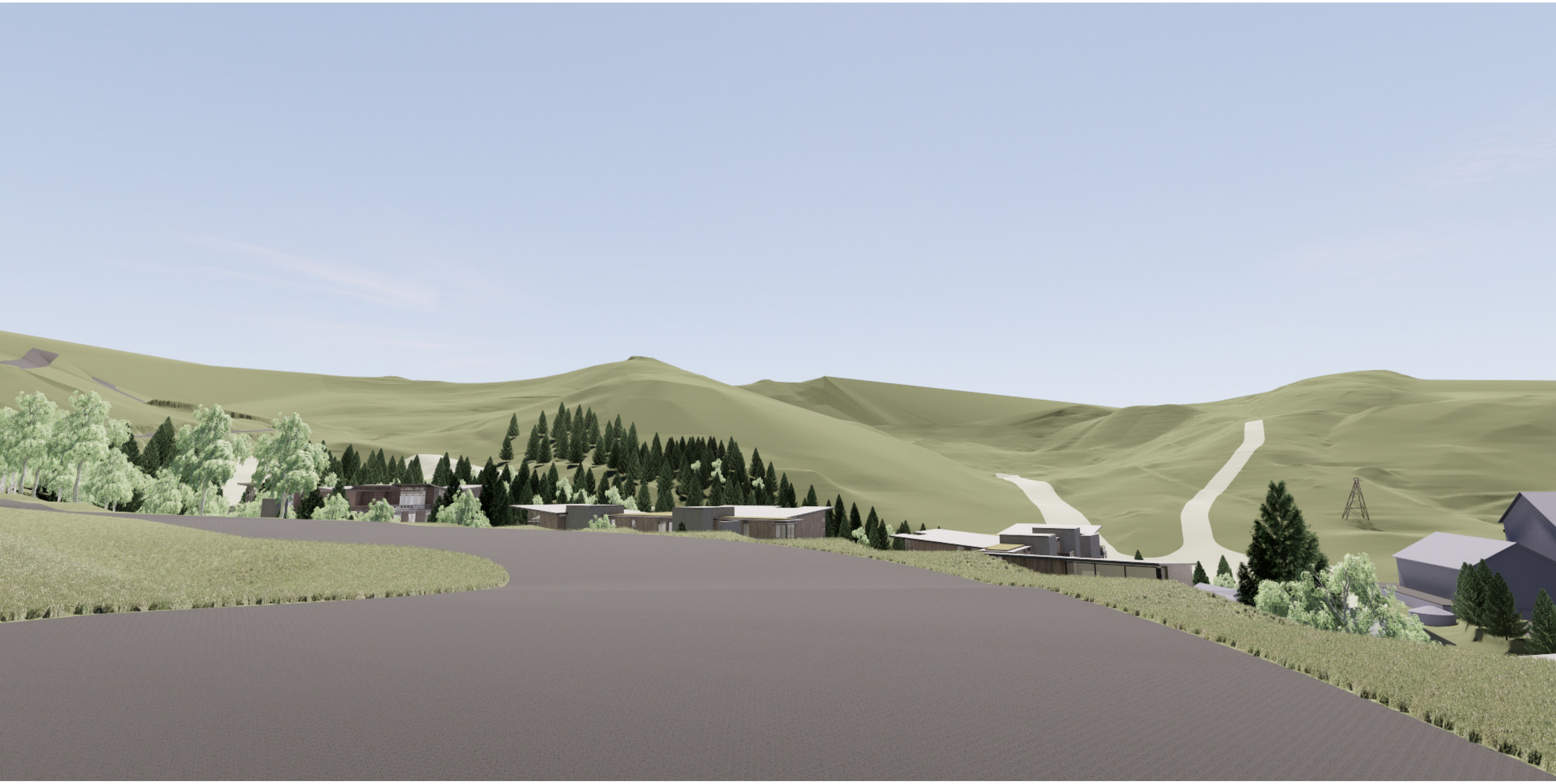


Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment View from Marsac Avenue Northbound
Exhibit 4 - Visual Impact

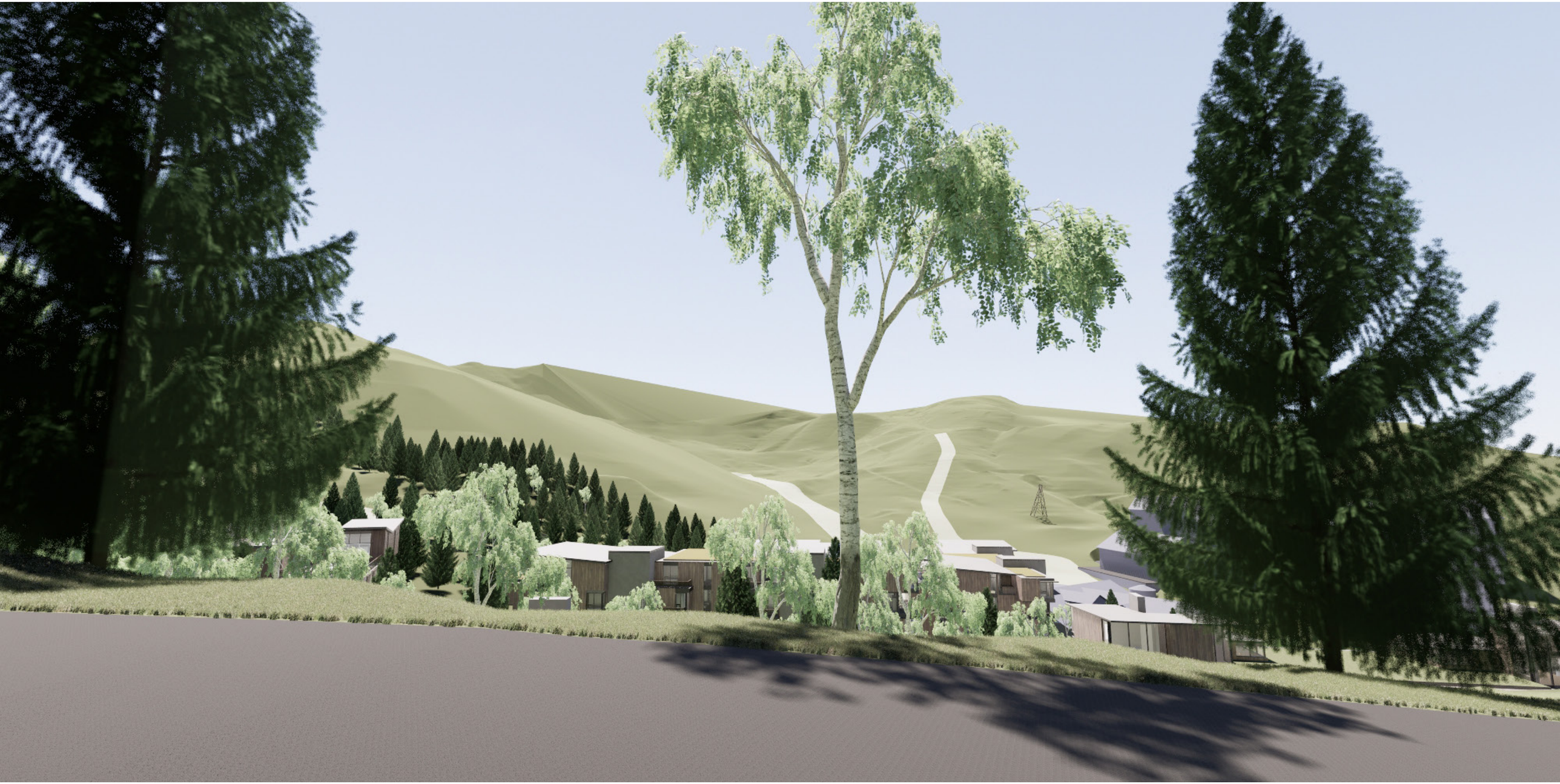


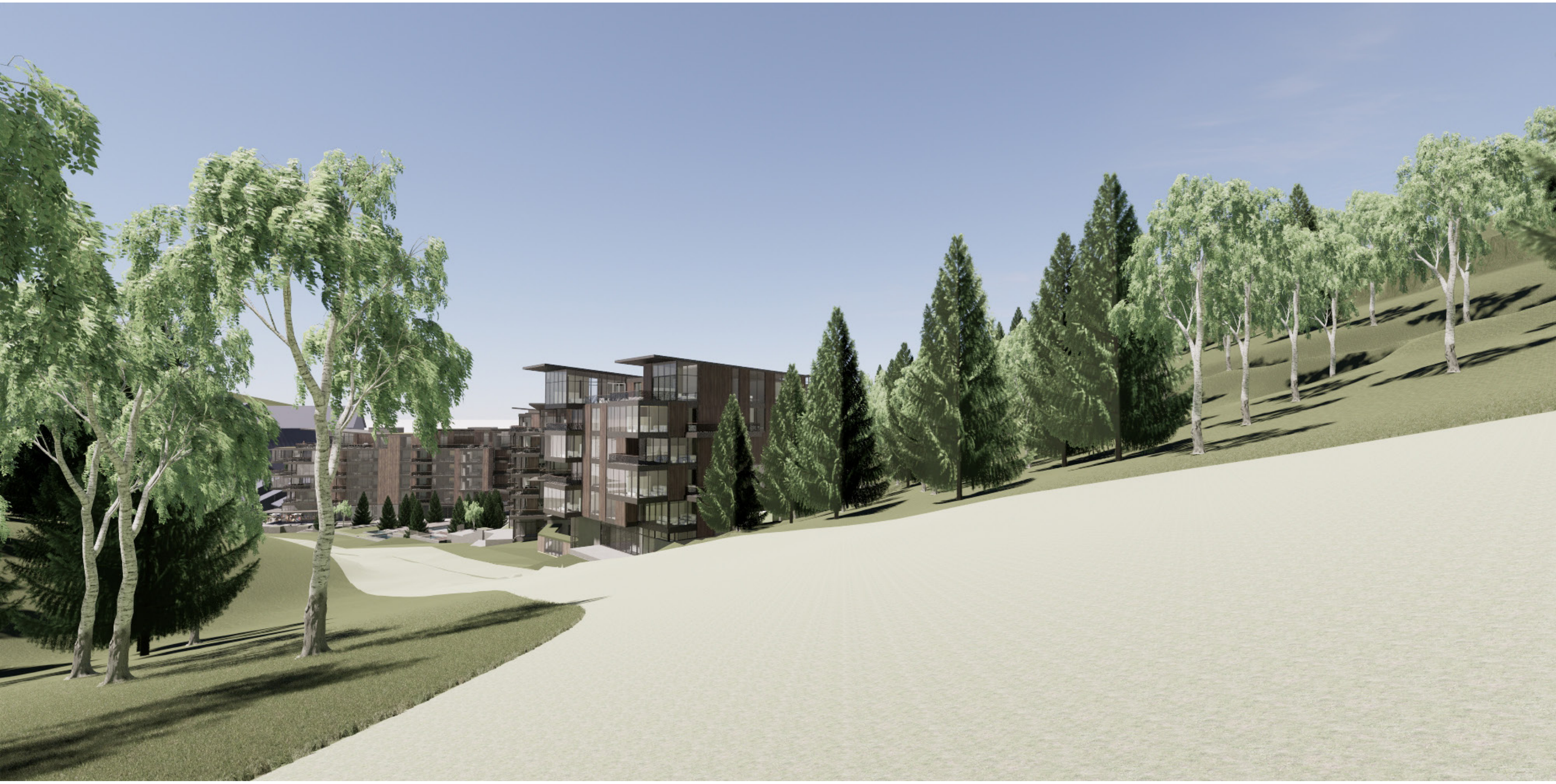


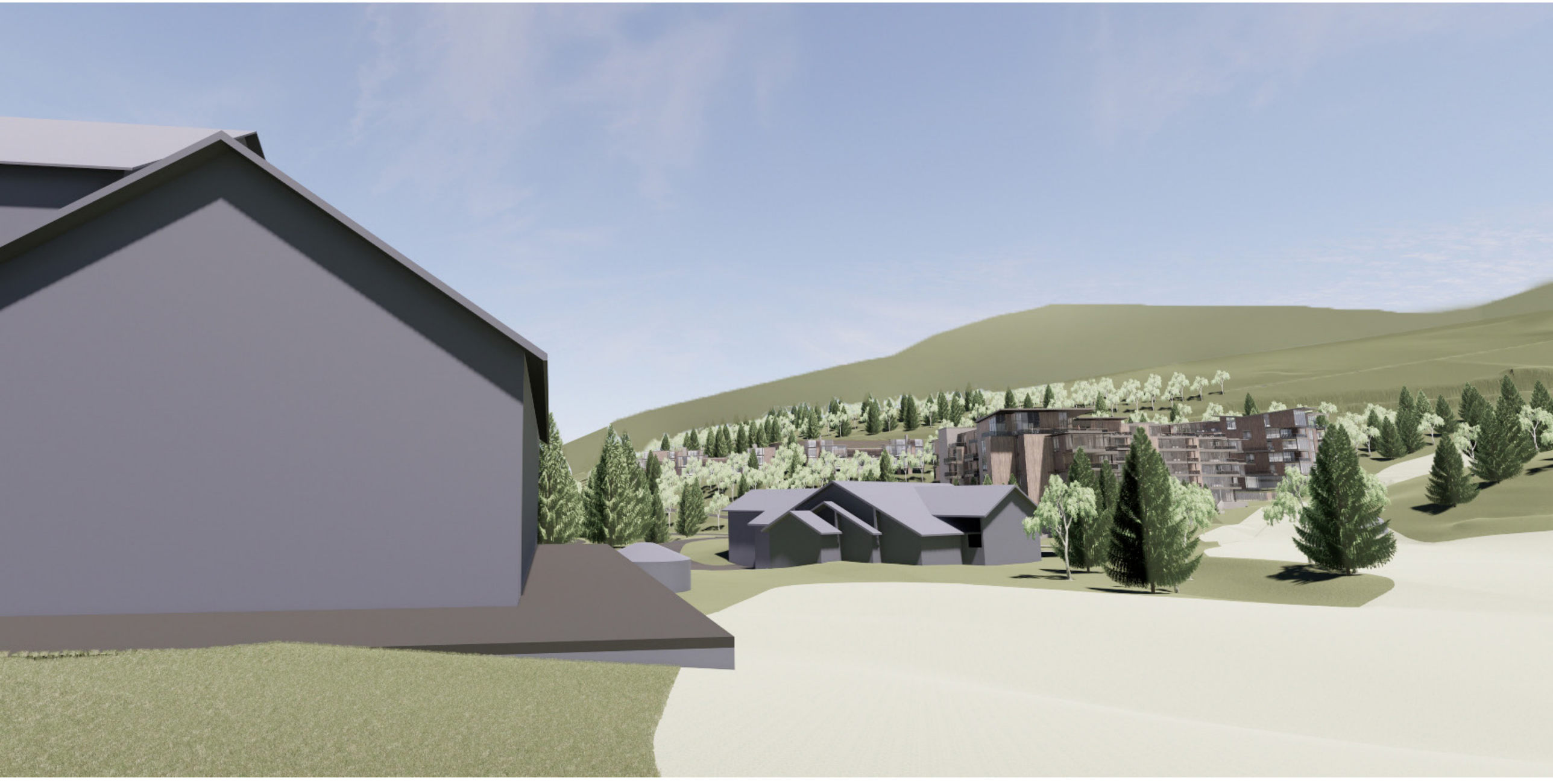


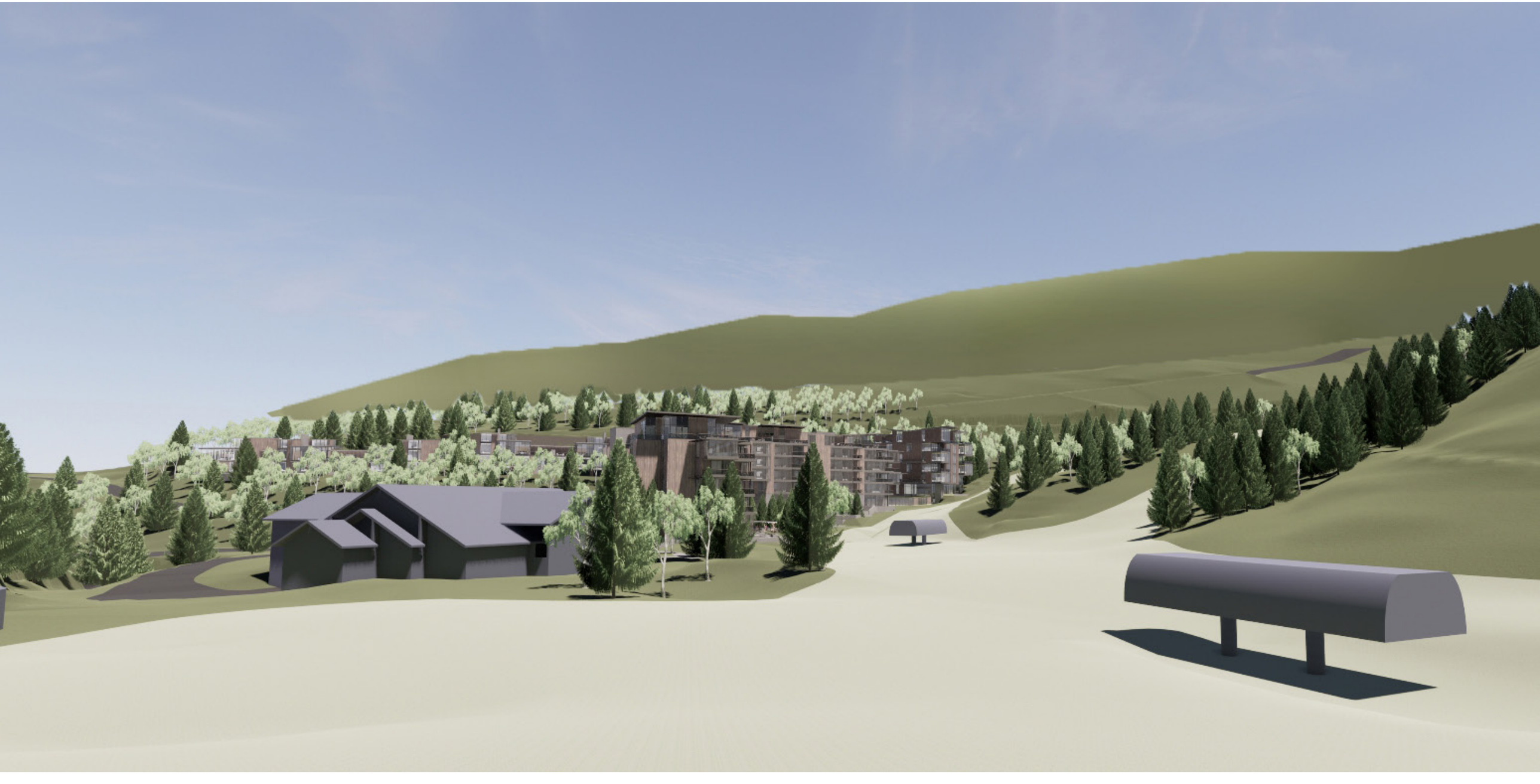
Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment View from Twisted Branch Turnoff
Exhibit 4 - Visual Impact









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Sommet Blanc (B2 East) - CUP & MPD Amendment View from Empire Express
Exhibit 4 - Visual Impact

Sommet Blanc (B2 East) - CUP & MPD Amendment

Exhibit 5 - Hill Glazier Plans

April 16th, 2021

CONCEPTUAL LANDSCAPE PLAN

HG
HILL GLAZIER
ARCHITECTS

TERRASAN
PLANNING & LANDSCAPE ARCHITECTURE
1600 GILPIN STREET
DENVER, CO 80218
Tel (303)331-1717
Fax (303)331-1615

Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

L 1.01

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PERSPECTIVE B2-W AND B2-E FROM SKI AREA

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HILL GLAZIER ARCHITECTS

Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

A101

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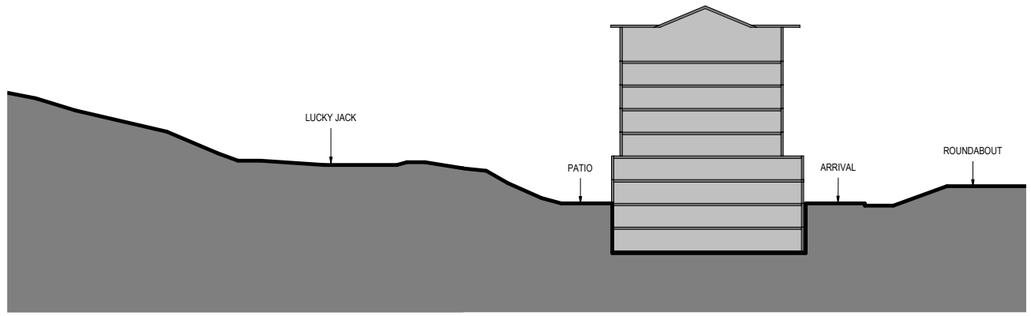
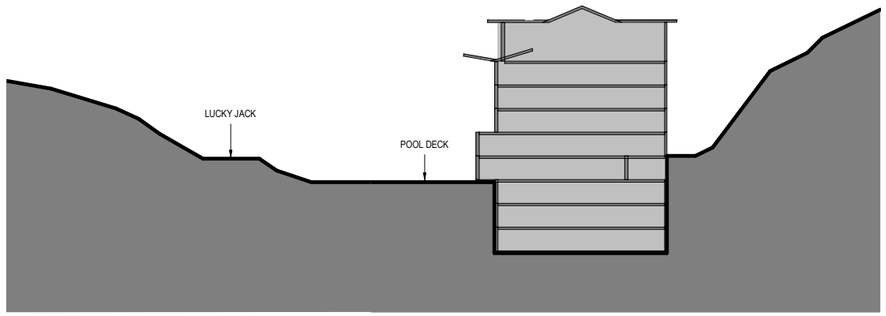
Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 5 - Hill Glazier Plans

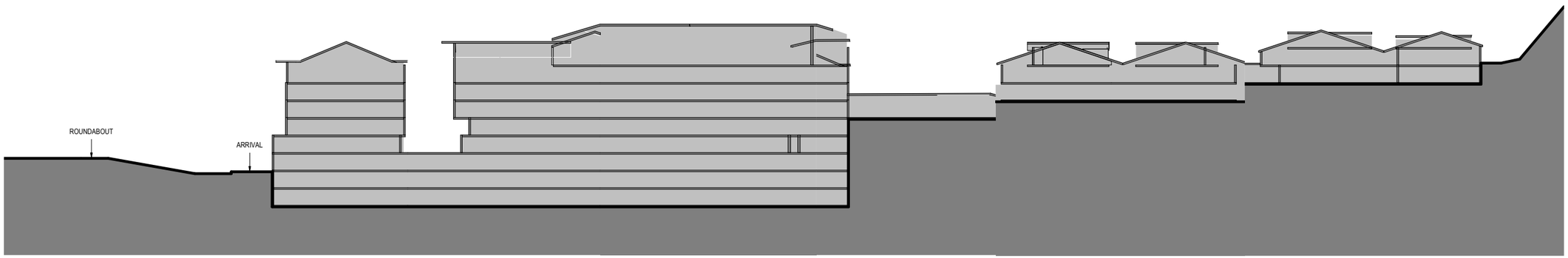
0 50' 100' 150'



A HILL GLAZIER -SECTION A



B HILL GLAZIER -SECTION B



C HILL GLAZIER -SECTION C

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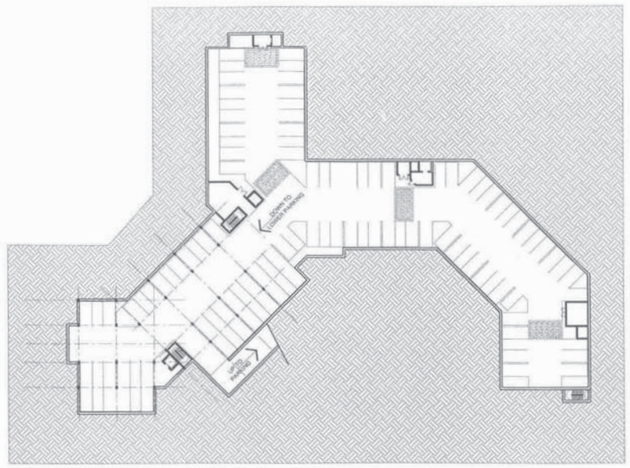

PARKING LEVEL P0 FLOOR PLAN
ELEV: 8,320' - 8,330'
SCALE: 1:30'-0"

Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

HG HILL GLAZIER ARCHITECTS

C2.0-1

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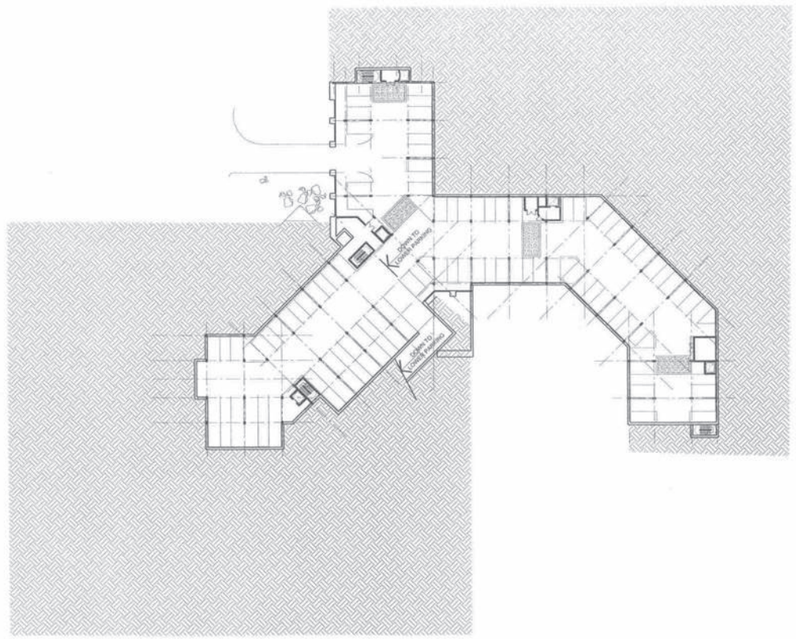
0 100 200'

1" = 100' *at 11" x 17"*



PARKING LEVEL P1 FLOOR PLAN
ELEV: 8,320' - 8,330'
SCALE: 1/30'-0"

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HG HILL GLAZIER ARCHITECTS

C2.00

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0 100 200'

1" = 100' *at 11" x 17"*

CONDO LEVEL 01/P1 FLOOR PLAN
ELEV: 8,330'
SCALE: 1/30'-0"

Montage Resort and Spa at Deer Valley

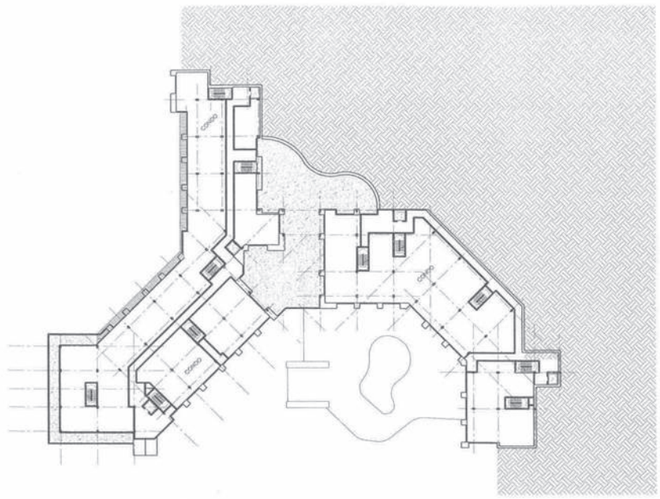
PARK CITY, UTAH

HG HILL GLAZIER

C2.01

0 100 200'

1" = 100' *at 11" x 17"*



CONDO LEVEL 02 FLOOR PLAN
ELEV: 8,340'
SCALE: 1/30'-0"

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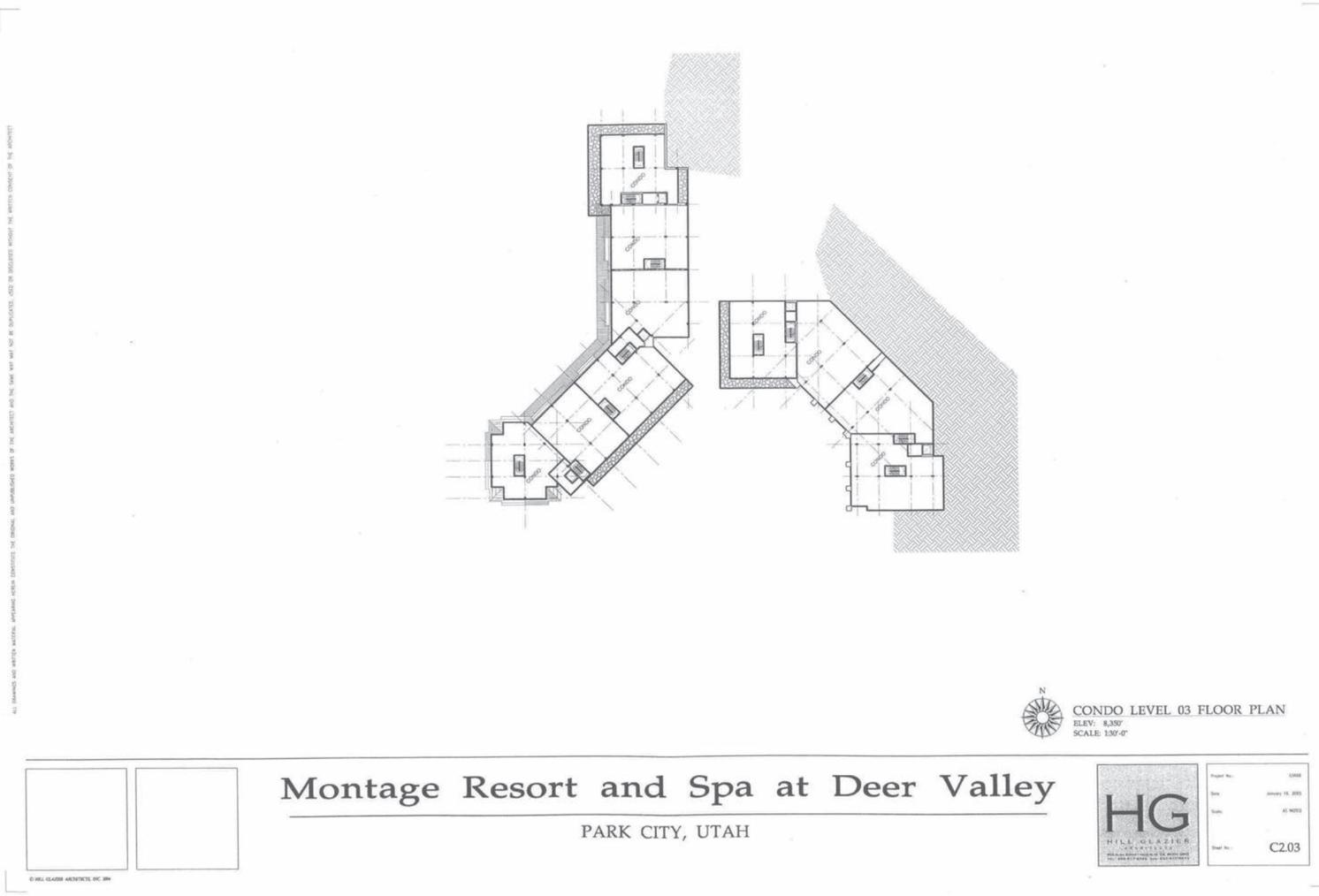
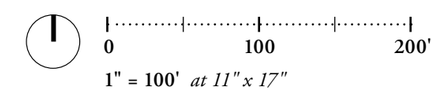
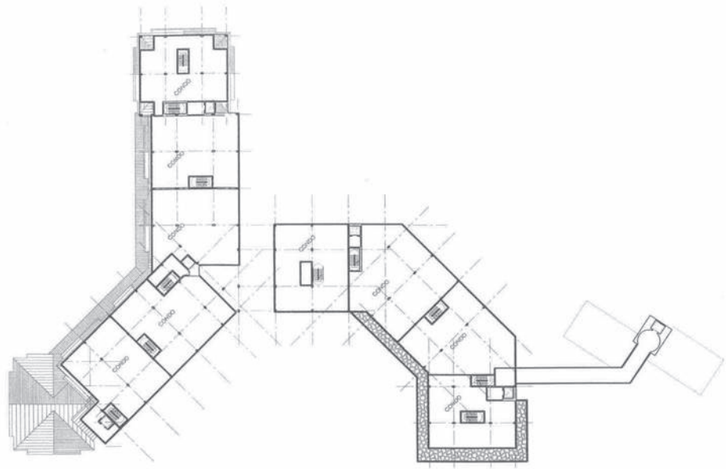
C2.02

0 100 200'

1" = 100' *at 11" x 17"*


CONDO LEVEL 03 FLOOR PLAN
ELEV: 8,350'
SCALE: 1:30'-0"
Montage Resort and Spa at Deer Valley
PARK CITY, UTAH
HG
HILL GLAZIER
C2.03


0
100
200'
1" = 100' at 11" x 17"



CONDO LEVEL 04 FLOOR PLAN
ELEV: 8,360'
SCALE: 1/30'-0"

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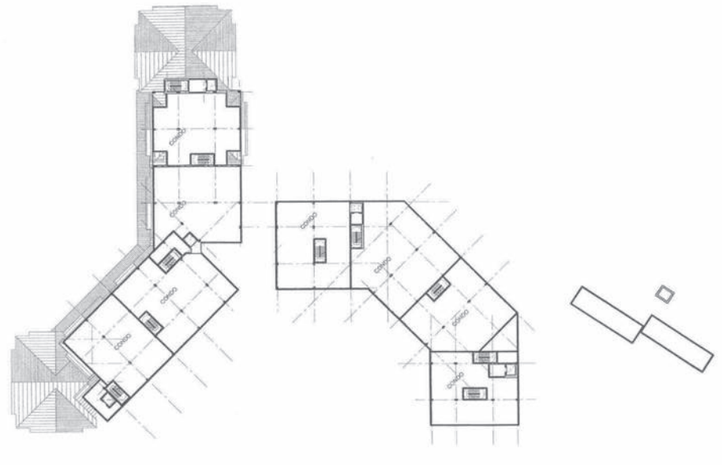
C2.04

0 100 200'

1" = 100' *at 11" x 17"*



CONDO LEVEL 05 FLOOR PLAN
ELEV: 8,370'
SCALE: 1/30'-0"

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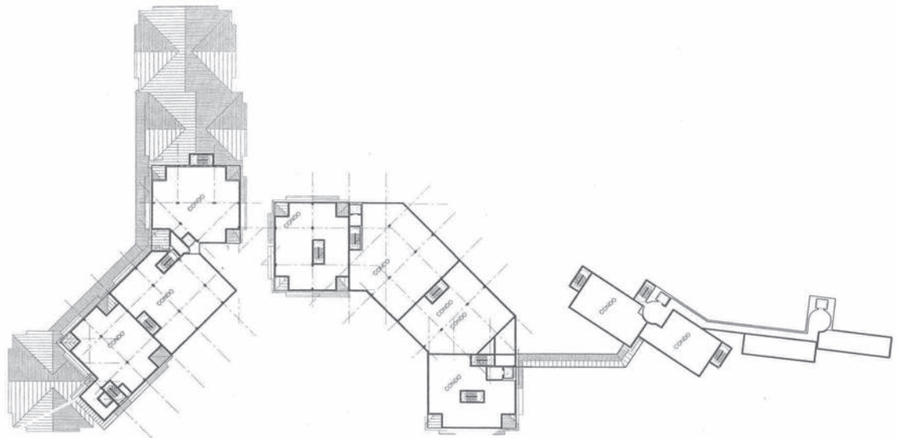
HG HILL GLAZIER ARCHITECTS

C2.05

0 100 200'

1" = 100' *at 11" x 17"*



CONDO LEVEL 06 FLOOR PLAN
ELEV: 8,380'
SCALE: 1/30'-0"

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HG HILL GLAZIER ARCHITECTS

C2.06

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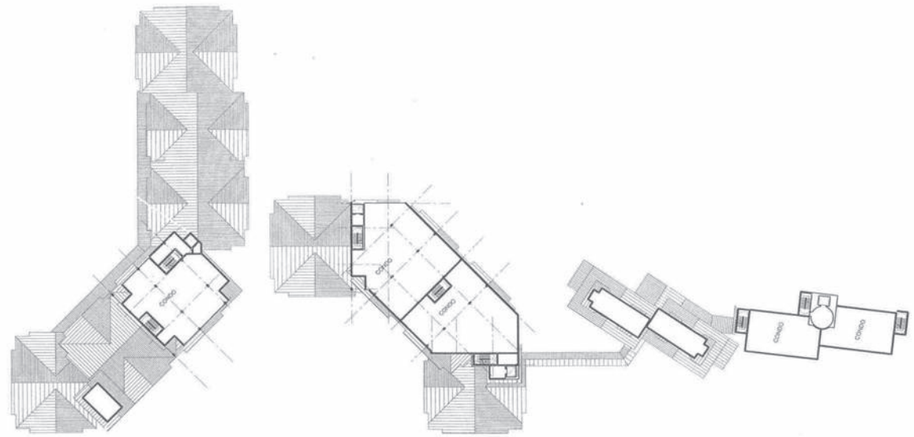
1" = 100' *at 11" x 17"*



CONDO LEVEL 07 FLOOR PLAN
ELEV: 8,320'
SCALE: 1/30'-0"

Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

HG HILL GLAZIER ARCHITECTS

Project No.: 13008
Date: January 15, 2021
Scale: AS NOTED
Sheet No.: C2.07

0 100 200'
1" = 100' *at 11" x 17"*

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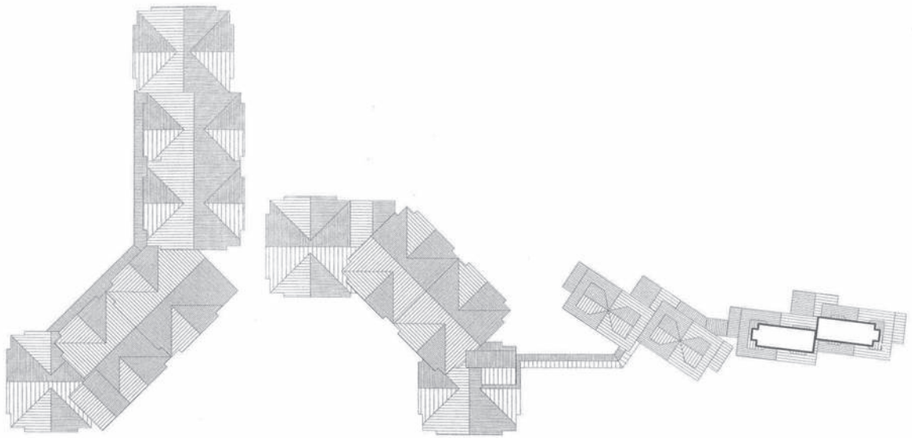

CONDO LEVEL 08 FLOOR PLAN
ELEV: 8,400'
SCALE: 1/30'-0"

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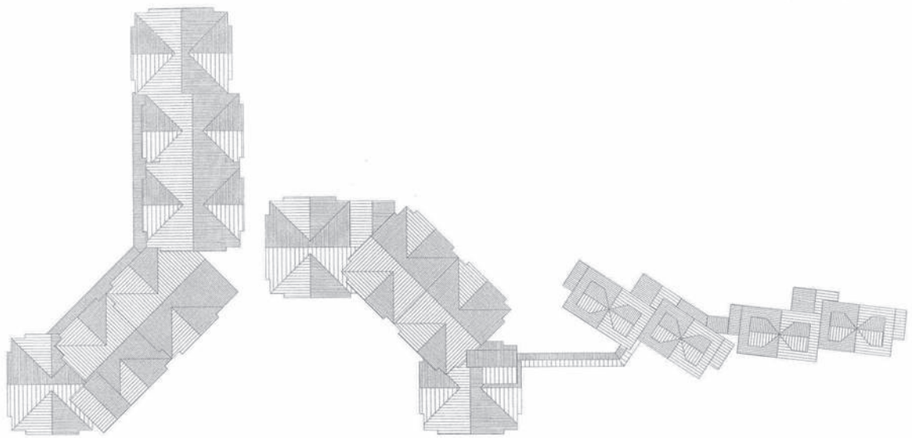
PARK CITY, UTAH

HG HILL GLAZIER ARCHITECTS

C2.08

0 100 200'

1" = 100' *at 11" x 17"*



CONDO ROOF PLAN
ELEV: 8,410'
SCALE: 1:30'-0"

Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

HG
HILL GLAZIER ARCHITECTS

C2.09

0 100 200'

1" = 100' *at 11" x 17"*

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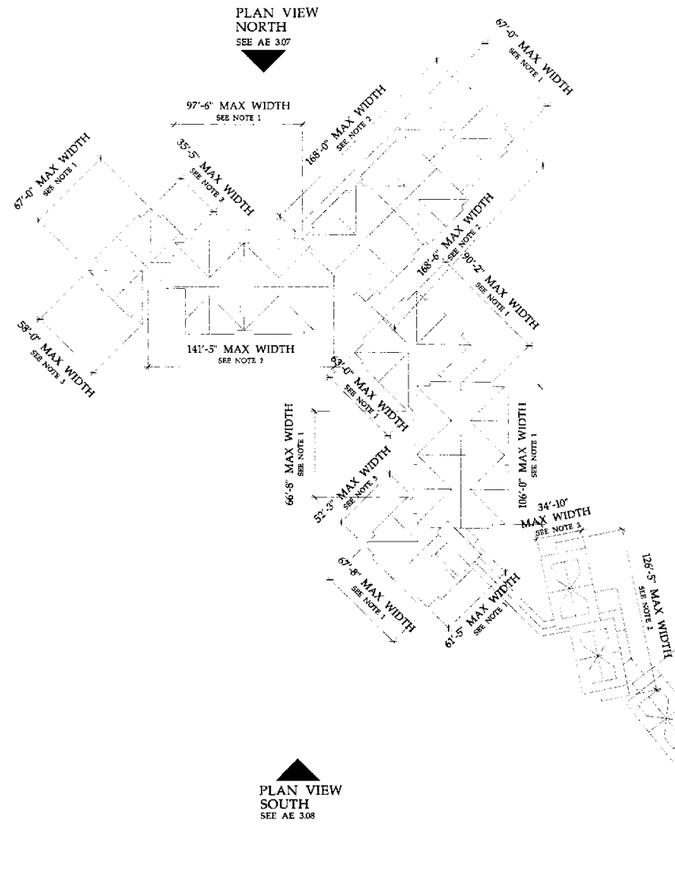
NORTH WING AT ROAD



VOLUMETRICS
OVERALL PLAN VIEW

FACADE LENGTH AND VARIATIONS NOTES

1. Structures greater than sixty feet (60'), but less than 120 feet in length must exhibit a prominent shift in the facade of the Structure so that no greater than seventy five percent (75%) of the length of the Building Facade appears unbroken. Each shift shall be in the form of either a ten foot (10') change in Building Facade alignment or a ten foot (10') change in roof line height, or a combined change in facade and roof line totaling ten feet (10').

2. Structures which exceed 120 feet in length on any facade shall provide a prominent shift in the mass of the Structure at each 120 foot interval, or less if the Developer desires, reflecting a change in function or scale. The shift shall be in the form of either a fifteen foot (15') change in Building Facade alignment or a fifteen foot (15') change in roof line. A combination of both a roof line and facade change is encouraged and to that end, if the combined change occurs at the same location in the Building plan, a fifteen foot (15') total change will be considered as full compliance.

3. No varation required.

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Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

Project No. 03006
Date APRIL 21 2006
Scale AS NOTED
Sheet No. AE 3.06

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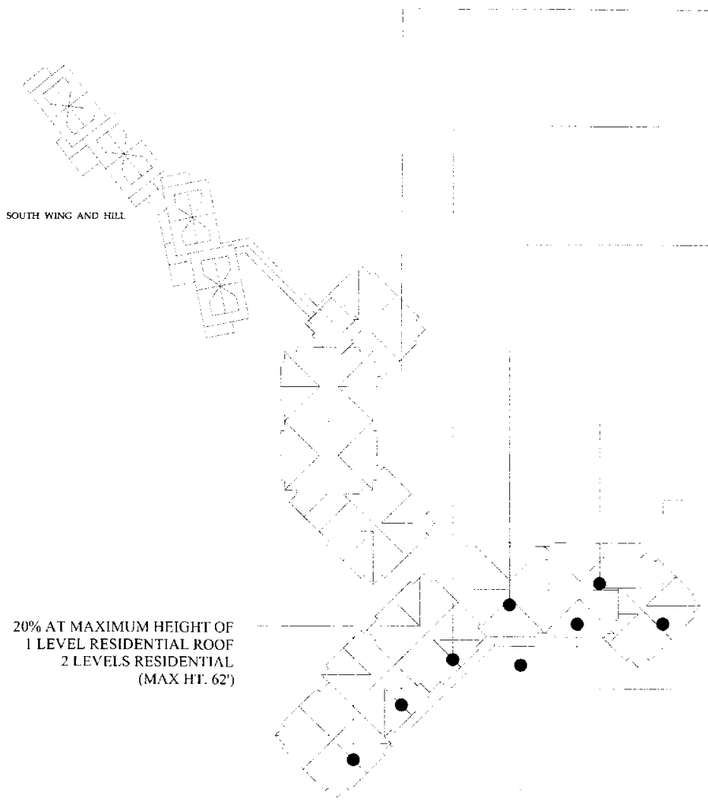

20% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
3 LEVELS RESIDENTIAL
1 LEVEL ROOF
2 LEVELS PARKING
(MAX HT. 62')

20% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
4 LEVELS RESIDENTIAL
2 LEVELS PARKING (BELOW GRADE)
(MAX HT. 72')

20% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
5 LEVELS RESIDENTIAL
1 LEVEL CLUB-RETAIL
1 LEVEL PARKING (BELOW GRADE)
(MAX HT. 82')

20% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
4 LEVELS RESIDENTIAL
1 LEVEL CLUB-RETAIL
1 LEVEL PARKING (BELOW GRADE)
(MAX HT. 72')

10% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
1 LEVEL RESIDENTIAL
1 LEVEL CLUB-RETAIL
1 LEVEL PARKING (BELOW GRADE)
(MAX HT. 42')

20% AT MAXIMUM HEIGHT OF
1 LEVEL RESIDENTIAL ROOF
2 LEVELS RESIDENTIAL
(MAX HT. 62')

NORTH MASSING
DATUM POINT
(EL. 8330')

FACADE LENGTH AND VARIATIONS :
A portion of the ground level is to have architectural elements, such as covered porches, to break down overall scale. (Major balconies, entry clock tower)

NOTE:
Due to the site characteristics, native grade cannot be determined. The maximum heights are measured from a a finished grade datum point at the Entry.

NORTH MASSING

CONDO VOLUMETRICS
PLAN VIEW NORTH

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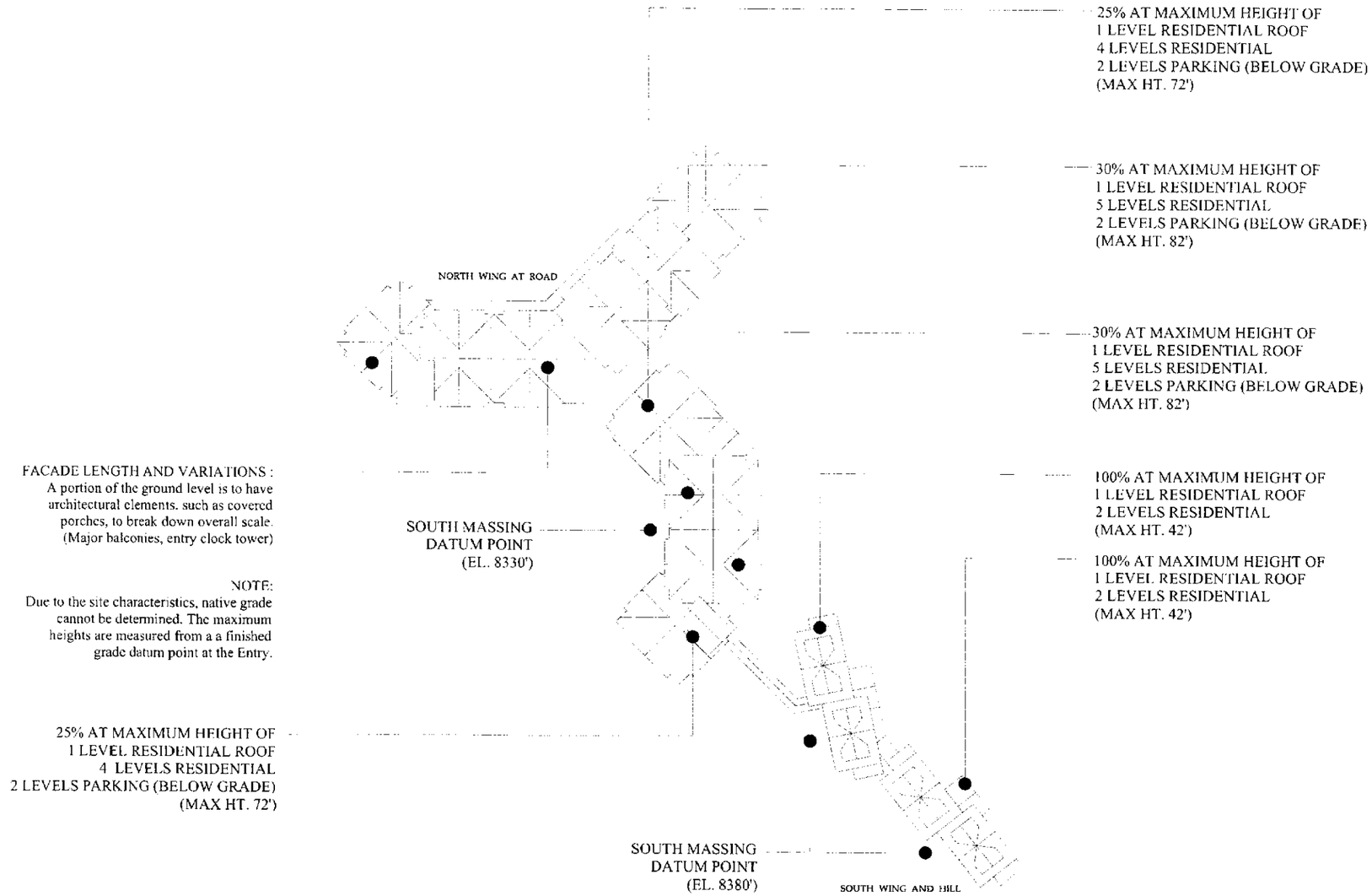
Montage Resort and Spa at Deer Valley

PARK CITY, UTAH

Project No. 03028
Date APRIL 16, 2021
Scale AS NOTED
Sheet No. AE 3.07



CONDO VOLUMETRICS
PLAN VIEW SOUTH

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PARK CITY, UTAH

Project No. 33008
Date: APRIL 24, 2006
Scale: AS NOTED
Sheet No. AE 3.08

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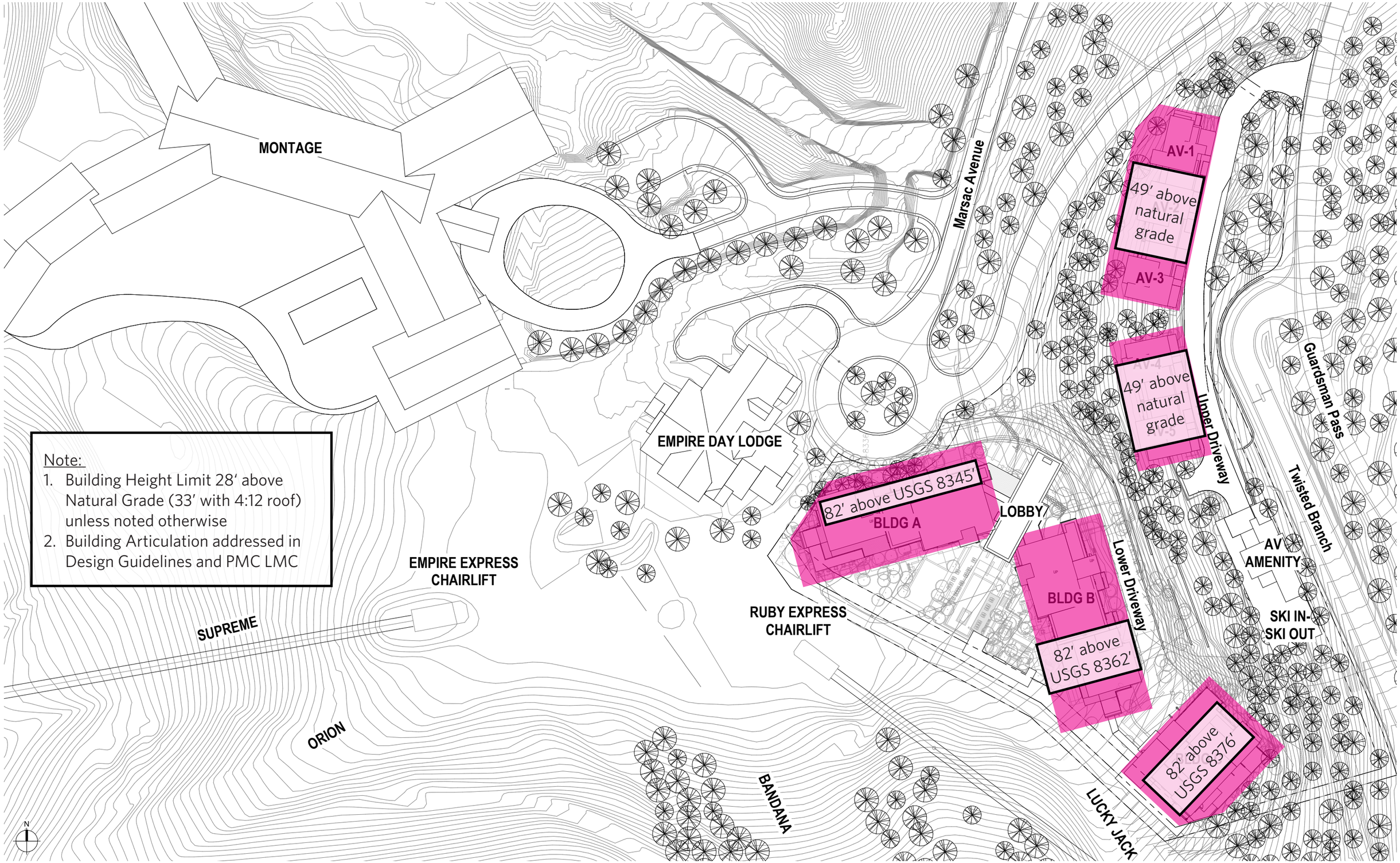
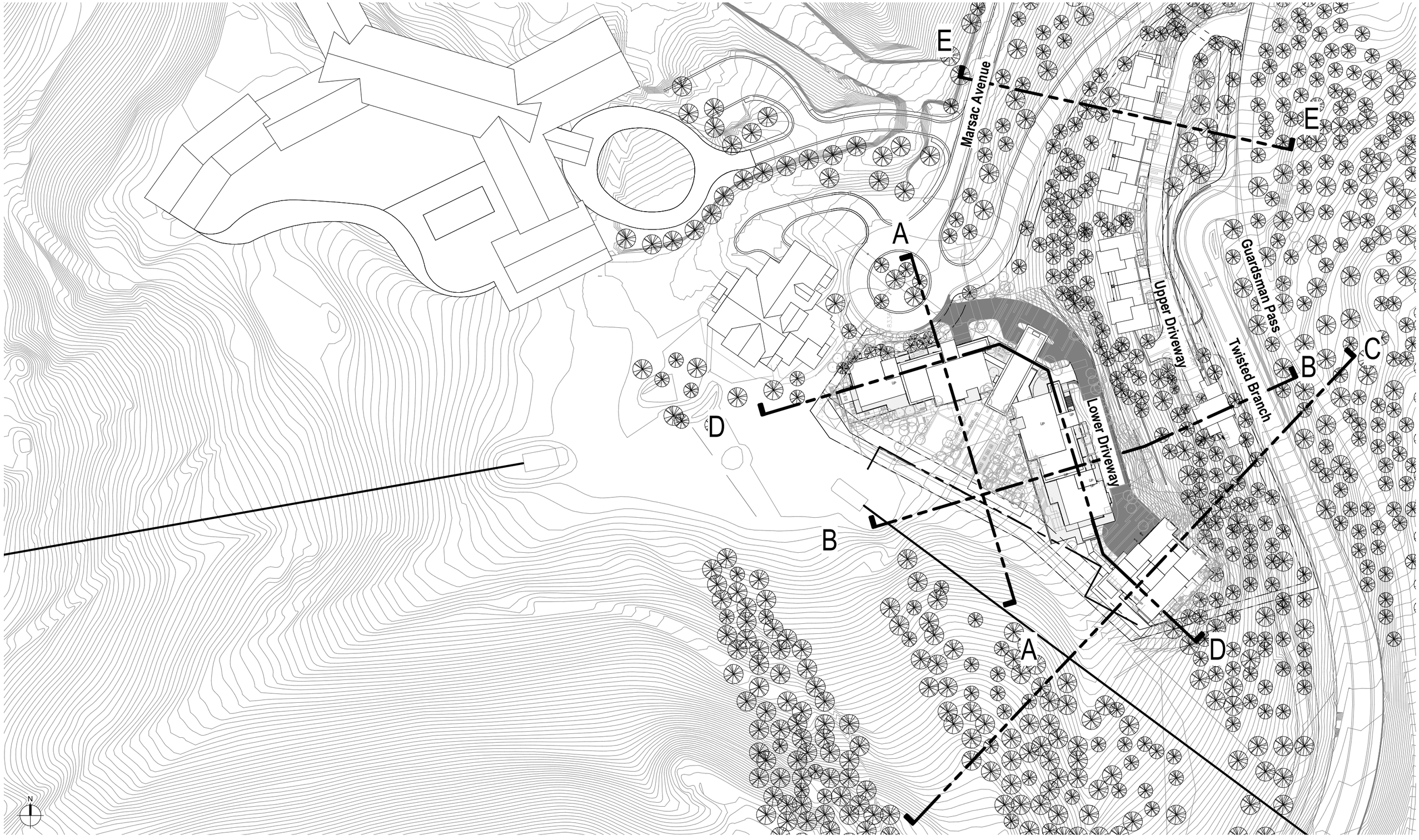
Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 6 - Height Study and New Volumetrics
April 16th, 2021


MONTAGE
Marsac Avenue
AV-1
49' above natural grade
AV-3
AV-4
49' above natural grade
Guardsman Pass
Upper Driveway
Twisted Branch
EMPIRE DAY LODGE
82' above USGS 8345'
BLDG A
LOBBY
BLDG B
Lower Driveway
AV AMENITY
SKI IN-SKI OUT
82' above USGS 8362'
82' above USGS 8376'
EMPIRE EXPRESS CHAIRLIFT
RUBY EXPRESS CHAIRLIFT
SUPREME
ORION
BANDANA
LUCKY JACK
Note:
1. Building Height Limit 28' above Natural Grade (33' with 4:12 roof) unless noted otherwise
2. Building Articulation addressed in Design Guidelines and PMC LMC
N



Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 6 - Height Study and New Volumetrics

Height Limit - Sommet Blanc Site Plan

Existing condominium lodge building heights:

	Ridge Height Above Road	Ridge Height Above Slopeside Patio	Ridge Height Other
Montage	114’	102’	165’ above Event Lawn
One Empire Pass	110’	85’	97’ above Pool Deck
Talisker Tower Residences	103’	78’	
Empire Residences	95’	88’	
Argent	91’	85’	131’ above Marsac

The following are proposed maximum building heights for the three condominium lodges:

	Height	Benchmark	Location
Building A	82’	8,345’	Entry Lobby
Building B	82’	8,362’	Skier Lobby/Amenity Level
Building C	82’	8,376’	Skier Lobby/Amenity Level

With the proposed volumetrics, maximum building heights relative to roads, driveways and slopeside patios will be as follows:

	Ridge Height Above Road	Ridge Height Above Slopeside Patio	Ridge Height Other
Building A	89’ (Marsac)	83’ (Restaurant)	91’ (Ruby Chair)
Building B	88’(Driveway)	82’ (Après Patio)	96’ (Pool Deck)
Building C	90’ (End Driveway)	79’ (Lounge Patio	

ROOF = 8,460’

ROOF

THIRTEEN

TWELVE

ELEVEN

TEN

NINE

EIGHT

SEVEN

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

LAWN = 8,295’

RIDGE = 165’ ABOVE MARSAC

ROOF = 8,460’

ROOF

EIGHT

SEVEN

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

LAWN = 8,358’

RIDGE = 102’ ABOVE LAWN

ROOF = 8,169’

ROOF

SEVEN

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

EMPIRE CLUB DRIVE = 8,059’

RIDGE = 110’ ABOVE ROAD

ROOF = 8,210’

ROOF

SEVEN

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

VILLAGE WAY = 8,107’

RIDGE = 103’ ABOVE ROAD

ROOF = 8,176’

ROOF

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

VILLAGE WAY = 8,081’

RIDGE = 95’ ABOVE ROAD

ROOF = 8,163’

ROOF

EIGHT

SEVEN

SIX

FIVE

FOUR

THREE

TWO

LEVEL ONE

MARSAC AVE = 8,032’

RIDGE = 131’ ABOVE MARSAC

ROOF
SEVEN
SIX
FIVE
FOUR
THREE
TWO
LEVEL ONE

ROOF
FIVE
FOUR
THREE
TWO
LEVEL ONE

ROOF
SIX
FIVE
FOUR
THREE
TWO
LEVEL ONE

ROOF
FIVE
FOUR
THREE
TWO
LEVEL ONE

ROOF
SEVEN
SIX
FIVE
FOUR
THREE
TWO
LEVEL ONE

ROOF

SEVEN

SIX

FIVE

FOUR

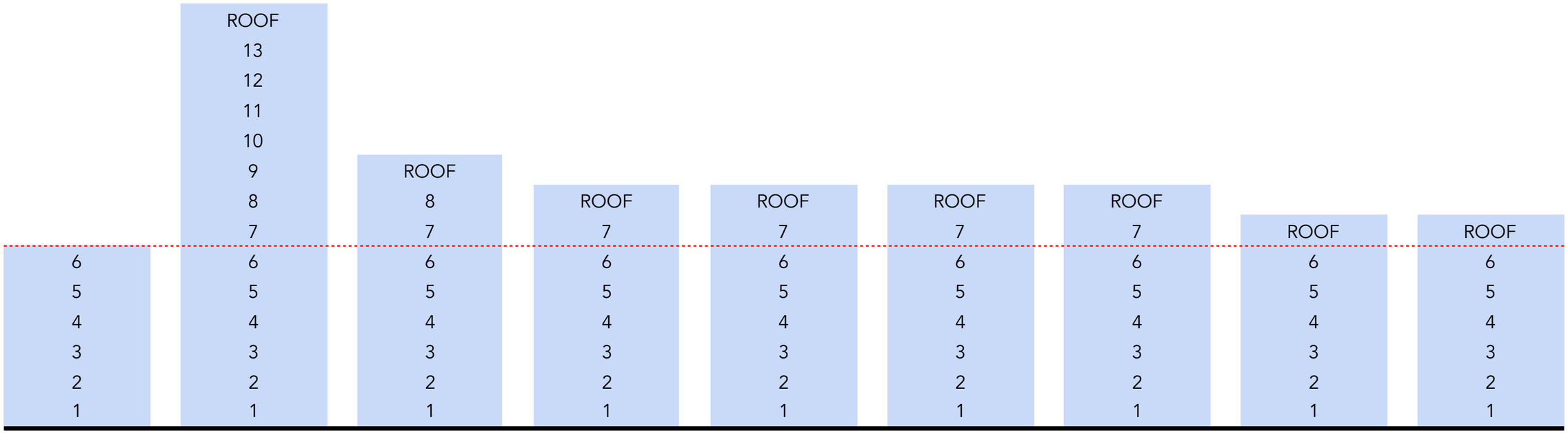
THREE

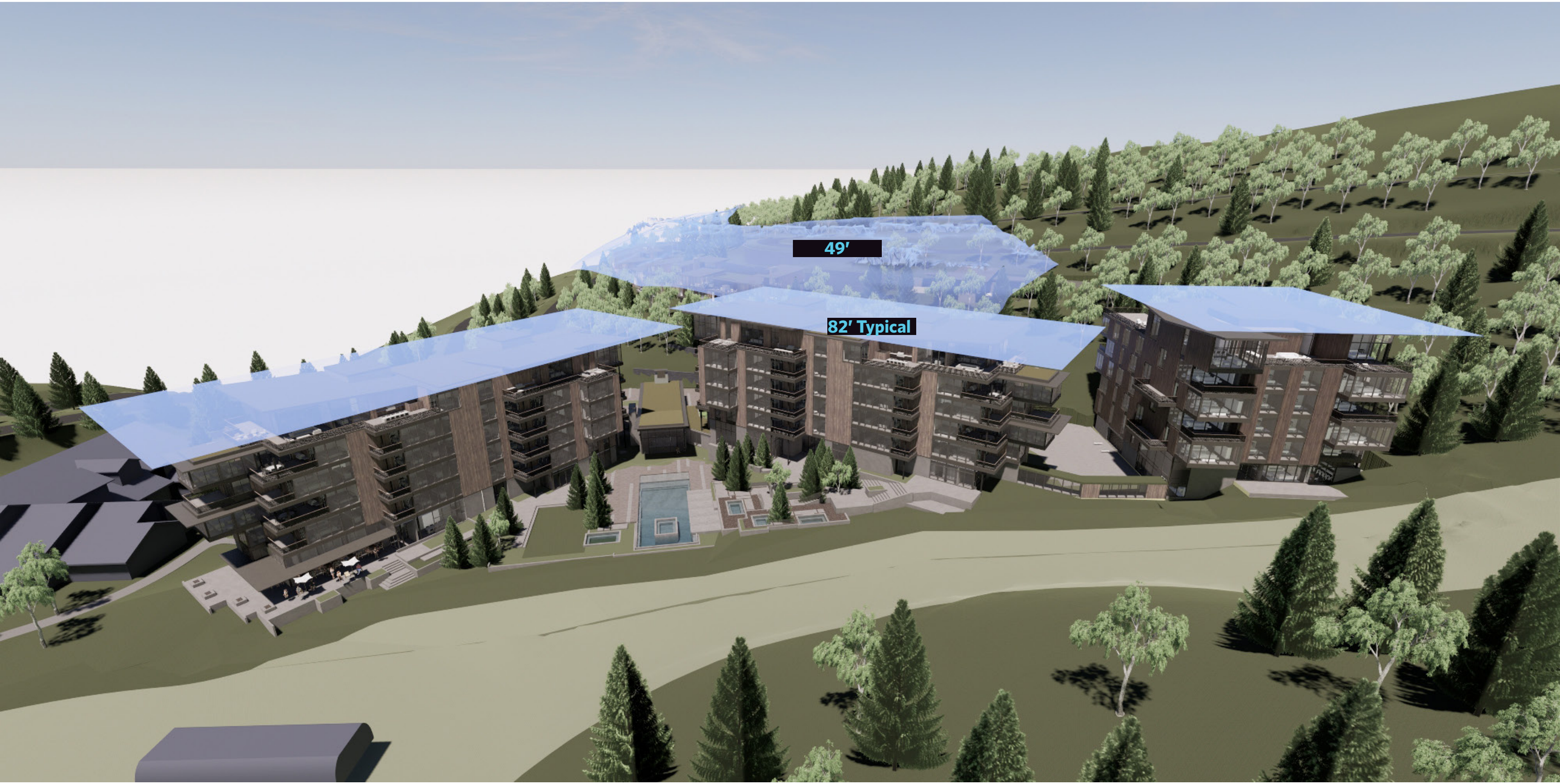
TWO

LEVEL ONE

SIX
FIVE
FOUR
THREE
TWO
LEVEL ONE

EMPIRE PASS - BUILDING HEIGHT STUDY / SOMMET BLANC / MARSAC SIDE


ROOF
13
12
11
10
9
8
7
6
5
4
3
2
1
ROOF
8
7
6
5
4
3
2
1
ROOF
7
6
5
4
3
2
1
ROOF
7
6
5
4
3
2
1
ROOF
7
6
5
4
3
2
1
ROOF
7
6
5
4
3
2
1
ROOF
6
5
4
3
2
1
ROOF
6
5
4
3
2
1
Sommet Blanc
Montage
Argent
One Empire
Flagstaff
Talisker Tower
Silver Strike
Empire Residences
Arrowleaf



Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 6 - Height Study and New Volumetrics

Building Height Overlay View 1

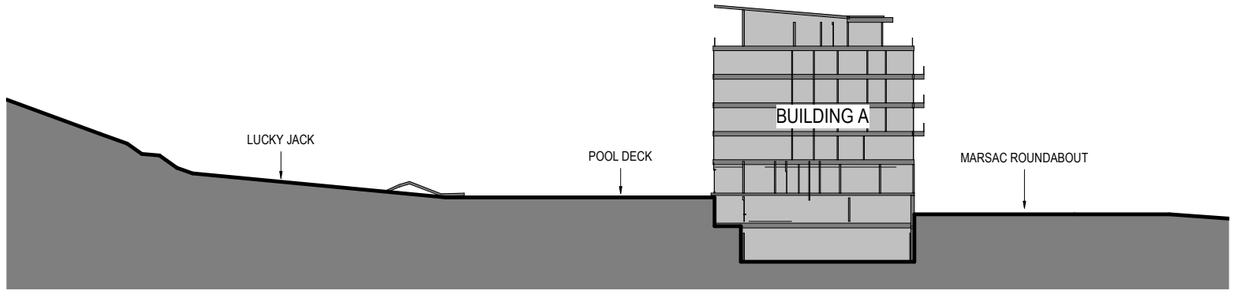
Looking Northeast

Olson Kundig April 16th, 2021

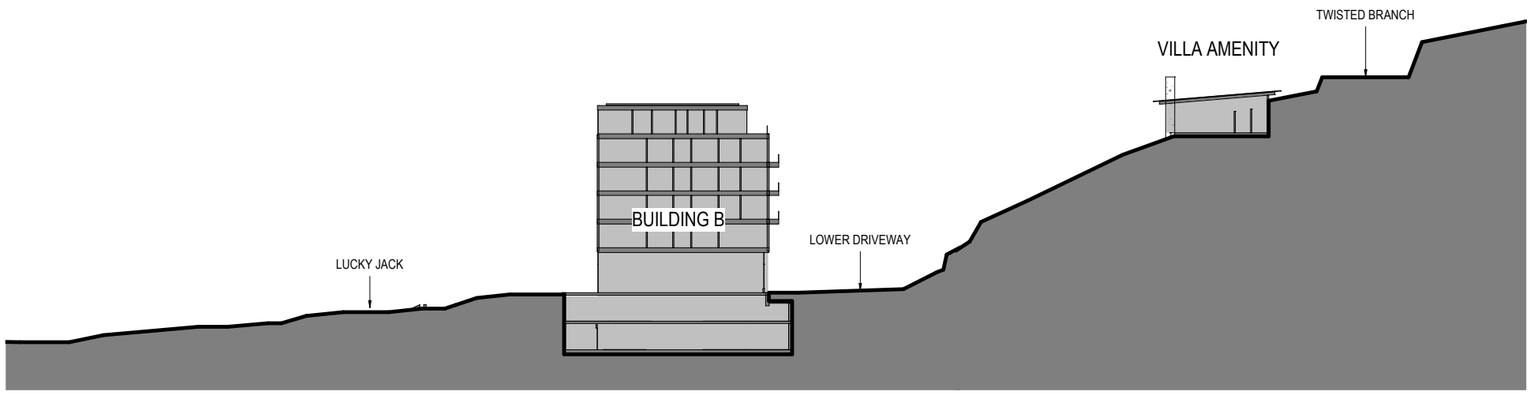
Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 6 - Height Study and New Volumetrics

Building Height Overlay View 3

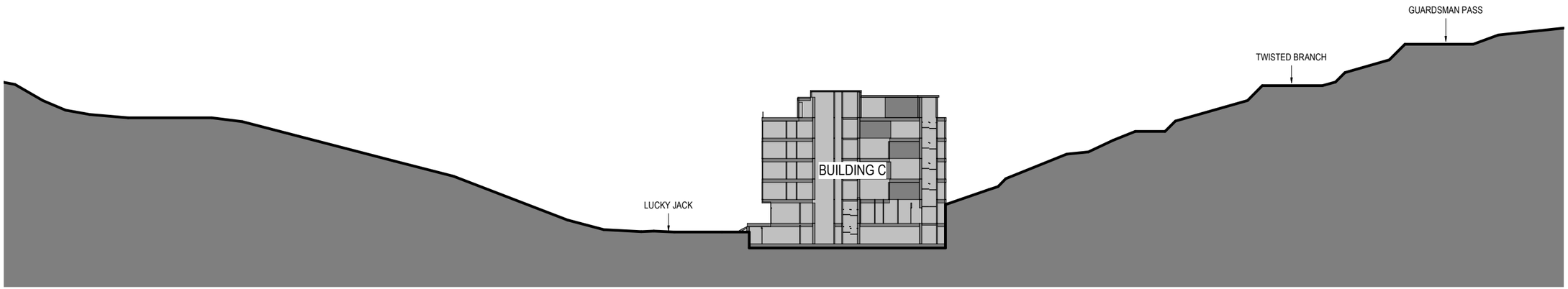
Looking Southwest



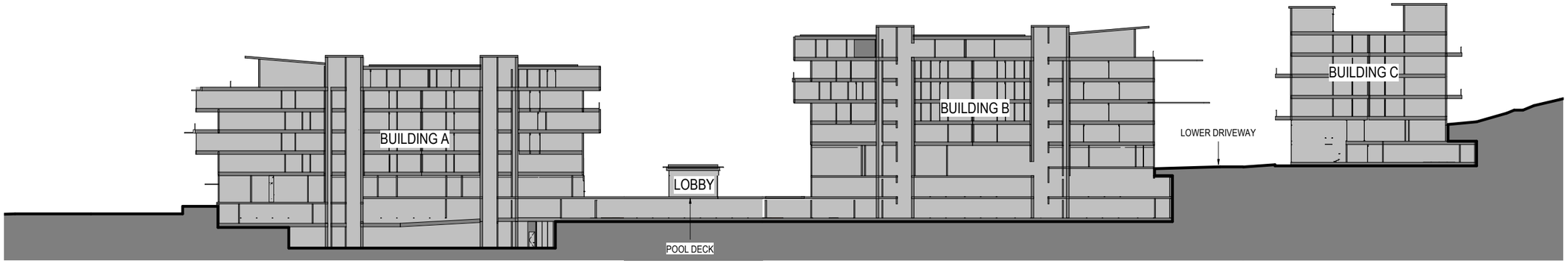
A DRB - SITE SECTION A



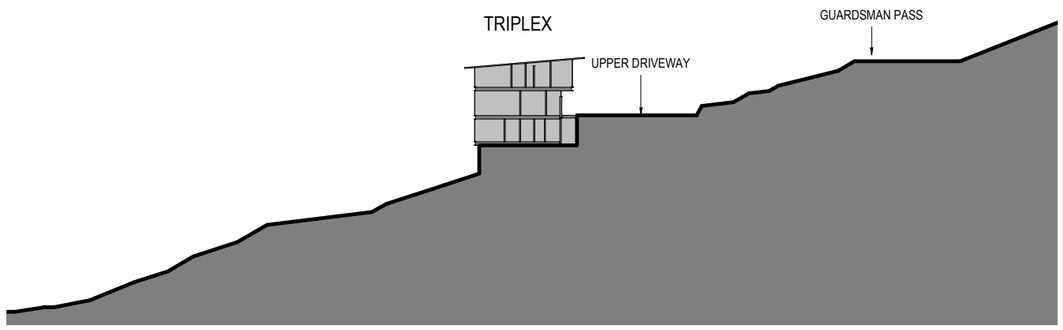
B DRB - SITE SECTION B



C DRB - SITE SECTION C



D DRB - SITE SECTION D

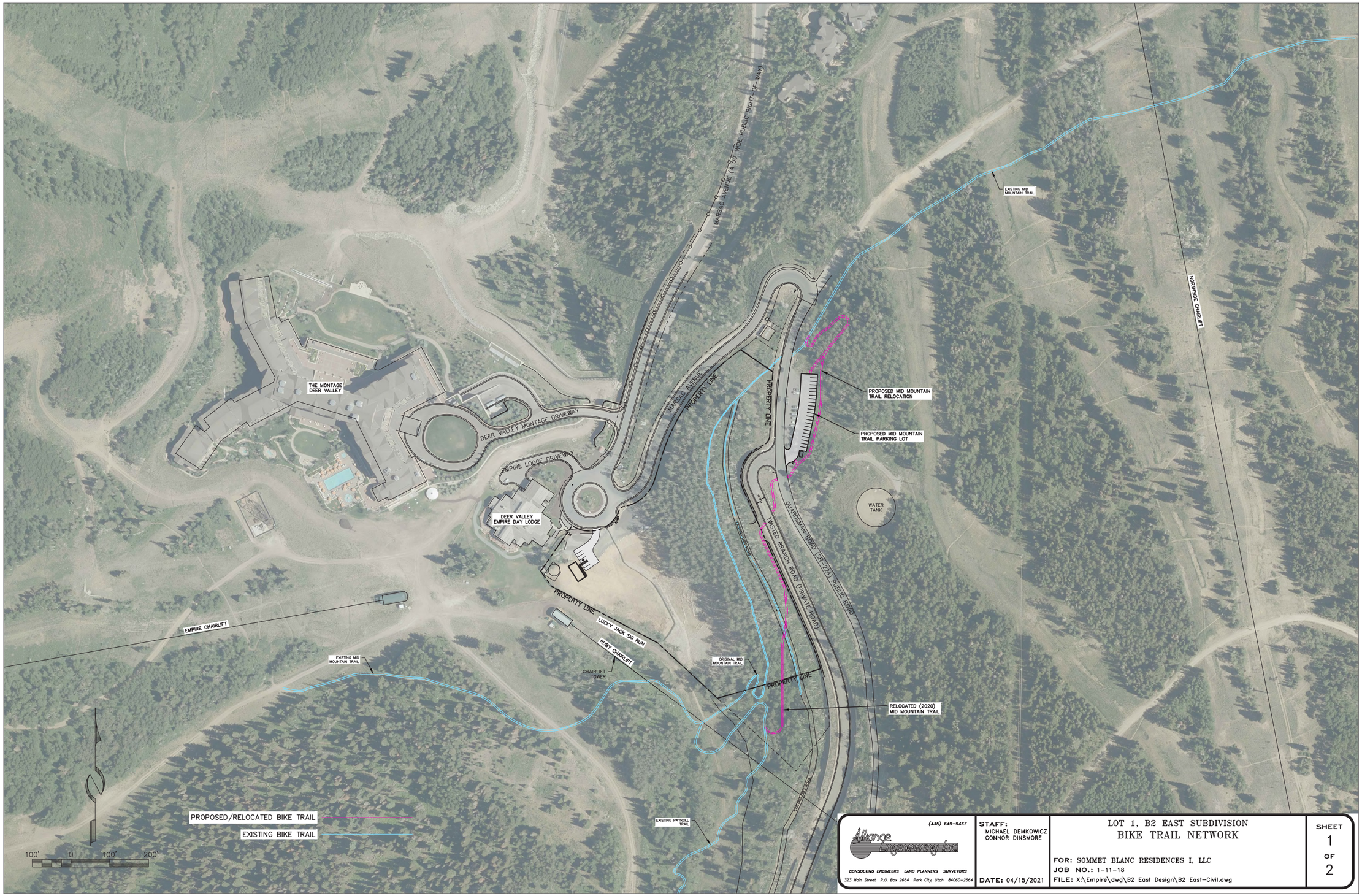


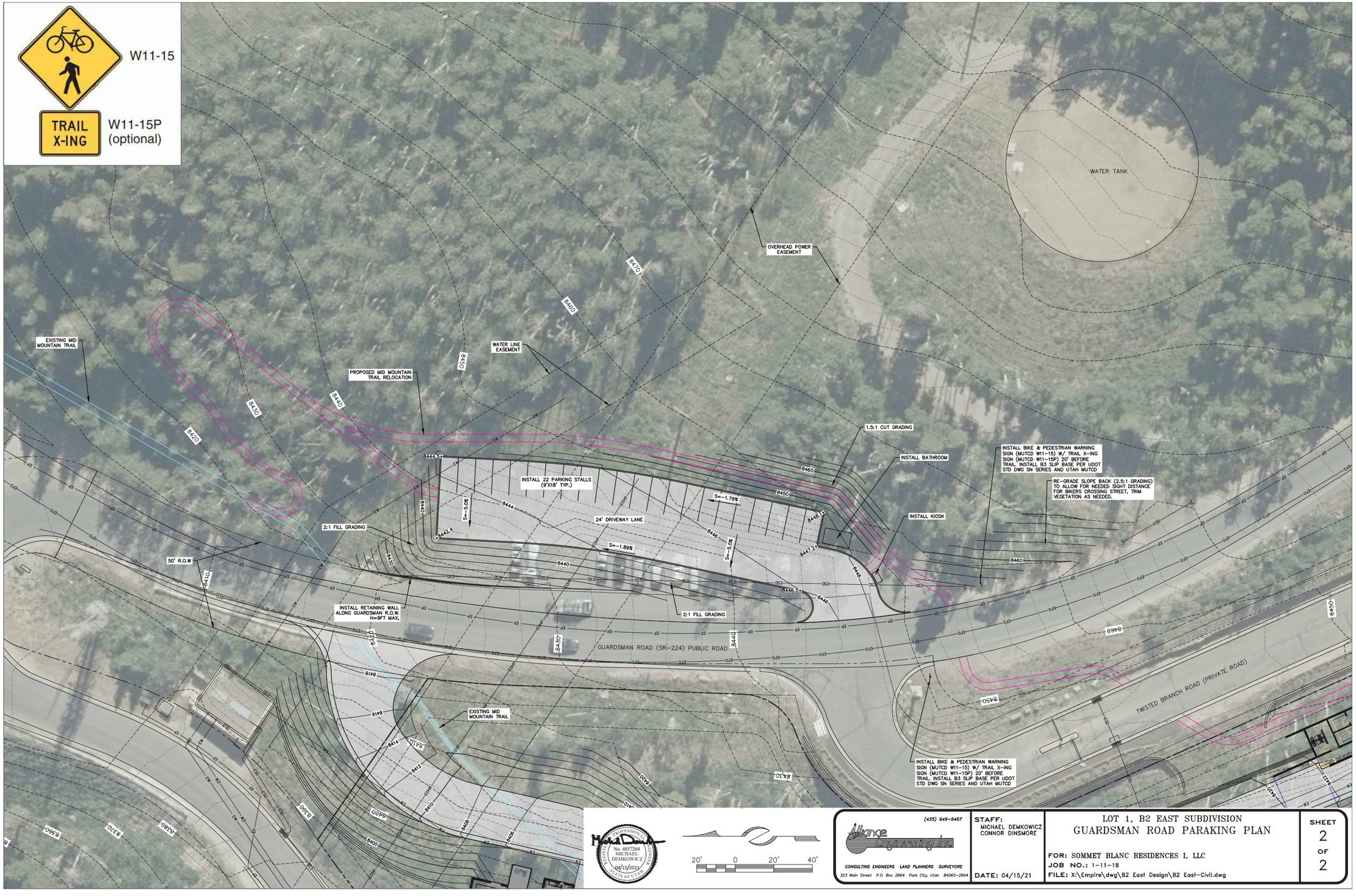
E DRB - SITE SECTION E

Sommet Blanc (B2 East) - CUP & MPD Amendment

Exhibit 7 - Mid Mountain Trail

April 16th, 2021


MARSAC AVENUE (A 50' WIDE PUBLIC RIGHT-OF-WAY)
EXISTING MID MOUNTAIN TRAIL
NORTHSIDE CHAIRLIFT
THE MONTAGE DEER VALLEY
DEER VALLEY MONTAGE DRIVEWAY
EMPIRE LODGE DRIVEWAY
DEER VALLEY EMPIRE DAY LODGE
MARSAC AVENUE
PROPERTY LINE
PROPOSED MID MOUNTAIN TRAIL RELOCATION
PROPOSED MID MOUNTAIN TRAIL PARKING LOT
WATER TANK
GUARDSMAN ROAD (SR-224) PUBLIC ROAD
TWISTED BRANCH ROAD (PRIVATE ROAD)
PROPERTY LINE
LUCKY JACK SKI RUN
RUBY CHAIRLIFT
EMPIRE CHAIRLIFT
CHAIRLIFT TOWER
EXISTING MID MOUNTAIN TRAIL
ORIGINAL MID MOUNTAIN TRAIL
PROPERTY LINE
RELOCATED (2020) MID MOUNTAIN TRAIL
EXISTING PAYROLL TRAIL
PROPOSED/RELOCATED BIKE TRAIL
EXISTING BIKE TRAIL
100' 0 100' 200'
(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE
DATE: 04/15/2021
LOT 1, B2 EAST SUBDIVISION
BIKE TRAIL NETWORK
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg
SHEET 1 OF 2


W11-15
TRAIL
X-ING
W11-15P
(optional)
WATER TANK
OVERHEAD POWER
EASEMENT
EXISTING MID
MOUNTAIN TRAIL
PROPOSED MID MOUNTAIN
TRAIL RELOCATION
WATER LINE
EASEMENT
1.5:1 CUT GRADING
INSTALL BATHROOM
INSTALL BIKE & PEDESTRIAN WARNING
SIGN (MUTCD W11-15) W/ TRAIL X-ING
SIGN (MUTCD W11-15P) 20' BEFORE
TRAIL. INSTALL B3 SLIP BASE PER UDOT
STD DWG SN SERIES AND UTAH MUTCD
RE-GRADE SLOPE BACK (2.5:1 GRADING)
TO ALLOW FOR NEEDED SIGHT DISTANCE
FOR BIKERS CROSSING STREET. TRIM
VEGETATION AS NEEDED.
INSTALL 22 PARKING STALLS
(9'X18' TYP.)
24' DRIVEWAY LANE
INSTALL KIOSK
2:1 FILL GRADING
50' R.O.W
INSTALL RETAINING WALL
ALONG GUARDSMAN R.O.W.
H=9FT MAX.
GUARDSMAN ROAD (SR-224) PUBLIC ROAD
TWISTED BRANCH ROAD (PRIVATE ROAD)
EXISTING MID
MOUNTAIN TRAIL
INSTALL BIKE & PEDESTRIAN WARNING
SIGN (MUTCD W11-15) W/ TRAIL X-ING
SIGN (MUTCD W11-15P) 20' BEFORE
TRAIL. INSTALL B3 SLIP BASE PER UDOT
STD DWG SN SERIES AND UTAH MUTCD
No. 4857264
MICHAEL
DEMKOWICZ
04/15/2021
STATE OF UTAH
20' 0 20' 40'
(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664
STAFF:
MICHAEL DEMKOWICZ
CONNOR DINSMORE
DATE: 04/15/21
LOT 1, B2 EAST SUBDIVISION
GUARDSMAN ROAD PARAKING PLAN
FOR: SOMMET BLANC RESIDENCES I, LLC
JOB NO.: 1-11-18
FILE: X:\Empire\dwg\B2 East Design\B2 East-Civil.dwg
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2
OF
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Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 8 - Supplemental Drone Imagery
April 16th, 2021

Olson Kundig April 16th, 2021

Sommet Blanc (B2 East) - CUP & MPD Amendment
Exhibit 8 - Supplemental Drone Imagery

PARK CITY
1884
PLANNING DEPARTMENT

March 15, 2007

The DV Luxury Resort LLC
136 Heber Avenue, Suite 204
Park City UT 84060

Sent via email

NOTICE OF PLANNING COMMISSION ACTION

Project Name	Pod B-2, Empire Pass
Project Description	Master Planned Development
Date of Meeting	March 14, 2007

Action Taken By Planning Commission: The Planning Commission APPROVED the proposed Empire Pass B-2 Master Planned Development based on the following:

Analysis

All Master Planned Developments shall contain the following minimum requirements in accordance with Section 15-6-5 of the Land Management Code.

(A) ***DENSITY****. The type of Development, number of units and Density permitted on a given Site will be determined as a result of a Site Suitability Analysis and shall not exceed the maximum Density in the zone, except as otherwise provided in this section. The Site shall be looked at in its entirety and the Density located in the most appropriate locations.*

Complies

During the Olympic break in 2002, a subcommittee consisting of the applicant's design team, staff, and Commissioners Chris Larson, Bruce Erickson, and Michael O'Hara focused on a review of the preliminary road layout for the mountain village (Pods A, B-1, and B-2) and a building height analysis for the project build-out using the base RD-zone 33-foot height limit. These items were reviewed at a work session and a public hearing on March 27, 2002. No public comment was received. The Commission concluded that:

The base RD-zone height analysis demonstrates that the maximum project densities set forth in Ord. 99-30 could potentially be constructed within the approved

development pods without the necessity of a height increase above the 33-foot RD zone height limit; and

Building height increases for specific multi-family/resort-related buildings may be considered based on site-specific reviews and compliance with the standards set forth in the Master Planned Development section of the Land Management Code (LMC).

The additional 80 Unit Equivalents proposed for B-2 can be absorbed within the Empire Pass project in Code compliant 33-foot height buildings as shown on Exhibit A. The total number of units approved with this MPD are 192 hotel rooms using 69.6 Unit Equivalents (UEs) and 94 hotel condominiums (114 UEs) in the west side and 81 condominiums (81 UEs) on the east side.

(B) ***MAXIMUM ALLOWED BUILDING FOOTPRINT FOR MASTER PLANNED DEVELOPMENTS WITHIN THE HR-1 DISTRICT****. (Not applicable)*

(C) ***SETBACKS****. The minimum Setback around the exterior boundary of an MPD shall be twenty five feet (25') for Parcels greater than one (1) acre in size.*
Complies
The annexed area of Flagstaff Mountain was granted a large-scale MPD at the time of annexation with specific development pods. The Planning Commission and staff have consistently maintained that the setback requirement is fulfilled at the annexation boundary and does not need to be met within the defined development pods.

(D) ***OPEN SPACE****. All Master Planned Developments shall contain a minimum of sixty percent (60%) open space.*
Complies
As with the setback requirement in (C) above, the annexation area contains more than the minimum 60% requirement. The development of the Village (pods A, B-1 and B-2) is limited to 87 acres, as amended, within the original 1550 acres or 5% of the land area.

(E) ***OFF-STREET PARKING****. The number of Off-Street Parking Spaces in each Master Planned Development shall not be less than the requirements of this Code, except that the Planning Commission may increase or decrease the required number of Off-Street Parking Spaces based upon a parking analysis submitted by the Applicant at the time of MPD submittal.*
Complies

The Flagstaff Development Agreement stipulates that parking will be reduced by 25% below the Code requirements. The parking plan submitted meets this requirement and exceeds it. Based on the proposed residential unit sizes, hotel rooms and commercial spaces, the parking at B-2 West (west of the Empire Day Lodge, the site for the Montage Hotel) would require 742 spaces, reduced 25% to

561. The applicant is proposing a further reduction at B2 West to 530 stalls because valet parking will be mandatory for guests. The valet parking will be in a tandem configuration. The Planning Commission will need to make a finding that tandem parking for 192 spaces is acceptable with a valet program. Parking at B-2 East (east of the Empire Day Lodge and site of 81 condominiums and two employee housing units) would require by Code 165 spaces plus the 75 for the Empire Day Lodge. The 165 would be reduced 25% to 124 spaces. Each of the residential condominium units will be allowed to have one space assigned to the unit.

(F) ***BUILDING HEIGHT****. The height requirements of the Zoning Districts in which an MPD is located shall apply except that the Planning Commission may consider an increase in height based upon a Site specific analysis and determination. The Applicant will be required to request a Site specific determination and shall bear the burden of proof to the Planning Commission that the necessary findings can be made. In order to grant Building height in addition to that which is allowed in the underlying zone, the Planning Commission is required to make the following 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;

Complies

Please refer to section (A) Density above for discussion on the density built at the 33-foot zone height. Exhibit B is the applicant's narrative on each of the criteria for additional height. Square footage is governed by the Development Agreement, as amended. Code requirements for façade and roof variation will apply. The applicant is requesting a maximum building height of 114 feet above the USGS datum at the entry to the Montage and a maximum building height of 82 feet for the east side condominiums. As each of these sites have been or will be heavily disturbed for the mine soils mitigation, no "natural grade" can be established.

(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 or air circulation have been mitigated to the extent possible as defined by the Planning Commission;

Complies

The only existing structure is the Empire Day Lodge. The lodge is situated between the Montage Hotel to the west and the additional residential condominiums to the east. Neither of the proposed buildings will have an effect on the solar access to the day lodge. The major controlling factor in B2 is the ridgelines to the east, south, and west. Proposed are greater setbacks from the buildings to the day lodge than would be allowed by the LMC thereby allowing greater air flow through the project area.

(3) There is adequate landscaping and buffering from adjacent Properties and Uses. Increased Setbacks and separations from adjacent projects are being proposed;

Complies
The Montage hotel to the west of the day lodge is approximately 170 feet away; the condominium buildings to the east are approximately 70 away from the day lodge. The RD zone requirement is 12 feet for side yard setbacks. The conceptual landscape plan has significant landscaping between these buildings.

(4) The additional Building Height has resulted in more than the minimum open space required and has resulted in the open space being more usable;
Complies
The Flagstaff Annexation clustered the development of the project into several development pods, leaving 88% of the area as open space. Most of this open space is used for ski terrain, other recreation, and wildlife habitat.

(5) MPD's which include the additional height shall be designed in a manner so as to provide a transition in roof elements in compliance with Chapter 9 Architectural Guidelines or Historic District Design Guidelines if within the Historic District; and
Complies
The applicant has provided conceptual renderings and detailed volumetrics for the Montage hotel and east side condominiums. The roof elements are substantially stepped and provide architectural interest.

(6) Structures within the HR-1 District which meets the standards of development on Steep Slopes, may petition the Commission for additional height per criteria found in Section 15-2.2-6.
This section is not applicable.

If and when the Planning Commission grants additional height due to a Site specific analysis and determination, that additional height shall only apply to the specific plans being reviewed and approved at the time. Additional Building Height for a specific project will not necessarily be considered for a different, or modified, project on the same Site.

(G) ***SITE PLANNING****. An MPD shall be designed to take into consideration the characteristics of the Site upon which it is proposed to be placed. The project should be designed to fit the Site, not the Site modified to fit the project. The following shall be addressed in the Site planning for an MPD:*

(1) Units should be clustered on the most developable and least visually sensitive portions of the Site with common open space separating the clusters. The open space corridors should be designed so that existing Significant Vegetation can be maintained on the Site.
Complies
The Montage hotel on the west side is placed within a heavily disturbed site. The east side condos are sited over the existing sales office and East-West development office. This area has significant regulated soils that are required to be removed and would necessitate the removal of the aspens in this area. There is significant space

between the Montage and the Empire Lodge and the Lodge and the condo buildings to the east. These gaps provide visual corridors to the ridgeline behind.

(2) Projects shall be designed to minimize Grading and the need for large retaining Structures.

Complies

Significant excavation will be required; however, the buildings will fill the excavated areas with underground parking and service facilities. There are several retaining structures and a bridge into the entry court to the Montage. Generally, the buildings step with the site without the need of large or numerous retaining structures. The outdoor amenities to the buildings will flow at grade into the existing landscape. The ski run around the east and north side of the Hotel will require substantial grading; however, this is already a disturbed site from previous mining and remediation activities.

(3) Roads, utility lines, and Buildings should be designed to work with the Existing Grade. Cuts and fills should be minimized.

Complies

Minimal road work is required. An access road to the Montage is proposed to intersect State Route 224 just before the traffic circle. A bridge will span the drainage gully in this area. The buildings will step with the grade requiring minimal walls and cut/fill slopes.

(4) Existing trails should be incorporated into the open space elements of the project and should be maintained in their existing location whenever possible. Trail easements for existing trails may be required. Construction of new trails will be required consistent with the Park City Trails Master Plan.

Complies

The Mid-Mountain trail loops behind (south) of the project site. Although not a specifically identified trail on the Mountain Trails Foundation 2006 Tail Map, the emergency access road up Empire Canyon from the top of Daly Avenue is used by hikers and bikers. The site plan shows a proposed ski trail to the future pod Z lift in the area as well.

(5) Adequate internal vehicular and pedestrian/bicycle circulation should be provided. Pedestrian/ bicycle circulations shall be separated from vehicular circulation and may serve to provide residents the opportunity to travel safely from an individual unit to another unit and to the boundaries of the Property or public trail system. Private internal Streets may be considered for Condominium projects if they meet the minimum emergency and safety requirements.

Complies

No new streets are being created except for the short access road into the project site.

(6) The Site plan shall include adequate Areas for snow removal and snow storage. The landscape plan shall allow for snow storage Areas. Structures shall be set back

from any hard surfaces so as to provide adequate Areas to remove and store snow. The assumption is that snow should be able to be stored on Site and not removed to an Off-Site location.

Complies

There are minimal hard surfaces as all parking is underground. The hard surfaces proposed (entry drives, porte cochere, and patios) will be heated eliminating the need for snow storage.

(7) It is important to plan for refuse storage and collection and recycling facilities. The Site plan shall include adequate Areas for dumpsters and recycling containers. These facilities shall be Screened or enclosed. Pedestrian Access shall be provided to the refuse/recycling facilities from within the MPD for the convenience of residents and guests.

Complies

All refuse storage facilities will be underground in the garages of the buildings. Hotel staff will handle refuse and recycling collection.

(8) The Site planning for an MPD should include transportation amenities including drop-off Areas for van and shuttle service, and a bus stop, if applicable.

Complies

The Flagstaff Mountain annexation included 15 Technical Reports, one of which is the Transit Plan. The Transit Plan has been amended and updated with the inclusion of the Montage. The Montage project has additional transportation elements for guests and employees as found in the November 27, 2006 Technical Memorandum submitted by Fehrs and Peers, Transportation Consultants, on behalf of the developer.. Both the east and west phases will have drop-off/pick-up areas outside of the circulation pattern for the garages.

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

Complies

Service and delivery, particularly for the Montage hotel, are located within the garage level. The garage door and loading areas can accommodate a semi-truck.

(H) ***LANDSCAPE AND STREETSCAPE****. To the extent possible, existing Significant Vegetation shall be maintained on Site and protected during construction. Where landscaping does occur, it should consist primarily of appropriate drought tolerant species. Lawn or turf will be limited to a maximum of fifty percent (50%) of the Area not covered by Buildings and other hard surfaces and no more than seventy-five percent (75%) of the above Area may be irrigated. Landscape and Streetscape will use native rock and boulders. Lighting must meet the requirements of LMC Chapter 15-5, Architectural Review.*

Complies

Minimal vegetation currently exists due to the mining activities associated with the site. Landscaping will be accomplished using native and other appropriate drought-

tolerant plant materials in accordance with the Flagstaff Design Guidelines. A small formal lawn area is proposed on the south side of the Montage. Irrigation will be principally by drip.

(I) ***SENSITIVE LANDS COMPLIANCE****. All MPD Applications containing any Area within the Sensitive Areas Overlay Zone will be required to conduct a Sensitive Lands Analysis and conforms to the Sensitive Lands Provisions, as described in LMC Section 15-2.21.*

Complies

The Flagstaff Annexation is not included in the Sensitive Lands Overlay. However, there is one locally rare native plant that has been identified by the Utah Native Plant Society. The applicant has been in contact with the UNPS to identify the location of the plant colony and to take steps to preserve it. The plant is not located within the development area.

(J) ***EMPLOYEE/AFFORDABLE HOUSING****. MPD Applications shall include a housing mitigation plan which must address employee Affordable Housing as required by the adopted housing resolution in effect at the time of Application.*

Complies

Additional employee/affordable housing is required with the increased 80 Unit Equivalents. The mitigation rate in the original Development Agreement would increase the housing requirement by 5.7 Affordable Employee Units (AEUs). In accordance with the Development Agreement, 25% of the required housing must be on-mountain. The Montage is programming 10 units on-site which include the 5.7 and additional AEUs for the rest of Empire Pass.

(K) ***CHILD CARE****. A Site designated and planned for a Child Care Center may be required for all new single and multi-family housing projects if the Planning Commission determines that the project will create additional demands for Child Care.*

Complies

Staff does not recommend that a Child Care Center be provided on-site. Limited permanent Child Care demands will be generated by the hotel and condominiums.

Approval: The Planning Commission based their decision on the Analysis, above, and the following:

Findings of Fact

1. The Master Planned Development (MPD) is for Pod B-2 of the Flagstaff Mountain Resort Annexation area, know known as Empire Pass.
2. The MPD is located in the RD-MPD zoning district.
3. The City Council approved the Development Agreement for Flagstaff Mountain Development Agreement/Annexation Resolution No. 99-30 on June 24, 1999. The Development Agreement is the equivalent of a Large-Scale Master Plan. The Development Agreement sets forth maximum project densities, location of densities, and developer-offered amenities.

4. The City Council approved an amendment to the Development Agreement on February 1, 2007, that increased the allowable density by 80 Unit Equivalents, 192 hotel rooms (included in the 80 UEs) and the allowable units by 77.5, to be located in the B-2 MPD.
5. Concurrent with this application and approval, the Planning Commission approved the Conditional Use Permit for Phase I of this MPD on March 14, 2007. Phase I is the Montage Hotel to be located on the west side of the Empire Day Lodge (B-2 West).
6. Concurrent with this application, the Planning Commission forwards a positive recommendation to the City Council for the amended Pod B-2 Empire Village Subdivision.
7. The total number of units approved with this MPD are 192 hotel rooms using 69.6 Unit Equivalents (UEs) and 94 hotel condominiums (114 UEs) in the west side of the Empire Day Lodge (B-2 West) and 81 condominiums (81 UEs) on the east side of the Empire Day Lodge (B-2 East). In addition, there is 35,000 square feet of spa space, 28,059 square feet of bar/restaurant/retail space and approximately 15,000 square feet of meeting/conference space and lounge areas.
8. The maximum Building Height in the RD District is 28 feet (33 feet with a pitched roof). A height exception to 114 feet above a benchmarked grade (USGS 8346') is requested.
9. The volumetrics as shown in the exhibits dated April 24, 2006, and reviewed by the Planning Commission provide the façade shifts and roof shifts necessary to create architectural interest and break the building into smaller components.
10. The setbacks within the RD zone are twenty feet (20') in the front (25 feet to front facing garage), fifteen feet (15') to the rear and twelve feet (12') on the side. Setbacks are the minimum distance between the closest of the following: property line, platted street, or existing curb or edge of street.
11. The elevation and climate of Flagstaff creates a harsh environment for utilities and their maintenance.
12. The Development Agreement requires the Master Developer to provide water source capacity.
13. The Flagstaff Mountain Resort Development Agreement, as amended, requires reclamation of mine hazards.
14. The **Analysis** section of this staff report is incorporated herein.

Conclusion of Law:

1. The MPD, as conditioned, complies with all the requirements of the Land Management Code.
2. The MPD, as conditioned, meets the minimum requirements of Section 15-6-5 of this Code.
3. The MPD, as conditioned, is consistent with the Park City General Plan.
4. The MPD, as conditioned, provides the highest value of open space, as determined by the Planning Commission.
5. The MPD, as conditioned, strengthens and enhances the resort character of Park City.

6. The MPD, as conditioned, compliments the natural features on the Site and preserves significant features or vegetation to the extent possible.
7. The MPD, as conditioned, is Compatible in Use, scale and mass with adjacent Properties, and promotes neighborhood Compatibility.
8. The MPD provides amenities to the community so that there is no net loss of community amenities.
9. The MPD, as conditioned, is consistent with the employee Affordable Housing requirements as adopted by the City Council at the time the Application was filed.
10. The MPD, as conditioned, meets the provisions of the Sensitive Lands provisions of the Land Management Code. The project has been designed to place Development on the most Developable Land and least visually obtrusive portions of the Site.
11. The MPD, as conditioned, promotes the Use of non-vehicular forms of transportation through design and by providing trail connections.
12. The MPD has been noticed and public hearing held in accordance with this Code.
13. The MPD, as conditioned, is consistent with the approved Flagstaff Mountain Resort Development Agreement, as amended.

Conditions of Approval:

1. The building plans and volumetrics for the project shall meet substantial compliance with the drawings dated April 24, 2006, and as reviewed by the Planning Commission.
2. A height exception for the Montage to 114 feet above a benchmarked grade (USGS 8346') is granted with the Master Plan. A height exception for the east side condominiums to 82 feet above benchmarked grades (USGS 8330' for north datum point and 8380' for south datum point) is granted with the Master Plan. Datum points are indicated on the site plans reviewed by the Planning Commission.
3. City Engineer approval of a utility and infrastructure plan is a condition precedent to the issuance of any building permits within the B-2 Master Planned Development area. The utility plan may include temporary utilities that must be removed (not just abandoned) upon completion of permanent utilities.
4. All regulated soils will be removed from the site and transported via SR 224 and SR 248 to the engineered repository at Richardson Flats. A specific hauling plan, similar to the previous soils hauling operation, must be approved by the Chief Building Official and will incorporate safety inspections, daily reports, and coordination between the City Police and Utah Highway Patrol.
5. Prior to issuance of any building permits for that unit or building which causes overall water consumption at Empire Pass to exceed 150 gallons per minute (approximately 75 units), the Master Developer shall have provided adequate water source capacity satisfactory to the City Attorney and Public Works Director.
6. A revised Mine Soils Hazard Remediation Technical Report (Exhibit 1 of the Technical Reports) shall be submitted to the Chief Building Official. Approval of the revised plan shall have been made by the Building Official prior to any building permit being issued. Prior to vertical construction of the project, UPCM

shall provide acknowledgement from the State of compliance with State mining regulations regarding operation, reclamation, surety, and post-mining land use permit requirements.

7. A revised Emergency Response Plan (Exhibit 7 of the Technical Reports) shall be submitted to the Chief Building Official. Approval of the revised plan shall have been made by the Building Official prior to any building permit being issued. The fire protection component of the plan shall ensure that Park City's ISO rating is not negatively affected by construction of the Montage.
8. The revised Transit Plan dated November 27, 2006, as submitted by Fehr and Peers, Transportation Consultants, on behalf of the applicant will be implemented at Certificate of Occupancy for the Montage Hotel.
9. The $1.8 million bond for the Richardson Flats Park and Ride, in a form approved by the City Attorney, shall be posted prior to any building permit issuance.
10. The 30 acres at Richardson Flats for the Park and Ride and future recreation facilities will be dedicated to the City (unless the City agrees to a lease), in a form approved by the City Attorney, prior to building permit issuance.
11. The additional 20 Employee Housing Units will begin construction within 24 months from the effective date of the amended Development Agreement (March 2, 2007) or post a financial guarantee in a form acceptable to the City Attorney equal to 10 percent of the estimated construction costs of the additional Affordable Units.

Sincerely,

Brooks T. Robinson
Principal Planner

Recorded at the request of and return to: Park City Municipal Corp.
Attn: City Recorder
P.O. Box 1480, Park City, UT 84060

Recorded this ___ day of _____, 2007
at Book #___ Page #___

ENTRY NO. 00806100
03/02/2007 02:42:51 PM B: 1850 P: 1897
Agreement PAGE 1 / 49
ALAN SPRIGGS, SUMMIT COUNTY RECORDER
FEE $ 0.00 BY PARK CITY MUNICIPAL CORP

AMENDED AND RESTATED DEVELOPMENT AGREEMENT FOR FLAGSTAFF MOUNTAIN, BONANZA FLATS, RICHARDSON FLATS, THE 20-Acre QUINN'S JUNCTION PARCEL AND IRON MOUNTAIN

THIS AMENDED AND RESTATED DEVELOPMENT AGREEMENT ("Agreement") is entered into as of the 2nd day of March, 2007, by and between UNITED PARK CITY MINES COMPANY, ("UPCM" or "DEVELOPER"), DEER VALLEY RESORT COMPANY, ("DEER VALLEY"), and PARK CITY MUNICIPAL CORPORATION, a third class city of the State of Utah ("City") (collectively, the "Parties").

RECITALS

A. WHEREAS, DEVELOPER and DEER VALLEY own approximately: 1,600 of 1,750 acres of patented mining claims located in the unincorporated Flagstaff Mountain area of Summit County, more particularly described and depicted in Exhibit A attached hereto (hereafter, "Flagstaff Mountain"); approximately 106 acres of patented mining claims located on Iron Mountain within an unincorporated area of Summit County more particularly described and depicted in Exhibit B attached hereto (hereafter, "the Iron Mountain Parcels"); approximately 1,500 acres of patented mining claims, constituting all of UPCM's land located in the unincorporated Bonanza Flats area of Wasatch County more particularly described and depicted in Exhibit C attached hereto (hereafter, "Bonanza Flats"); all of UPCM's land east of U.S. 40 and south of S.R. 248 constituting approximately 650 acres of real property owned in fee simple located immediately east of U.S. 40 and south of S.R. 248 within an unincorporated area

of Summit County more particularly described and depicted in Exhibit D attached hereto (hereafter, "Richardson Flats"); and approximately 20-Acres of real property owned in fee simple located west of U.S. 40 and south of S.R. 248 within an unincorporated area of Summit County more particularly described and depicted in Exhibit E attached hereto (hereafter, "the 20-Acre Quinn's Junction Parcel");

B. WHEREAS, on May 17, 1994 DEVELOPER filed an application for annexation to Park City of Flagstaff Mountain, consisting of DEVELOPER's, DEER VALLEY's and Northside Neighborhood Property Owners' land, together totaling an area of approximately 1,750 acres;

C. WHEREAS, on May 10, 1997 the Park City Council unanimously resolved by Resolution 10-97 to annex Flagstaff Mountain under certain Development Parameters;

D. WHEREAS, on July 8, 1998 DEVELOPER requested reconsideration by the City of Resolution 10-97 and offered certain incentives for limiting development of the Bonanza Flats, Richardson Flats and the Iron Mountain Parcels;

E. WHEREAS, on September 10, 1998 the Park City Council unanimously adopted a resolution to rescind Resolution No. 10-97 and to adopt new development parameters for Flagstaff Mountain, Bonanza Flats, Richardson Flats and the Iron Mountain Parcels, as set forth in this Agreement;

F. WHEREAS, in the intervening months since the City Council adopted the September 10, 1998 development parameters, the DEVELOPER further refined its proposal by offering to move 16 single family homes from the sensitive Prospect Ridge area to the Mountain Village and to constrain development in the Northside Neighborhood to reduce site disturbance and to facilitate sale to a conservation buyer for a time certain;

G. WHEREAS, the Parties intended to enter into the original Agreement to establish new development parameters for Flagstaff Mountain, Bonanza Flats, Richardson Flats, the 20-Acre Quinn's Junction Parcel, and the Iron Mountain Parcels and to establish a time certain for annexation of Flagstaff Mountain (now referred to generally as Empire Pass) into the City;

H. WHEREAS, the Parties in fact entered into the original Agreement on or about June 24, 1999; and

I. WHEREAS, the Parties desire to amend and restate the original Agreement in connection with the development of a project known as the Montage Resort & Spa which is presently planned to include 192 hotel rooms and suites, with spa, restaurant and conference facilities, and a residential component that consists of resort condominiums.

NOW, THEREFORE, in consideration of the foregoing recitals and the covenants hereafter set forth, the sufficiency of which the Parties hereby acknowledge, the Parties agree as follows:

SECTION I. DEFINITIONS

Unless the context requires a different meaning, any term or phrase used in this Agreement that has its first letter capitalized shall have that meaning given to it by the Park City Land Management Code (LMC) in effect on the date of a complete application or, if different, by this Agreement. Certain such terms and phrases are referenced below; others are defined where they appear in the text of this Agreement.

1.1 **"Annexation Property"** means that approximately 1,750 acres of property known as Flagstaff Mountain, described and depicted on Exhibit A.

1.2 **"Bonanza Flats"** means that approximately 1,500 acres of UPCM property commonly referred to as Bonanza Flats, consituting all of UPCM's holdings in Bonanza Flats and described and depicted on Exhibit C.

1.3 **"DEER VALLEY"** means the Deer Valley Resort Company, a Utah limited Partnership and each of its assigns, joint venture partners, and successors in interest, whether in whole or in part. DEER VALLEY shall cause its employees and agents to act in accordance with the terms of this Agreement.

1.4 **"DEVELOPER"** means United Park City Mines Company, a publicly traded Delaware corporation, and each of its assigns, joint venture partners, and successors in interest, whether in whole or in part. DEVELOPER shall cause its employees and agents to act in accordance

with the terms of this Agreement.

1.5 **"Inaction"** provisionally[1] means (a) DEVELOPER's failure to pursue a sequential permit (i.e. Small Scale MPD permit, conditional use permit, subdivision application, or building permit) by failing to submit a complete application for such a permit or by failing to respond to the City's written requests for information which the City deems is necessary to process the application; or (b) DEVELOPER's failure to sustain permitted construction such that the permit under which construction is allowed, expires or is otherwise suspended or revoked.

1.6 **"Meeting Accessory Uses"** provisionally[2] means uses normally associated and necessary to serve meeting and banquet space. Meeting Accessory Uses do not require the use of Unit Equivalents and include:

1.6.1 Administrative and Banquet Offices

1.6.2 Banquet Storage Areas

1.6.3 Banquet Prep Areas Storage Areas

1.6.4 Common A/V Storage Areas

1.6.5 Coat Check Areas

1.6.6 Public Restrooms

1.6.7 Public Telephone Areas

1.6.8 Public Hallways

1.6.9 Public Circulation Areas.

1.7 **"Mountain Village"** means that mixed-use portion of Flagstaff Mountain described and depicted as the Mountain Village in Exhibit A attached hereto and limited to a total of 87 acres, within three development Pods (A, B_1, and B_2) and maximum densities, unit equivalencies and configuration more fully described herein.

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[1] This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superceded by an LMC definition of the term.

[2] This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superceded by an LMC definition of the term.

1.8 **"Northside Neighborhood"** means that 63-acre portion of Flagstaff Mountain described and depicted as the Northside Neighborhood in Exhibit A attached hereto and limited to the maximum density, unit equivalency, and configuration more fully described herein.

1.9 **"Northside Neighborhood Property Owners"** means, in addition to UPCM and DEER VALLEY, Park City Star Mining Company, Inc., a Utah corporation, Bransford Land Company, representing the interests of Anne Bransford Newhall, Mary Bransford Leader and Carolyn Bransford MacDonald, and Stichting Beheer Mayflower Project, a legal entity representing the interests of Stichting Mayflower Recreational Fonds and of Stichting Mayflower Mountain Fonds.

1.10 **"Pedestrian Village"** means an area configured within Pod A of the Mountain Village for the mixed use of residential, Residential Accessory, Resort Support Commercial, Resort Accessory, meeting and Meeting Accessory Uses within which at least fifty percent (50%) of the residential properties are clustered within walking distance (5 minutes) of a Transportation Hub for such residential properties, which can be directly accessed by pathways or sidewalks.

1.11 **"Planned Unit Development"** or **"PUD"** means a master planned development consisting of clustered, detached, single family or duplex units with common open space and coordinated architecture.

1.12 **"Pod Z"** means that area, depicted on Exhibit F that is limited for ski-related uses as further defined herein.

1.13 **"Project"** means the residential, recreational and commercial real estate development to be constructed within Flagstaff Mountain.

1.14 **"Residential Accessory Uses"** provisionally[3] means uses that are for the benefit of the residents of a commercial residential use, such as a hotel or nightly rental condominium project. Residential Accessory Uses do not require the use of Unit Equivalents. Residential Accessory Uses include:

[3] This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superceded by an LMC definition of the term.

1.14.1 Common Ski Lockers

1.14.2 Common Lobbies

1.14.3 Registration

1.14.4 Concierge

1.14.5 Bell Stand/Luggage Storage

1.14.6 Common Maintenance Areas

1.14.7 Mechanical Rooms

1.14.8 Common Laundry Facilities and Common Storage Areas

1.14.9 Employee Facilities

1.14.10 Common Pools, Saunas and Hot Tubs

1.14.11 Public Telephone Areas

1.14.12 Public Restrooms

1.14.13 Administrative Offices

1.14.14 Public Hallways and Circulation Areas

1.15 **"Resort Accessory Uses"** provisionally[4] means uses that are clearly incidental to and customarily found in connection with the principal resort building or use and are operated for the convenience of the owners, occupants, employees, customers or visitors to the principal resort use. Resort Accessory Uses do not require the use of Unit Equivalents. They include such uses as:

1.15.1 Information

1.15.2 Lost and Found

1.15.3 Mountain Patrol

1.15.4 Mountain Administration

1.15.5 Mountain Maintenance and Storage Facilities

1.15.6 Mountain Patrol and Emergency Medical Facilities

1.15.7 Public Lockers

1.15.8 Public Restrooms

1.15.9 Employee Lockers

1.15.10 Ski School/Day Care

[4] This definition has been inserted in anticipation of its inclusion in a new revision of the Land Management Code. This definition will be superceded by an LMC definition of the term.

1.15.11 Ticket Sales Areas

1.15.12 Ski Check Areas

1.15.13 Public Circulation Areas and Hallways

1.16 **"Richardson Flats"** means all of UPCM's property at the southeast corner of U.S. 40 and S.R. 248, more fully described and depicted on Exhibit D.

1.17 **"Transportation Hub"** means the terminus of a public and/or private transportation system that is located at a convenient location within the Mountain Village.

1.18 **"Unit Equivalent,"** with respect to commercial structures and multifamily and PUD structures, has the meaning set forth in the LMC.[5] Each single family residential structure (excluding PUDs) approved by the City pursuant to this Agreement for construction within the Project shall have a Unit Equivalent of 1.00, regardless of the size or the location of the single family residential structure. Each commercial structure or portion thereof (as such may be determined in applicable MPD approvals) shall consume 1 Unit Equivalent for each 1000 square feet. Each multifamily and PUD residential structure shall consume 1 Unit Equivalent for each 2000 square feet.

SECTION II. LARGE SCALE MPD—FLAGSTAFF MOUNTAIN

2.1. DEVELOPER is hereby granted the equivalent of a Large Scale Master Planned Development (Large Scale MPD) for Flagstaff Mountain. This Large Scale MPD sets forth maximum densities, location of densities and DEVELOPER-offered amenities and is subject to all normally-applicable City processes, and in addition thereto, such processes defined below, including DEVELOPER's responsibility, prior to or concurrent with the Small Scale MPD process, to submit and ultimately to obtain (upon modification, if necessary) City approval, of satisfactory plans detailed below:

[5] Hotel rooms of 500 square feet or less constitute ¼ Unit Equivalent.

2.1.1. Mine/Soil Hazard Mitigation Plan--which plan shall include an inventory of all mine sites, potential sources of release of hazardous materials into the environment, and a plan and schedule for their remediation;

2.1.2. Detailed Design Guidelines, with strong architectural themes, for the entire Flagstaff Mountain Project;

2.1.3. Specific Transit Plan;

2.1.4. Parking Management Plan;

2.1.5. Detailed Open Space Management Plan;

2.1.6. Historic Preservation Plan;

2.1.7. Emergency Response Plan, including DEVELOPER's commitments to provide infrastructure necessary to serve the Project and Bonanza Flats and phasing therefor;

2.1.8. Trails Master Plan setting forth trail locations, specifications, phasing and timing of public easements;

2.1.9. Private Road Access Limitation Procedures;

2.1.10. Construction Phasing Plan—including construction milestones for project amenities, including Richardson Flats development;

2.1.11. General Infrastructure and Public Improvements Design and Phasing Plan, which calls for the efficient extension of services, concentrating initial infrastructure development in the Mountain Village, and secondarily in the Northside Neighborhood. Such plan shall allow for the construction of a variety of housing types in each phase;

2.1.12. Utilities Master Plan—including the timing, alignment and service strategy for water and sewer service, as well as storm water management throughout the Project and Bonanza Flats;

2.1.13. Wildlife Management Plan; and

2.1.14. Affordable Housing Plan, including phasing.

2.2. **Maximum Development Parameters--Flagstaff Mountain.** Flagstaff Mountain is composed of the Mountain Village, the Northside

Neighborhood; various ski related improvements, and the Silver Mine Adventure. Upon annexation, Flagstaff Mountain will be zoned as shown on the zoning map attached hereto as Exhibit P. The following maximum development parameters apply to Flagstaff Mountain:

2.2.1 **Mountain Village:** The Mountain Village is constrained as follows:

2.2.1.1 **Small Scale MPD.** Site specific volumetrics and configuration will be established in the Small Scale MPD process.

2.2.1.2. **Maximum Development Area.** In the Small Scale MPD process, the entire Mountain Village development shall be constrained within a total of 87 acres.

2.2.1.3. **Maximum Density.** The maximum density within the Mountain Village is 785 Unit Equivalents configured in no more than 550 dwelling units.[6] Such density shall be configured as multi-family, hotel, or PUD units, provided the PUD units do not exceed 60. PUD units consume Unit Equivalents in the same respect as multifamily units. Additionally, the Mountain Village may contain up to 16 detached single family home sites.

2.2.1.4. **Pedestrian Village.** At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A), and must be located within a five-minute walk of the Transportation Hub. All three development pods (Pods A, B_1, and B_2) within the Mountain Village must be linked by transit.

2.2.1.5. **Commercial.** The Mountain Village may additionally include up to 75,000-sq. ft. of Resort Support Commercial uses, which shall include Neighborhood

[6] Hotel rooms of 500 square feet or less constitute ¼ Unit Equivalent. In the case of the Montage, the 192 Montage hotel rooms shall count as Unit Equivalents at the rate of 1 Unit Equivalent per 2,000 square feet of hotel rooms, but such hotel rooms shall not have kitchens and shall not count as dwelling units.

Convenience Commercial uses for residents and visitors such as groceries and sundries.

2.2.1.6. **Mine Site Reclamation**. To the greatest extent possible, DEVELOPER shall locate density in disturbed areas. This provision applies primarily to potential density at the Daly West site. Additionally, DEVELOPER shall reclaim[7] all mining and mining overburden sites within Flagstaff Mountain, in accordance with state and federal regulatory agency review.

2.2.1.7. **Public Trails.** DEVELOPER shall construct and dedicate public trails designated on an accepted Trails Master Plan. Many trails will be constructed on land ultimately owned by DEER VALLEY. In those areas, DEER VALLEY shall be responsible for trail maintenance and for enforcing reasonable rules and regulations for public trail use. Such rules may not exclude free public access to the public trail systems identified on the Trails Master Plan.

2.2.1.8. **Deed Restricted Open Space.** Within 30 days of issuance of a Small Scale MPD, DEVELOPER and/or DEER VALLEY shall execute for the benefit of the City perpetual covenants and restrictions with respect to all designated open space associated with the Small Scale MPD and which, at a minimum, shall prevent the construction thereon of residential, commercial and retail structures but shall provide for ski-related uses consistent with paragraph 2.5 herein.

2.2.1.9. **Parking.** Each Small Scale MPD submittal shall include a parking management plan with respect to the portion of the property covered by such Small Scale MPD submittal.

[7] Reclamation shall include, at a minimum, revegetation of exposed areas.

The goal of the plan is to design the Mountain Village in such a way as to reduce parking demand by 25%. DEVELOPER shall plan and encourage within the Mountain Village portion of the Project programs such as parking management, paid parking for commercial uses, shuttles and other programs designed to reduce the demand for private vehicles and parking. DEVELOPER shall provide for shared parking in all commercial, short-term residential and mixed-use buildings. Assigned or reserved spaces within commercial, short-term residential and mixed-use buildings are prohibited except that in the case of the Montage, one parking space may be assigned for each dwelling unit (excluding the 192 hotel rooms). The majority of the required parking areas will be fully enclosed and/or constructed underground.

2.3 **Prospect Ridge.** DEVELOPER considers the Prospect Ridge area depicted in Exhibit K to be a critical viewshed area for Old Town.

2.3.1 **Public Trails.** Consistent with the Trails Mater Plan, DEVELOPER shall construct and dedicate to the City public trails designated within the Prospect Ridge area.

2.3.2 **Deed Restricted Open Space.** Within 30 days of issuance of the first Small Scale MPD, DEVELOPER shall cause to be recorded a document, approved by the City, which shall impose perpetual covenants and use restrictions for that portion of Prospect Ridge depicted as "Recreation Open Space Dedication" on Exhibit K which shall prevent the construction thereon of residential, commercial and/or retail structures, ski lifts, and developed alpine ski runs.

2.4. **Northside Neighborhood.** The Northside Neighborhood is composed of property owned by five separate Northside Neighborhood Property Owners and, upon their written acceptance of the terms of this Agreement,

SURVEYOR'S CERTIFICATE

I, Robert J. McMahon, do hereby certify that I am a Registered Land Surveyor and that I hold Certificate No. 349961 as prescribed under the laws of the State of Utah. I further certify that by the authority of the owners I have made a survey of the tract of land shown on this plat and described herein and subdivided said tract of land into lots, rights-of-way, and easements to be hereafter known as PARCEL B-2 EMPIRE VILLAGE SUBDIVISION and that the same has been correctly surveyed on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR — No. 349961 — ROBERT J. McMAHON — State of Utah

ROBERT J. McMAHON 5/15/07
DATE

BOUNDARY DESCRIPTION 1

ALL of Parcel A of the PARCEL A EMPIRE VILLAGE SUBDIVISION according to the official plat thereof on file in the office of the Summit County Recorder, Summit County, Utah, Recorded 6-28-02 as Entry No. 623454.

BOUNDARY DESCRIPTION 2

A parcel of land located in the southeast quarter of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

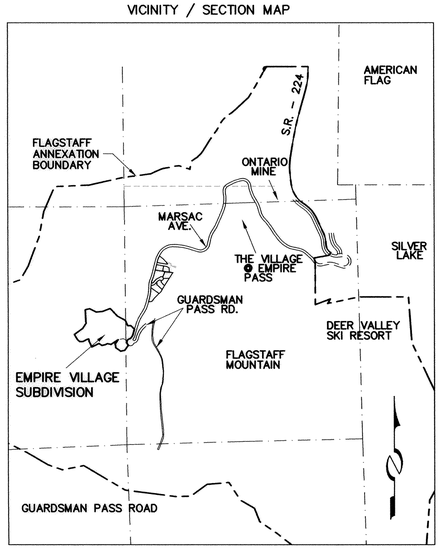
Beginning at a point North 00°30'49" West 2172.54 feet along Section Line and West 763.87 feet from the southeast corner of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian; and running thence North 64°05'11" East 70.70 feet; thence North 25°54'49" West 112.30 feet; thence South 64°05'11" West 70.70 feet; thence South 25°54'49" East 112.30 feet to the point of beginning.

BOUNDARY DESCRIPTION 3

A parcel of land located in the west half of Section 28 and the east half of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at a point that is South 00°30'49" East 78.89 feet along section line and East 196.75 feet from the west quarter corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the westerly boundary of Marsac Avenue Right of Way, according to the official plat thereof on file and of record in the office of the recorder, Summit County, Utah, entry #623451; and running thence along the westerly right-of-way of said Marsac Avenue the following four (4) courses: 1) South 15°43'36" West 119.45 feet to a point on a curve to the right having a radius of 175.00 feet, of which the radius point bears North 74°16'24" West; thence 2) along the arc of said curve 113.64 feet through a central angle of 37°12'27" to a point on a non tangent curve to the right having a radius of 10.00 feet, of which the radius point bears North 37°04'06" West; thence 3) westerly along the arc of said curve 5.37 feet through a central angle of 30°47'13" to a point on a non tangent curve to the left having a radius of 80.00 feet, of which the radius point bears South 06°16'44" East; thence 4) southwesterly along the arc of said curve 91.38 feet through a central angle of 65°26'37" to a point on a non tangent curve to the left having a radius of 360.43 feet, of which the radius point bears South 41°35'39" West; said point being on the northerly boundary of Parcel A, Empire Village Subdivision, according to the official plat thereof on file and of record in the office of the recorder, Summit County, Utah, entry #623454; thence along the northerly boundary of said Parcel A the following two (2) courses: 1) northwesterly along the arc of said curve 95.00 feet through a central angle of 15°06'08"; thence 2) South 79°42'31" West 122.55 feet; thence South 57°01'50" West 193.11 feet; thence North 79°11'55" West 81.19 feet; thence South 75°32'40" West 11.84 feet; thence South 56°44'58" West 34.84 feet; thence South 77°50'55" West 83.11 feet; thence North 58°49'35" West 75.63 feet to a point on a curve to the right having a radius of 300.00 feet, of which the radius point bears North 31°10'25" East; thence along the arc of said curve 6.47 feet through a central angle of 01°14'11"; thence South 64°05'11" West 103.49 feet; thence North 25°54'49" West 112.30 feet; thence South 64°05'11" West 70.70 feet; thence North 25°54'49" West 22.95 feet; thence North 11°17'02" West 59.92 feet to a point on a non tangent curve to the left having a radius of 240.25 feet, of which the radius point bears South 11°17'02" East; thence southwesterly along the arc of said curve 112.50 feet through a central angle of 26°49'42" to a point on a non tangent curve to the right having a radius of 155.02 feet, of which the radius point bears North 26°30'22" West; thence westerly along the arc of said curve 106.81 feet through a central angle of 39°28'36"; thence North 47°33'31" West 64.77 feet; thence North 31°31'14" West 133.05 feet; thence North 54°41'45" East 230.84 feet; thence North 32°10'40" East 138.83 feet; thence North 02°54'42" West 302.23 feet; thence North 78°05'26" East 99.99 feet; thence South 63°03'11" East 163.55 feet; thence North 85°22'37" East 142.18 feet; thence North 68°47'11" East 185.20 feet; thence South 43°51'26" East 235.70 feet; thence South 62°01'29" East 202.20 feet; thence South 24°09'48" East 127.44 feet; thence East 68.61 feet; thence South 46°04'15" East 115.10 feet to the point of beginning.

VICINITY / SECTION MAP

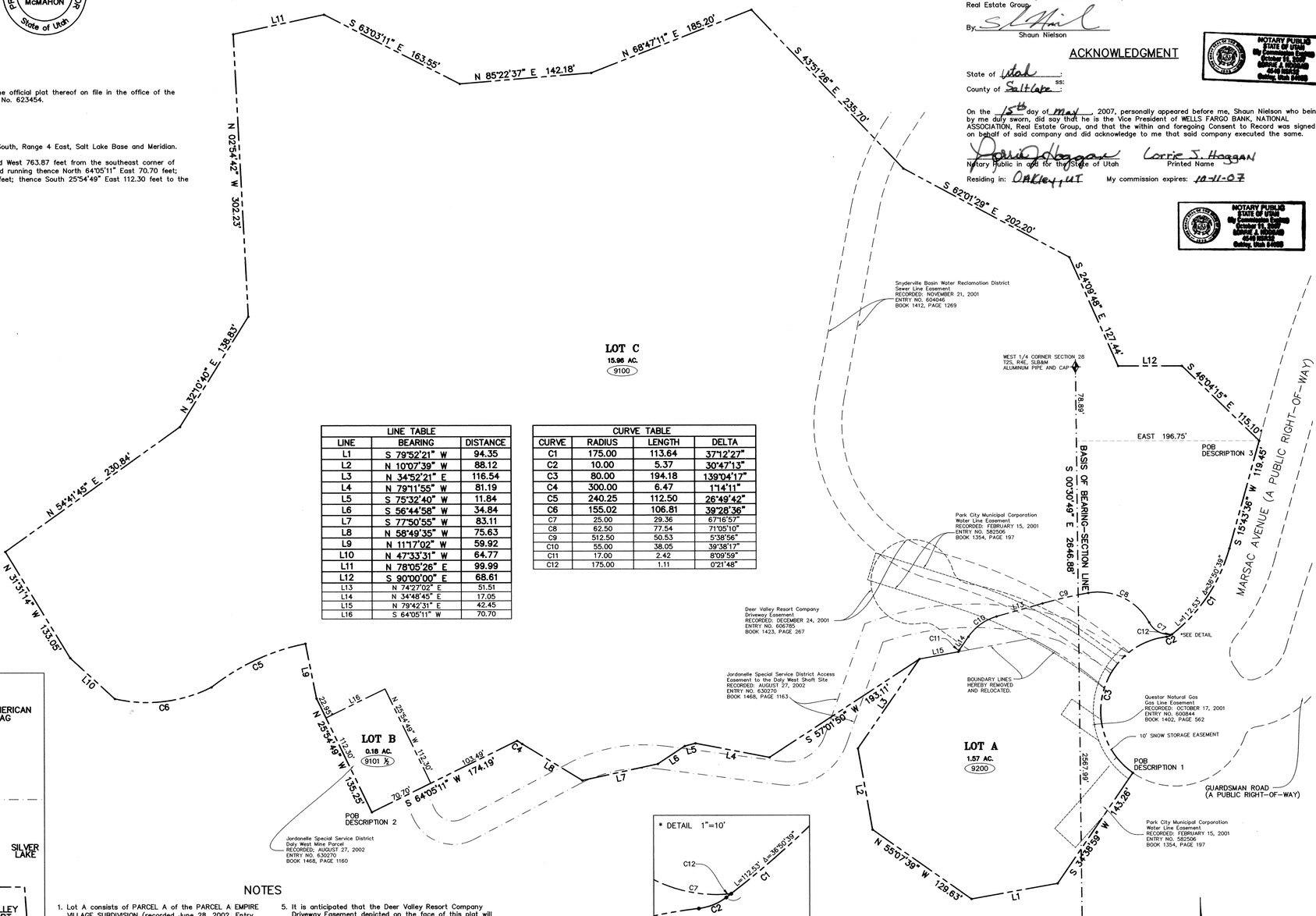


LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 79°52'21" W	94.35
L2	N 10°07'39" W	88.12
L3	N 34°52'21" E	116.54
L4	N 79°11'55" W	81.19
L5	S 75°32'40" W	11.84
L6	S 56°44'58" W	34.84
L7	S 77°50'55" W	83.11
L8	N 58°49'35" W	75.63
L9	N 11°17'02" W	59.92
L10	N 47°33'31" W	64.77
L11	N 78°05'26" E	99.99
L12	S 90°00'00" E	68.61
L13	N 74°27'02" E	51.51
L14	N 34°48'45" E	17.05
L15	N 79°42'31" E	42.45
L16	S 64°05'11" W	70.70

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	175.00	113.64	37°12'27"
C2	10.00	5.37	30°47'13"
C3	80.00	194.18	139°04'17"
C4	300.00	6.47	1°14'11"
C5	240.25	112.50	26°49'42"
C6	155.02	106.81	39°28'36"
C7	25.00	29.36	67°16'57"
C8	62.50	77.54	71°05'10"
C9	512.50	50.53	5°38'56"
C10	55.00	38.05	39°38'17"
C11	17.00	2.42	8°09'59"
C12	175.00	1.11	0°21'48"

NOTES

1. Lot A consists of PARCEL A of the PARCEL A EMPIRE VILLAGE SUBDIVISION (recorded June 28, 2002, Entry #623454) with certain boundaries removed and relocated as shown on the face of this plat.
2. It is anticipated that the Park City Municipal Corporation Water Line Easement depicted on the face of this plat will be relocated at or about the time construction of improvements on LOT C commences.
3. It is anticipated that the existing Snyderville Basin Water Reclamation District Sewer Line Easement depicted on the face of this plat will be relocated at or about the time construction of improvements on LOT C commences.
4. It is anticipated that the Jordanelle Special Service District Access Easement depicted on the face of this plat will be relocated at or about the time construction of improvements on LOT C commences.
5. It is anticipated that the Deer Valley Resort Company Driveway Easement depicted on the face of this plat will be vacated or relocated at or about the time of construction of improvements on LOT C commences.
6. Wastewater service to Lot B is not available.
7. A 10' snow storage easement is hereby dedicated along the frontage of Marsac Avenue.
8. (9200) Marsac Avenue street address
9. All conditions of approval of the Empire Pass Master Planned Development and the Pod B-2 Master Planned Development shall continue to apply.
10. No remnant parcel created hereby is separately buildable.
11. No building permits shall be issued on Lot C until the Revised Technical Reports on Mine Soils Hazard Mitigation (Exhibit 1 of the Technical Reports), evidence of Mine Site Reclamation pursuant to Section 2.2.1.6 of the Development Agreement, as amended, and the Emergency Response Plan (Exhibit 7 of the Technical Reports) shall have been approved by the Chief Building Official.



PARCEL B-2
EMPIRE VILLAGE SUBDIVISION

INCLUDING THE AMENDMENT AND CONSOLIDATION OF FORMER PARCEL A EMPIRE VILLAGE SUBDIVISION

A SUBDIVISION LOCATED IN THE WEST ½
OF SECTION 28, AND THE EAST ½ OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN

CONSENT TO RECORD

WELLS FARGO BANK, NATIONAL ASSOCIATION, as a Trust Deed Beneficiary, in its capacity as Administrative Agent on behalf of and for the benefit of lenders, hereby consents to the recordation of this plat.

Executed this 15th day of May, 2007.

WELLS FARGO BANK, NATIONAL ASSOCIATION,
Real Estate Group

By: _____
Shaun Nielson

ACKNOWLEDGMENT

State of Utah :
County of Salt Lake : ss:

On the 15th day of May, 2007, personally appeared before me, Shaun Nielson who being by me duly sworn, did say that he is the Vice President of WELLS FARGO BANK, NATIONAL ASSOCIATION, Real Estate Group, and that the within and foregoing Consent to Record was signed on behalf of said company and did acknowledge to me that said company executed the same.

NOTARY PUBLIC STATE OF UTAH — My Commission Expires October 11, 2007 — LORRIE J. HOGGAN — 4549 N3532 — Oakley, Utah 84055

Notary Public in and for the State of Utah — Lorrie J. Hoggan Printed Name

Residing in: Oakley, UT — My commission expires: 10-11-07

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS that the undersigned is an Owner of the herein described tracts of land and hereby causes the same to be divided into lots together with easements and public rights-of-way as set forth on the plat, hereafter to be known as PARCEL B-2 EMPIRE VILLAGE SUBDIVISION.

Also the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, and dry utilities providers, a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use, and eventual replacement.

The owner or its representative, hereby irrevocably offers for dedication to the City of Park City all the streets land for local government uses, easements, parks, required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has set his hand on this 15th day of May, 2007.

MOUNTAIN DEVELOPMENTS I, INC., a DELAWARE CORPORATION
A Delaware corporation

BY: _____ TITLE: AUTHORIZED SIGNING OFFICER
DAVID J. SMITH

ACKNOWLEDGMENT

State of Utah :
County of Summit : ss:

This instrument was acknowledged before me this 15th day of May, 2007 by DAVID J. SMITH, the AUTHOIZED SIGNING OFFICER of MOUNTAIN DEVELOPMENTS I, Inc, a Delaware Corporation, that he signed the foregoing Owner's Consent to Record on behalf of the corporation with full authority of its bylaws.

NOTARY PUBLIC STATE OF UTAH — My Commission Expires October 11, 2007 — LORRIE J. HOGGAN — 4549 N3532 — Oakley, Utah 84055

Notary Public commissioned in Utah — Lorrie J. Hoggan Printed Name

Residing in: Oakley, UT — My commission expires: 10-11-07

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned is the Owner of the herein described tract of land, and hereby causes the same to be divided into lots together with easements and public rights-of-way as set forth on the plat, hereafter to be known as PARCEL B-2 EMPIRE VILLAGE SUBDIVISION.

Also the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, and dry utilities providers, a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use, and eventual replacement.

The owner, or his/her representative, hereby irrevocably offer for dedication to the City of Park City all the streets land for local government uses, easements, parks, required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has set its hand on this 16th day of May, 2007.

DEER VALLEY RESORT COMPANY, a Utah Limited Partnership.
By: ROYAL STREET OF UTAH, a General Partner

_____
Robert W. Wells, Vice President

NOTARY PUBLIC STATE OF UTAH — My Commission Expires October 11, 2007 — LORRIE J. HOGGAN — 4549 N3532 — Oakley, Utah 84055

ACKNOWLEDGMENT

State of Utah :
County of Summit : ss:

This instrument was acknowledged before me this 16th day of May, 2007 by ROBERT W. WELLS, the Vice President of ROYAL STREET OF UTAH, a Utah Corporation, that he signed the foregoing Owner's Consent to Record on behalf of the corporation with full authority of its bylaws.

Notary Public commissioned in Utah — Lorrie J. Hoggan Printed Name

Residing in: Oakley, Utah — My commission expires: 10-11-07

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS: that the undersigned is the Owner of the herein described tract of land, and hereby causes the same to be divided into lots together with easements and public rights-of-way as set forth on the plat, hereafter to be known as PARCEL B-2 EMPIRE VILLAGE SUBDIVISION.

Also the owner hereby dedicates to Park City Municipal Corporation, Snyderville Basin Water Reclamation District, Park City Fire Protection District, and dry utilities providers, a non-exclusive easement over the utility easements shown on this plat for the purpose of providing access for utility installation, maintenance, use, and eventual replacement.

The owner, or his/her representative, hereby irrevocably offer for dedication to the City of Park City all the streets land for local government uses, easements, parks, required utilities and easements shown on the subdivision plat and construction plans in accordance with an irrevocable offer of dedication.

In witness whereof the undersigned has set its hand on this 16 day of May, 2007.

JORDANELLE SPECIAL SERVICE DISTRICT
By: _____

NOTARY PUBLIC STATE OF UTAH — My Commission Expires October 11, 2007 — LORRIE J. HOGGAN — 4549 N3532 — Oakley, Utah 84055

ACKNOWLEDGMENT

State of Utah :
County of Wasatch : ss:

This instrument was acknowledged before me this 16th day of March, 2007 by Dan Matthews, the Manager of JORDANELLE SPECIAL SERVICE DISTRICT and that he signed the foregoing Owner's Consent to Record on behalf of the corporation with full authority of its bylaws.

Notary Public commissioned in Utah — Lorrie J. Hoggan Printed Name

Residing in: Oakley, Utah — My commission expires: 10-11-07

5/15/07 — JOB NO.:1-1-01 FILE:X:\Empire\dwg\Talisker\plat\pod b2_01-23-07.dwg

Alliance Engineering Inc
(435) 649-9467-PHONE
(435) 649-9475-FAX
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 15th DAY OF May, 2007 A.D.

BY _____ S.B.W.R.D.

PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 14th DAY OF MARCH, 2007 A.D.

BY _____ CHAIRMAN

ENGINEER'S CERTIFICATE

I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 12TH DAY OF May, 2007 A.D.

BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM

APPROVED AS TO FORM THIS 22nd DAY OF May, 2007 A.D.

BY _____ PARK CITY ATTORNEY

CERTIFICATE OF ATTEST

I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS 29th DAY OF MARCH, 2007 A.D.

BY _____ PARK CITY RECORDER

COUNCIL APPROVAL AND ACCEPTANCE

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 29th DAY OF MARCH, 2007 A.D.

BY _____ MAYOR

RECORDED

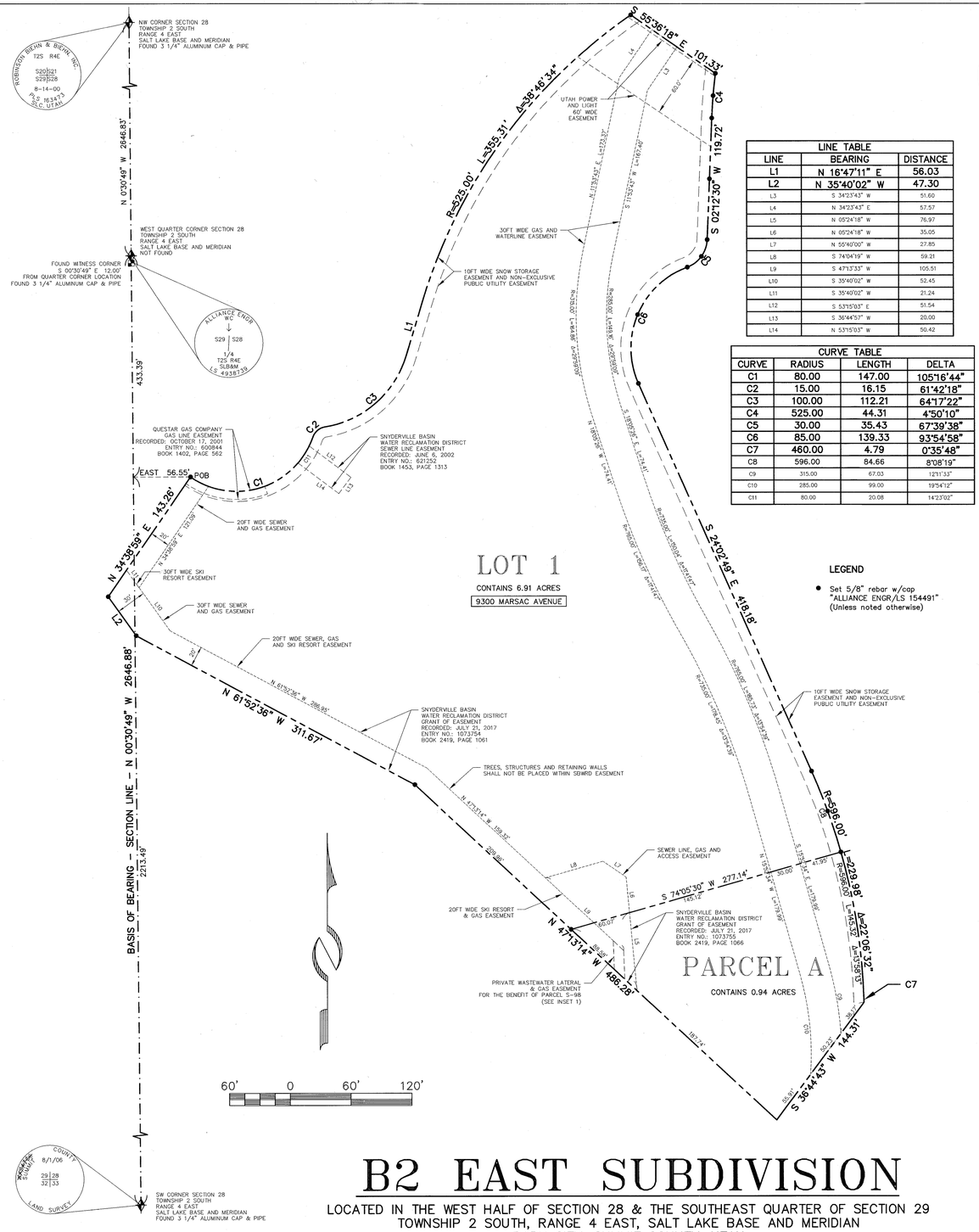
814178

STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF Coalition Title
DATE 5-23-07 TIME 3:28 P.M. BOOK ____ PAGE ____

$ 33.00 FEE — _____ RECORDER

NOTES:

1. This plat is subject to the Conditions of Approval in Ordinance 2017-07.
2. All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel, and Iron Mountain recorded at Summit County on March 2, 2007, as Entry No. 00806100 in Book 1850, Page 1897 (the 'Development Agreement"), and associated technical reports and agreements, continue to apply.
3. Conditions of approval of the Village at Empire Pass Master Planned Development, approved July 28, 2004, and the Pod B-2 at Empire Pass Master Planned Development, approved March 14, 2007, shall continue to apply.
4. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
5. Fire sprinklers are required for new construction per the Chief Building Official at the time of review of the building permit.
6. No building permits shall be issued on Lot 1 or Parcel A until the mine shaft has been fully closed and mine soil remediation under EPA supervision has been completed. Prior to issuance of any building permits, documentation certifying the work is complete shall be presented to the Chief Building Official and Planning Director. As part of any building permit submission, property owner shall submit a closure plan for the adit, approved by a geotechnical engineer, and detailing any additional work required in conjunction with building construction in the vicinity of the adit.
7. Prior to building permit issuance, documentation from UDOT showing approval of any curb cuts or modifications to existing curb cuts onto Marsac Avenue, a state highway, is required.
8. A conditional use permit approval is required prior to issuance of a building permit for any residential building proposed on Lot 1. A construction mitigation plan shall be submitted with the conditional use permit application and in advance of issuing building permits. Parcel A is not a development lot.
9. A declaration of condominium and a record of condominium plat are required prior to the sale of individual units within the development.
10. Lot 1 is subject to the Declaration of Development Covenants, recorded 2/6/18 as Entry No. 1083491 in the official records of the Summit County Recorder. Lot 1 has an on-site affordable housing obligation of 4.2 Affordable Unit Equivalents as defined in the Development Agreement. All deed restricted units shall be identified on the final condominium plat prior to recordation of such plat. Phasing of affordable housing units shall be commensurate with the certificates of occupancy for the buildings.
11. Wastewater service to B2 East Subdivision shall be provided by the Snyderville Basin Water Reclamation District ("SBWRD"). A Line Extension Agreement approval letter was provided by SBWRD on January 24, 2017, in connection with that certain Line Extension Agreement for Public Wastewater System dated January 23, 2017 (the 'Line Extension Agreement"). The owner shall be responsible for extending the public wastewater system within Lot 1 according to requirements of the Line Extension Agreement. Easements associated with the Line Extension Agreement are depicted on the plat.
12. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
13. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
14. The Empire Pass Master Owners Association, Inc. (the 'Master Association"), together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass (as amended the 'Master Declaration") requires the membership of each lot or unit owner. Members are subject to the terms of the Master Association's articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
15. Requirements and obligations of the Development Agreement, as applicable to this property, shall be completed, or bonded for on completion, prior to issuance of certificates of occupancy for any approved development located on Lot 1, unless otherwise conditioned herein. This includes number of shuttles in operation, collection mechanism for real estate reinvestment fees, and all other such obligations as are outlined in the Development Agreement. Per that certain Acknowledgement and Waiver [Marsac 100] dated November 30, 2017 by Park City Municipal Corporation, a political subdivision of the State of Utah ("PCMC") and that certain Acknowledgement and Waiver [Mine Bench] dated November 30, 2017 by PCMC, obligations under the Development Agreement for off-site affordable housing and gondola payments have been deemed satisfied, terminated, and fulfilled.
16. Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner or agreements with such owner.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°47'11" E	56.03
L2	N 35°40'02" W	47.30
L3	S 34°23'43" W	51.60
L4	N 34°23'43" E	57.57
L5	N 05°24'18" W	76.97
L6	N 05°24'18" W	35.05
L7	N 55°40'00" W	27.85
L8	S 74°04'19" W	59.21
L9	S 47°13'33" W	105.51
L10	S 35°40'02" W	52.45
L11	S 35°40'02" W	21.24
L12	S 53°15'03" E	51.54
L13	S 36°44'57" W	20.00
L14	N 53°15'03" W	50.42

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	80.00	147.00	105°16'44"
C2	15.00	16.15	61°42'18"
C3	100.00	112.21	64°17'22"
C4	525.00	44.31	4°50'10"
C5	30.00	35.43	67°39'38"
C6	85.00	139.33	93°54'58"
C7	460.00	4.79	0°35'48"
C8	596.00	84.66	8°08'19"
C9	315.00	67.03	12°11'33"
C10	285.00	99.00	19°54'12"
C11	80.00	20.08	14°23'02"

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGR/LS 154491" (Unless noted otherwise)

B2 EAST SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI 2/26/18 State of Utah

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and parcels together with easements, hereafter to be known as B2 EAST SUBDIVISION and that the same has been, to the best of my knowledge, correctly surveyed and monumented on the ground as shown on this plat.

BOUNDARY DESCRIPTION

A parcel of land located in the west half of Section 28 and the southeast quarter of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 00°30'49" West 2213.49 feet along Section Line and East 56.55 feet from the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the southerly line of the Marsac Avenue Right of Way, according to the official plat thereof on file and of record in the office of the Recorder, Summit County, Utah, and on a curve to the left having a radius of 80.00 feet, of which the radius point bears North 34°38'59" East; and running thence along the southerly line of the Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 147.00 feet through a central angle of 105°16'44" to a point on a reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 70°37'45" East; thence 2) northeasterly along the arc of said curve 16.15 feet through a central angle of 61°42'18" to a point on a curve to the left having a radius of 100.00 feet, of which the radius point bears North 08°55'27" West; thence 3) northeasterly along the arc of said curve 112.21 feet (chord bears North 48°55'52" East 106.41 feet) through a central angle of 64°17'22"; thence 4) North 16°47'11" East 56.03 feet to a point on a curve to the right having a radius of 525.00 feet, of which the radius point bears South 73°12'49" East; thence 5) northeasterly along the arc of said curve 355.31 feet through a central angle of 38°46'34"; thence South 55°36'18" East 101.33 feet to a point on a curve to the left having a radius of 525.00 feet; thence southerly along the arc of said curve 44.31 feet (chord bears South 04°37'35" West 44.30 feet) through a central angle of 4°50'10"; thence South 02°12'30" West 119.72 feet to a point on a curve to the right having a radius of 30.00 feet, of which the radius point bears North 87°47'30" West; thence southerly along the arc of said curve 35.43 feet through a central angle of 67°39'38" to a point of reverse curve to the left having a radius of 85.00 feet, of which the radius point bears South 20°07'52" East; thence southwesterly along the arc of said curve 139.33 feet through a central angle of 93°54'58"; thence South 24°02'49" East 418.18 feet to a point on a curve to the right having a radius of 596.00 feet, of which the radius point bears South 65°57'11" West; thence along the arc of said curve 229.98 feet through a central angle of 22°06'32" to a point of compound curve to the right having a radius of 460.00 feet, of which the radius point bears South 88°03'42" West; thence southerly along the arc of said curve 4.79 feet through a central angle of 00°35'48"; thence South 36°44'43" West 144.31 feet; thence North 47°13'14" West 486.28 feet; thence North 61°52'36" West 311.67 feet; thence North 35°40'02" West 47.30 feet; thence North 34°38'59" East 143.26 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that REDUS Park City LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land to be known hereafter as B2 EAST SUBDIVISION, does hereby certify that it has caused this Plat to be prepared and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City all the easements and required utilities shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 26 day of Feb., 2018.

REDUS Park City LLC,
a Delaware limited liability company

By: REDUS Properties, Inc.
a Delaware corporation, its Manager

By: _____
David Ash, Sr. Vice President

ACKNOWLEDGMENT

State of Utah :
ss:
County of Summit :

On this 26 day of Feb., 2018, David Ash personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say the he is the Sr. Vice President of Redus Properties, Inc., a Delaware corporation, and that said document was signed by him on behalf of said corporation by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the Subdivision Plat.

_____
A Notary Public commissioned in Utah

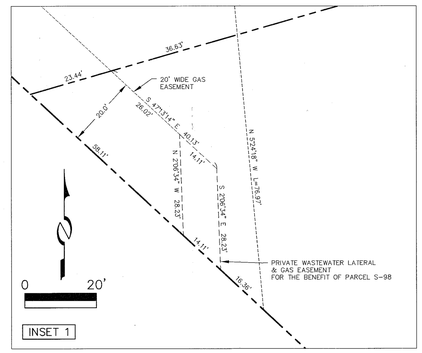
Notary Public
CRAIG R. RODMAN
Commission # 678353
My Commission Expires
August 12, 2018
State of Utah

Craig R. Rodman
Printed Name

Residing in: Park City, UT

My commission expires: 8/12/2018

Commission No. 678353



SHEET 1 OF 1

2/26/18 JOB NO.: 12-2-16 FILE: X:\Empire\dwg\srv\plat2016\120216-B2 East.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 26th DAY OF February, 2018
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF FEBRUARY, 2017
BY VICE - CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 2nd DAY OF March, 2018
BY PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 2nd DAY OF March, 2018
BY PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH OF MARCH, 2017
BY MAYOR

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1894

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF MARCH, 2017
BY PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF REDUS PARK CITY LLC
$32.00 FEE
Rhonda Francis Deputy RECORDER
DATE 3/7/2018 TIME 8:19AM ENTRY NO. 1081638

01094524 B: 2469 P: 0887
Page 1 of 6
Summit County Utah Recorder
07/03/2018 12:57:03 PM Fee $20.00
By Snell & Wilmer LLP
Electronically Recorded

WHEN RECORDED RETURN TO:
Wade R. Budge
SNELL & WILMER L.L.P.
15 West South Temple, Suite 1200
Salt Lake City, UT 84101

Tax Serial No. B2EAST-1
(Formerly Part of Tax Serial No. PCA-S-98-GG-1

AMENDED AND RESTATED DECLARATION OF DEVELOPMENT COVENANTS [B2]

THIS AMENDED AND RESTATED DECLARATION OF DEVELOPMENT COVENANTS ("**Declaration**"), is made effective as of March 1, 2018 (the "**Effective Date**"), but dated as of June 18, 2018 ("**Amendment Date**"), by **REDUS PARK CITY LLC**, a Delaware limited liability company ("**Declarant**").

RECITALS:

A. Declarant is the owner of certain real property in Summit County, Utah, more particularly described on **Exhibit 1**, attached hereto and made a part hereof (the "**Property**").

B. The Property constitutes a portion of the real property described in, and covered by, that certain Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel and Iron Mountain, dated as of March 2, 2007, and recorded with the Summit County Recorder on March 2, 2007 as Entry No. 00806100 in Book 1850, Page 1897 (the "**Development Agreement**"). Declarant is the owner of additional undeveloped real property described in, and subject to, the Development Agreement. The term "**Project**" as used in this Development Declaration shall mean any project Declarant pursues within the real property subject to the Development Agreement from time to time.

C. Declarant executed that certain Declaration of Development Covenants dated March 1, 2018, and recorded on March 6, 2018 as Entry No. 01087491 in the Summit County Recorder's Office (the "**Original Declaration**"), which affects the Property.

D. Declarant desires to amend, restate, supersede, and replace it is entirety the Original Declaration for the purpose of allocating and confirming certain development rights and obligations with respect to the Property's development, as set forth herein.

DECLARATION:

NOW, THEREFORE, in consideration of the foregoing premises, Declarant hereby declares and states as follows:

1. **Incorporation of Recitals**. The recitals set forth above are incorporated in this Declaration as if fully set forth in the body of this Declaration.

Unofficial Copy

2. **Amended and Restated**. This Declaration amends, restates, supersedes, and replaces in its entirety the Original Declaration.

3. **Property Made Subject to Development Declaration**. The Property is hereby made subject to this Development Declaration, and shall be held, conveyed, transferred, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved, or developed, in whole or in part, subject to, and consistent with, the terms and conditions of this Development Declaration.

4. **Development Covenants**. By accepting title to the Property, any owner or developer of the Property (a "**Developer**"), agrees and covenants, with respect to the Property, to the following:

a. Development Requirements. If and to the extent that Developer elects to develop the Property or any portion thereof, Developer shall, at Developer's sole cost and expense, develop and improve the Property in compliance with this Development Declaration, the Development Agreement, the Park City Land Management Code, existing development approvals, any future development approvals obtained by Developer, and the restrictions and covenants of record as to the Property, in each case to the extent applicable to the Property.

b. Affordable Housing. Developer shall be responsible to construct **four and two tenths (4.2) Affordable Unit Equivalents** ("**AUEs**") on the Property as part of satisfying the on-site affordable housing requirements in the Development Agreement.

c. No Opposition. Developer shall not, at any time, oppose any development activities that Declarant desires to take with respect to any Project, unless Developer, in good faith, determines that such activity violates the Development Agreement, as may be amended, and will materially and adversely affect the Property or Developer's development, operation, or use thereof.

5. **Allocation of UEs; Dwelling Units**. Without representation or warranty whatsoever, Declarant hereby allocates the right to develop **eighty-one (81) Unit Equivalents**, as that term is defined in the Development Agreement ("**UEs**"), to be located within a maximum of **seventy (70) multifamily dwelling units** on the Property, and **three thousand six hundred (3,600) square feet (3.6 commercial Unit Equivalents) of Resort Support Commercial uses** (collectively, the "**Entitlements**"). Declarant shall not be obligated to allocate or assign to Developer any additional entitlements or UEs other than the Entitlements described herein. The Entitlements do not include an assignment of any PUD units, such PUD units already having been assigned to a developer in Empire Pass Village.

6. **Partial Assignment**. Solely to the extent that Declarant's rights relate to the Property, Declarant hereby assigns to Developer Declarant's rights to have a developer of the properties commonly known as "Marsac Horseshoe", "Site 4", "Lot 9 – Tower", "Lots 1 and 2", and "Hot Creek" not oppose any development activities that Developer desires to take with respect to the Property, as such rights are further set forth in (i) Section 3.b. of that certain Declaration of Development Covenants [Marsac Horseshoe] recorded January 31, 2018 as Entry No. 01085832 in the Summit County Recorder's office; (ii) Section 3.c. of that certain Declaration of Development Covenants [Site 4] recorded January 31, 2018 as Entry No. 01085833 in the Summit County Recorder's office; (iii) Section 3.c. of that certain Declaration of Development Covenants [Lot 9 - Tower] recorded January 31, 2018 as Entry No. 01085834 in the Summit County Recorder's office; Section 3.b. of that certain Declaration of Development Covenants [Lots 1 and 2] recorded January 31, 2018 as Entry No. 01085835 in the Summit County Recorder's office; and Section 3.b. of that certain Declaration of Development Covenants [Hot Creek] to be recorded with the Summit County Recorder's office. The foregoing assignment is a partial

assignment only as it relates to the Property, it being understood that the Declarant has other property to which the Declarant's rights shall continue to apply.

7. **Right of Inspection**. Declarant and its agents shall have the right, upon reasonable advance written notice and at any reasonable time or times, from and after the date hereof, to enter upon the Property or portions thereof for the purpose of determining whether the use of the Property is in compliance with the provisions of this Development Declaration. The fact that Declarant or its agents, exercises or fails to exercise the foregoing inspection rights shall not, in any manner, be deemed to be a waiver by Declarant of any of Developer's obligations under this Development Declaration.

8. **Enforcement Rights**. In the event Declarant or Developer, as applicable, shall at any time be in default with respect to its obligations under this Development Declaration (such defaulting party, the "**Defaulting Party**"; the non-defaulting party is referred to herein as the "**Non-Defaulting Party**"), the Non-Defaulting Party shall have the right to enforce the provisions of this Development Declaration against the Defaulting Party by an action for specific performance, injunctive relief or other appropriate equitable remedy. The Defaulting' Party's breach or potential breach of the provisions of this Development Declaration shall constitute irreparable harm to the Non-Defaulting Party. Neither Declarant nor Developer need provide a bond in connection with obtaining equitable relief under this paragraph. A breach of this Development Declaration may also result in a claim for damages in a court of law, and the existence of a claim for damages shall not limit Declarant's or Developer's ability to obtain equitable relief to enforce the provisions of this Development Declaration against the Non-Defaulting Party.

9. **Successors and Assigns**. This Development Declaration shall inure to the benefit of Declarant's successors and assigns, as may be assigned pursuant to separate written agreement, and shall be binding upon Developer's successors-in-title. Any assignment of Developer's rights or obligations under this Development Declaration shall be null and void and of no effect. Declarant shall be permitted to assign its interests hereunder. The term "Developer" as used herein shall not mean any owner of a unit in a development or building constructed on the Property.

10. **Covenant Running with Land**. The provisions of this Development Declaration shall run with the Property and shall be binding upon all parties having any right, title, or interest in the Property or any part thereof, their heirs, successors and assigns and shall inure to the benefit of each owner thereof.

11. **Notices**. All notices, requests, demands or other communications required or permitted under this Development Declaration shall be delivered to a party's respective addresses on file with the Utah Division of Corporations and Commercial Code, or other agency for the state in which the party is incorporated or organized, or if a party is a natural person, then to the party's address on file with the County Assessor.

12. **Waiver**. No waiver by Declarant of any breach by Developer of any term or provision of this Development Declaration shall be construed to be or constitute a waiver of any succeeding breach of the same or any other term or provision of this Development Declaration. No term or provision of this Development Declaration shall be deemed to have been waived by Declarant unless such waiver shall be set forth in writing.

13. **Severability**. If any term or provision of this Development Declaration or the application thereof to any person or circumstance shall, to any extent, be invalid or unenforceable, the remainder of this Development Declaration, or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, shall not be affected thereby and each

term and provision of this Development Declaration shall be valid and shall be enforced to the fullest extent permitted by law.

14. **Amendment**. This Development Declaration may be amended, restated, revoked or terminated in whole or in part by an instrument in writing executed and acknowledged by Declarant (or those obtaining Declarant's rights under this Development Declaration pursuant to a separate written assignment) and recorded in the office of the County Recorder, Summit County, Utah.

15. **Time of the Essence**. Time is of the essence of this Development Declaration.

[*Remainder of Page Intentionally Blank. Signature Page Follows]*

EXECUTED as of the Amendment Date.

DECLARANT:

REDUS PARK CITY LLC,
a Delaware limited liability company

By: **REDUS PROPERTIES, INC.,**
a Delaware corporation
Its: Manager

By: _____
David Ash, Senior Vice President

STATE OF UTAH)
: ss.
COUNTY OF SALT LAKE)

The foregoing instrument was acknowledged before me this 28th day of June, 2018, by David Ash as the Senior Vice President of REDUS PROPERTIES, INC., a Delaware corporation, as manager of REDUS PARK CITY LLC, a Delaware limited liability company.

_____
Notary Public

Residing at: SALT LAKE, UTAH
My Commissions Expires: 10/31/20

MINDI MORDUE
Notary Public State of Utah
My Commission Expires on:
October 31, 2020
Comm. Number: 691610

EXHIBIT 1

Legal Description of the Property

That certain real property located in Summit County, State of Utah, more particularly described as follows:

A parcel of land located in the west half of Section 28 and the southeast quarter of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 00°30'49" West 2213.49 feet along Section Line and East 56.55 feet from a GLO stone monument at the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the southerly line of the Marsac Avenue Right of Way, recorded June 28, 2003, as Entry No. 623451 in the office of the Recorder, Summit County, Utah, and on a curve to the left having a radius of 80.00 feet, of which the radius point bears North 34°38'59" East; and running thence along the southerly line of the Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 147.00 feet through a central angle of 105°16'44" to a point on a reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 70°37'45" East; thence 2) northeasterly along the arc of said curve 16.15 feet through a central angle of 61°42'18" to a point on a curve to the left having a radius of 100.00 feet, of which the radius point bears North 08°55'27" West; thence 3) northeasterly along the arc of said curve 112.21 feet through a central angle of 64°17'22"; thence 4) North 16°47'11" East 56.03 feet to a point on a curve to the right having a radius of 525.00 feet, of which the radius point bears South 73°12'49" East; thence 5) northeasterly along the arc of said curve 355.31 feet through a central angle of 38°46'34"; thence South 55°36'18" East 101.33 feet to a point on a curve to the left having a radius of 525.00 feet; thence southerly along the arc of said curve 44.31 feet (chord bears South 04°37'35" West 44.30 feet) through a central angle of 4°50'10"; thence South 02°12'30" West 119.72 feet to a point on a curve to the right having a radius of 30.00 feet, of which the radius point bears North 87°47'30" West; thence southerly along the arc of said curve 35.43 feet through a central angle of 67°39'38" to a point of reverse curve to the left having a radius of 85.00 feet, of which the radius point bears South 20°07'52" East; thence southwesterly along the arc of said curve 139.33 feet through a central angle of 93°54'58"; thence South 24°02'49" East 418.18 feet to a point on a curve to the right having a radius of 596.00 feet, of which the radius point bears South 65°57'11" West; thence along the arc of said curve 84.66 feet through a central angle of 08°08'19"; thence South 74°05'30" West 277.14 feet; thence North 47°13'14" West 209.96 feet; thence North 61°52'36" West 311.67 feet; thence North 35°40'02" West 47.30 feet; thence North 34°38'59" East 143.26 feet to the point of beginning.

Description contains 6.91 acres.

Also known as Lot 1, B2 East Subdivision, according to the official plat filed March 7, 2018, as Entry No. 1087538 in the office of the Summit County Recorder.

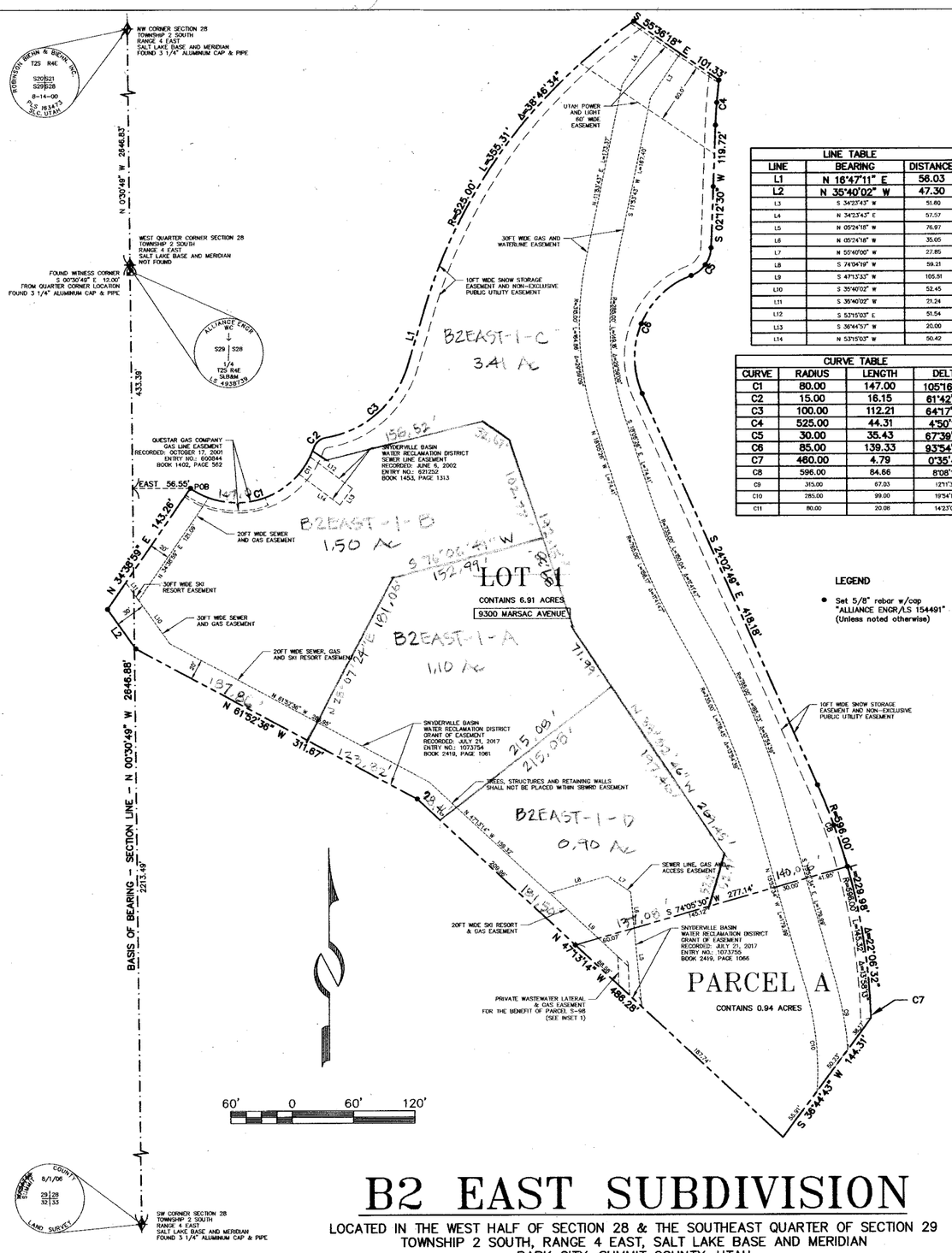
Tax Serial No. B2EAST-1
(Formerly Part of Tax Serial No. PCA-S-98-GG-1

PRIOR SERIAL #'S PCA-D-98-GG-1

NEW SERIAL #'S B2EAST-LOT

NOTES:

1. This plat is subject to the Conditions of Approval in Ordinance 2017-07.
2. All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel, and Iron Mountain recorded at Summit County on March 2, 2007, as Entry No. 00806100 in Book 1850, Page 1897 (the "Development Agreement"), and associated technical reports and agreements, continue to apply.
3. Conditions of approval of the Village at Empire Pass Master Planned Development, approved July 28, 2004, and the Pod B-2 at Empire Pass Master Planned Development, approved March 14, 2007, shall continue to apply.
4. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
5. Fire sprinklers are required for new construction per the Chief Building Official at the time of review of the building permit.
6. No building permits shall be issued on Lot 1 or Parcel A until the mine shaft has been fully closed and mine soil remediation under EPA supervision has been completed. Prior to issuance of any building permits, documentation certifying the work is complete shall be presented to the Chief Building Official and Planning Director. As part of any building permit submission, property owner shall submit a closure plan for the adit, approved by a geotechnical engineer, and detailing any additional work required in conjunction with building construction in the vicinity of the adit.
7. Prior to building permit issuance, documentation from UDOT showing approval of any curb cuts or modifications to existing curb cuts onto Marsac Avenue, a state highway, is required.
8. A conditional use permit approval is required prior to issuance of a building permit for any residential building proposed on Lot 1. A construction mitigation plan shall be submitted with the conditional use permit application and in advance of issuing building permits. Parcel A is not a development lot.
9. A declaration of condominium and a record of condominium plat are required prior to the sale of individual units within the development.
10. Lot 1 is subject to the Declaration of Development Covenants, recorded 3/6/18 as Entry No. 1087491 in the official records of the Summit County Recorder. Lot 1 has an on-site affordable housing obligation of 4.2 Affordable Unit Equivalents as defined in the Development Agreement. All deed restricted units shall be identified on the final condominium plat prior to recordation of such plat. Phasing of affordable housing units shall be commensurate with the certificates of occupancy for the buildings.
11. Wastewater service to B2 East Subdivision shall be provided by the Snyderville Basin Water Reclamation District ("SBWRD"). A Line Extension Agreement approval letter was provided by SBWRD on January 24, 2017, in connection with that certain Line Extension Agreement for Public Wastewater System dated January 23, 2017 (the "Line Extension Agreement"). The owner shall be responsible for extending the public wastewater system within Lot 1 according to requirements of the Line Extension Agreement. Easements associated with the Line Extension Agreement are depicted on the plat.
12. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
13. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
14. The Empire Pass Master Owners Association, Inc. (the "Master Association"), together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass (as amended the "Master Declaration") requires the membership of each lot or unit owner. Members are subject to the terms of the Master Association's articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
15. Requirements and obligations of the Development Agreement, as applicable to this property, shall be completed, or bonded for completion, prior to issuance of certificates of occupancy for any approved development located on Lot 1, unless otherwise conditioned herein. This includes number of shuttles in operation, collection mechanism for real estate reinvestment fees, and all other such obligations as are outlined in the Development Agreement. Per that certain Acknowledgement and Waiver [Marsac 100] dated November 30, 2017 by Park City Municipal Corporation, a political subdivision of the State of Utah ("PCMC") and that certain Acknowledgement and Waiver [Mine Bench] dated November 30, 2017 by PCMC, obligations under the Development Agreement for off-site affordable housing and gondola payments have been deemed satisfied, terminated, and fulfilled.
16. Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner or agreements with such owner.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°47'11" E	56.03
L2	N 35°40'02" W	47.30
L3	S 34°23'43" W	51.80
L4	N 34°23'43" E	57.57
L5	N 05°24'18" W	76.97
L6	N 05°24'18" W	35.05
L7	N 50°40'00" W	27.85
L8	S 74°04'19" W	59.21
L9	S 47°13'33" W	105.51
L10	S 35°40'02" W	52.45
L11	S 35°40'02" W	21.24
L12	S 53°15'03" E	51.54
L13	S 36°44'57" W	20.00
L14	N 53°15'03" W	50.42

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	80.00	147.00	105°16'44"
C2	15.00	16.15	61°42'18"
C3	100.00	112.21	64°17'22"
C4	525.00	44.31	4°50'10"
C5	30.00	35.43	67°39'38"
C6	85.00	139.33	93°54'58"
C7	460.00	4.79	0°35'48"
C8	596.00	84.66	8°08'19"
C9	315.00	67.83	12°19'33"
C10	285.00	99.00	19°54'12"
C11	80.00	20.08	14°23'02"

LEGEND

- Set 5/8" rebar w/cap "ALLIANCE ENGR/LS 154491" (Unless noted otherwise)

SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold Certificate No. 7248891, as prescribed by the laws of the State of Utah. I further certify that by authority of the owners, I have made a survey of the tract of land shown on this plat and described hereon, and have subdivided said tract of land into lots and parcels together with easements, hereafter to be known as B2 EAST SUBDIVISION and that the same has been, to the best of my knowledge, correctly surveyed and monumented on the ground as shown on this plat.

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI 2/26/2018 State of Utah

BOUNDARY DESCRIPTION

A parcel of land located in the west half of Section 28 and the southeast quarter of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian, more particularly described as follows:

Beginning at a point that is North 00°30'49" West 2213.49 feet along Section Line and East 56.55 feet from the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the southerly line of the Marsac Avenue Right of Way, according to the official plat thereof on file and of record in the office of the Recorder, Summit County, Utah, and on a curve to the left having a radius of 80.00 feet, of which the radius point bears North 34°38'59" East; and running thence along the southerly line of the Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 147.00 feet through a central angle of 105°16'44" to a point on a reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 70°37'45" East; thence 2) northeasterly along the arc of said curve 16.15 feet through a central angle of 61°42'18" to a point on a curve to the left having a radius of 100.00 feet, of which the radius point bears North 08°55'27" West; thence 3) northeasterly along the arc of said curve 112.21 feet (chord bears North 48°55'52" East 106.41 feet) through a central angle of 64°17'22"; thence 4) North 16°47'11" East 56.03 feet to a point on a curve to the right having a radius of 525.00 feet, of which the radius point bears South 73°12'49" East; thence 5) northeasterly along the arc of said curve 355.31 feet through a central angle of 38°46'34"; thence South 55°36'18" East 101.33 feet to a point on a curve to the left having a radius of 525.00 feet; thence southerly along the arc of said curve 44.31 feet (chord bears South 04°37'35" West 44.30 feet) through a central angle of 4°50'10"; thence South 02°12'30" West 119.72 feet to a point on a curve to the right having a radius of 30.00 feet, of which the radius point bears North 87°47'30" West; thence southerly along the arc of said curve 35.43 feet through a central angle of 67°39'38" to a point of reverse curve to the left having a radius of 85.00 feet, of which the radius point bears South 20°07'52" East; thence southwesterly along the arc of said curve 139.33 feet through a central angle of 93°54'58"; thence South 24°02'49" East 418.18 feet to a point on a curve to the right having a radius of 596.00 feet, of which the radius point bears South 65°57'11" West; thence along the arc of said curve 229.98 feet through a central angle of 22°06'32" to a point of compound curve to the right having a radius of 460.00 feet, of which the radius point bears South 88°03'42" West; thence southerly along the arc of said curve 4.79 feet through a central angle of 00°35'48"; thence South 36°44'43" West 144.31 feet; thence North 47°13'14" West 486.28 feet; thence North 61°52'36" West 311.67 feet; thence North 35°40'02" West 47.30 feet; thence North 34°38'59" East 143.26 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that REDUS Park City LLC, a Delaware limited liability company, the undersigned owner of the herein described tract of land to be known hereafter as B2 EAST SUBDIVISION, does hereby certify that it has caused this Plat to be prepared and does hereby consent to the recordation of this Plat.

ALSO, the owner or its representative, hereby irrevocably offers for dedication to the city of Park City all the easements and required utilities shown on the plat in accordance with an irrevocable offer of dedication.

In witness whereof, the undersigned set his hand this 26 day of Feb., 2018.

REDUS Park City LLC,
a Delaware limited liability company

By: REDUS Properties, Inc.
a Delaware corporation, its Manager

By: _____
David Ash, Sr. Vice President

ACKNOWLEDGMENT

State of Utah :
: ss:
County of Summit :

On this 26 day of Feb., 2018, David Ash personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say the he is the Sr. Vice President of Redus Properties, Inc., a Delaware corporation, and that said document was signed by him on behalf of said corporation by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the Subdivision Plat.

_____
A Notary Public commissioned in Utah

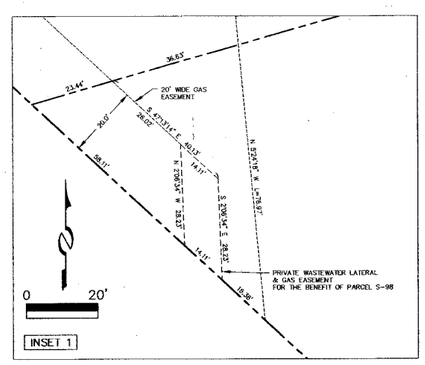
Notary Public
CRAIG R. RODMAN
Commission # 678353
My Commission Expires
August 12, 2019
State of Utah

Craig R. Rodman
Printed Name

Residing in: Park City, UT

My commission expires: 8/12/2019

Commission No. 678353



B2 EAST SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

2/26/18 JOB NO.: 12-2-16 FILE: X:\Empire\dwg\srv\plat2016\120216-B2 East.dwg

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 6th DAY OF February, 2018
BY S.B.W.R.D.

PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 8TH DAY OF FEBRUARY, 2017
BY _____ VICE - CHAIR

ENGINEER'S CERTIFICATE
I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS 2nd DAY OF March, 2018
BY _____ PARK CITY ENGINEER

APPROVAL AS TO FORM
APPROVED AS TO FORM THIS 2nd DAY OF March, 2018
BY _____ PARK CITY ATTORNEY

COUNCIL APPROVAL AND ACCEPTANCE
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS 9TH OF MARCH, 2017
BY _____ MAYOR

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

CERTIFICATE OF ATTEST
I CERTIFY THIS PLAT MAP WAS APPROVED BY PARK CITY COUNCIL THIS 9TH DAY OF MARCH, 2017
BY _____ PARK CITY RECORDER

RECORDED
STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF REDUS PARK CITY LLC
FEE $32.00 _____ RECORDER
DATE 3/7/2018 TIME 8:19AM ENTRY NO. 1081638

B2 EAST SUBDIVISION

Ordinance 2017-07

AN ORDINANCE APPROVING THE B2 EAST SUBDIVISION, LOCATED WITHIN THE POD B-2 EMPIRE PASS MASTER PLANNED DEVELOPMENTAT 9300 MARSAC AVENUE, PARK CITY, UTAH.

WHEREAS, owners of the property known as Pod B2 East, located at 9300 Marsac Avenue in Park City, Utah, have petitioned the City Council for approval of a final subdivision plat; and

WHEREAS, legal notice of the public hearing was published in the Park Record and on the Utah Public Notice website on November 26th and December 28th, 2016, and January 21, 2017, and the property was posted on November 30, 2016, according to the requirements of the Land Management Code; and

WHEREAS, courtesy notice was sent to surrounding property owners on November 30, 2016, according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission held public hearings on December 14, 2016, and January 11th and February 8th, 2017, to receive input on the subdivision plat; and

WHEREAS, the Planning Commission, on February 8, 2017, forwarded a positive recommendation to the City Council; and,

WHEREAS, on March 9, 2017, City Council held a public hearing on the subdivision plat; and

WHEREAS, it is in the best interest of Park City, Utah, to approve the B2 East Subdivision plat.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. The subdivision plat as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact

1. The property is located at 9300 Marsac Avenue.
2. The zoning is Residential Development (RD) within Flagstaff Mountain Resort Annexation and the Village at Empire Pass B2 MPD (RD-MPD).
3. On June 24, 1999, Council adopted Ordinance 99-30 and Resolution 20-99 approving the annexation and development agreement for the Flagstaff Mountain area.
4. Resolution 20-99 granted the equivalent of a "large-scale" master planned development (MPD) and set forth the types and locations of land use, maximum

densities, timing of development, development approval process, as well as development conditions and amenities for each parcel.

5. The Flagstaff Development Agreement was subsequently amended and recorded in March of 2007.
6. The Development Agreement specifies that a total of 87 acres, within three development pods (A, B1 and B2), of the 1,750 acres of annexation property may be developed for the Mountain Village.
7. The Mountain Village is further constrained to a maximum density of 785 UE configured in no more than 550 dwelling units as multi-family, hotel, or PUD units, provided the number of PUD units do not exceed 60. The Mountain Village is allowed 16 single family home sites. At least 50% of the residential units within the Mountain Village must be clustered within the primary development pod (Pod A).
8. There are currently 588.742 UE (382 multi-family units) platted within the Village at Empire Pass (Pods A, B1 and B2).
9. With approval of 81 UE (and up to a total of 70 multi-family condominium units) on Lot 1 of the B2 East Subdivision, there will be 669.742 UE platted, 452 (or fewer) units platted, and 57% of the units of Pods A, B1 and B2 will be located within Pod A. The numbers for UE and units do not include the UE and units proposed on the Village North Subdivision under concurrent review. There would then be 88.258 UE and 98 units available for the Village North subdivision, as well as for the un-built Tower Residential (Building One of the Village at Empire Pass MPD).
10. On March 14, 2007, the Planning Commission approved a Master Planned Development for Pod B2 at Empire Pass. The MPD approved 192 hotel rooms utilizing 69.6 Unit Equivalents (UE) and 94 hotel condominiums utilizing 114 UE, on the west side parcel (Montage Resort and Spa). An additional 81 UE of residential condominiums were assigned to the B2 East parcel.
11. The Pod B2 MPD approved Resort Support Commercial uses for the 35,000 sf of Spa space and 28,059 sf for restaurants, bar, and retail space. The MPD approved 15,000 sf of meeting/conference space and lounge area based on the floor area of the building, not including the parking garage. The Pod B2 MPD describes findings and conditions for development of Pod B2, and includes language related to the location of allowed parking for the Empire Day Lodge.
12. The Development Agreement allows a total maximum of 75,000 sf of MPD Resort Support Commercial floor area within Pods A, B1 and B2.
13. The Tower Club CUP in Pod A includes 2,264 sf of private dining room, kitchen and store and was approved for an amendment to the CUP for a dining room addition of 1,115 sf. The Tower Club CUP is approved for 3,379 sf of MPD Resort Support Commercial.
14. The Grand Lodge Condominium plat approved a total of 1,275 sf of MPD Resort Support Commercial.
15. There exists a total of 7,287 sf of unallocated Resort Support Commercial that can be allocated within the Village MPD to Pods A, B1, and B2. With approval of the proposed application, 3,600 sf of Resort Support Commercial will be allocated to Lot 1, leaving a balance of 3,687 sf unallocated Resort Support Commercial available under the Flagstaff Development Agreement.
16. Accounting of the support commercial, residential accessory space, and support meeting space is finalized at the time of review of the Conditional Use Permit and

memorialized in the final condominium plat(s).

17. On March 29, 2007, the City Council approved the Parcel B-2 Empire Village Subdivision creating three lots of record for Parcel B-2 (West). The Parcel B-2 Empire Village Subdivision amended and consolidated parcel A of the prior Empire Village Subdivision for the Empire Day Lodge and created Lot B, site of the Daly West head frame and access to JSSD underground mine tunnels, and Lot C, site of the Montage Resort and Spa CUP.
18. Subject property is a metes and bounds parcel and is not part of the Parcel B-2 Empire Village Subdivision plat.
19. The staff report for the Parcel B-2 Empire Village Subdivision indicates that the Parcel B-2 East would have to be platted to create a legal lot for development of 81 UE of residential condominiums.
20. Parcel B-2 Empire Village Subdivision plat was recorded on May 23, 2007.
21. The proposed B2 East Subdivision plat creates one lot and one parcel for the B-2 East parcel. Lot 1 is 6.91 acres in area and Parcel A is 0.94 acres in area. Total property consists of 7.85 acres.
22. Lot 1 has frontage on Marsac Avenue, a State Highway and utilities are available to the lot. A Line Extension Agreement approval letter was issued by SBWRD on January 24, 2017.
23. All existing and required easements will be recorded on the plat, including utilities, storm drainage, access, snow storage, etc. No changes are proposed to existing streets.
24. Final utility plans are required to be submitted with the Conditional Use Permit based on the proposed configuration of units and buildings. Additional off-site utility easements maybe required and will have to be recorded prior to issuance of building permits.
25. There is an existing curb cut off Marsac Avenue. Any relocation of this curb cut for future buildings requires review and approval by the City Engineer and UDOT.
26. There is no minimum or maximum lot size or lot width in the RD District.
27. All applicable requirements of Land Management Code apply, unless otherwise allowed per the Flagstaff Development Agreement and Pod B2 at Empire Pass MPD.
28. A height exception and building volumetric were approved with the Pod B2 at Empire Pass MPD.
29. The final Mylar plat is required to be approved and signed by the Snyderville Basin Water Reclamation District prior to recordation to ensure that requirements of the District are addressed.
30. Snow storage area is required along public streets and rights-of-way due to the possibility of large amounts of snowfall in this location.
31. In September 2016, the applicant began working under an Administrative Settlement and Order on Consent for Removal Action with the EPA permit to remediate and remove mine soil from the property and to close an old mine shaft/adit on the property. After the mine shaft closure was completed, this work was halted in November 2016 on account of the weather. Some contaminated soil remains on site in the area of the former and remaining parking lot. The adit (a gently sloping shallow tunnel) discovered during the mine shaft closure has been temporarily closed but will require further work at time of building construction.

32. On site affordable housing requirements are required by the Flagstaff Development-Affordable Housing Technical Report. This plat identifies an on-site housing obligation of 4.2 AUE (per requirements of the Affordable Housing Mitigation Plan) to be incorporated into the building (s) and noted on the plat.
33. Requirements of the Flagstaff Development Agreement will be reviewed and verified for compliance during the Conditional Use Permit application review for development of Lot 1. This includes transportation, affordable housing, environmental, transfer fees, construction mitigation, and others as may apply. Some of these obligations are triggered by the number of certificates of occupancy issued.
34. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law

1. There is good cause for this subdivision plat.
2. The subdivision plat is consistent with the Park City Land Management Code and applicable State law regarding subdivisions, the Park City General Plan, and the Empire Pass Pod B-2 Master Planned Development.
3. Neither the public nor any person will be materially injured by the proposed subdivision.
4. 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 Attorney and City Engineer will review and approve the final form and content of the subdivision 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 Summit 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 written request for an extension is submitted to the City prior to the expiration date and the City Council grants an extension.
3. All applicable conditions, regulations, requirements, and stipulations of the Amended and Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel, and Iron Mountain (recorded at Summit County on March 2, 2007), and associated Technical Reports and Agreements, continue to apply.
4. The plat will note that conditions of approval of the Village at Empire Pass Master Planned Development and the Pod B-2 Master Planned Development shall continue to apply.
5. Utility structures such as ground sleeves and transformers and other dry utility boxes must be located on the lots.
6. Non-exclusive public utility easements (PUE) shall be indicated on the plat prior to recordation as approved by the City Engineer and SBWRD, including drainage easements.
7. A financial security to guarantee for the installation of any required public improvements is required prior to plat recordation in a form approved by the City Attorney and in an amount approved by the City Engineer.

8. A ten foot (10') wide public snow storage easement is required along the public street frontage of the Lot and Parcel.
9. Fire sprinklers are required for new construction per the Chief Building Official at the time of review of the building permit. A note stating this shall be on the plat.
10. No building permits shall be issued on Lot 1 or Parcel A until the mine shaft has been fully closed and mine soil remediation under EPA supervision has been completed. Prior to issuance of any building permits, documentation certifying the work is complete shall be presented to the Chief Building Official and Planning Director. As part of any building permit submission, property owner shall submit a closure plan for the adit, approved by a geotechnical engineer, and detailing any additional work required in conjunction with building construction in the vicinity of the adit.
11. Prior to building permit issuance, documentation from UDOT showing approval of any curb cuts onto Marsac Avenue, a state highway, is required. If documentation of the existing curb cut does not exist, a new application shall be submitted to UDOT for approval of the curb cut location. This approval shall be submitted to the City Engineer.
12. Any modifications to existing curb cuts for access to Marsac Avenue, a state highway, must be approved by the City Engineer and UDOT.
13. A Conditional Use Permit approval is required prior to issuance of a building permit for the residential building proposed on Lot 1.
14. A final grading and utility plan, including storm water and drainage plans, shall be submitted with the Conditional Use Permit for development on Lot 1, for approval by the City Engineer and SBWRD. No building permits shall be issued until all necessary utility easements are recorded.
15. A declaration of condominium and a record of condominium plat are required prior to the sale of individual units within the development.
16. Requirements of the affordable housing mitigation plan shall be addressed with the Conditional Use Permit and condominium plat. A note shall be included on the plat indicated that the development of Lot 1 has an on-site affordable housing obligation of 4.2 AUE, to be consistent with all requirements of the Flagstaff Affordable Housing Mitigation Plan. All deed restricted units shall be identified on the final condominium plat prior to recordation of such plat. Phasing of affordable housing units shall be commensurate with the Certificates of Occupancy for the buildings.
17. Wastewater service to B2 East Subdivision shall be provided by the Snyderville Basin Water Reclamation District. A Line Extension Agreement approval letter was provided by SBWRD on January 24, 2017. The Owner shall be responsible for extending the public wastewater system within Lot 1 according to requirements of the Line Extension Agreement. Easements associated with this agreement are to be depicted on the plat.
18. The property is located within a water source protection zone. All sewer construction must comply with State of Utah drinking water regulations.
19. This development is part of a common plan development and a MS4 storm water permit is required for all land disturbance activities for each separate phase of construction, prior to building permit issuance.
20. The CC&Rs shall provide notice and process for the tracking and collection of the Real Estate Transfer Fee as required and defined by the Flagstaff Mountain

Development Agreement, as amended.

21. Requirements and obligations of the Flagstaff Mountain Development Agreement, as amended and recorded at Summit County in March of 2007, as apply to this Property, shall be completed, or bonded for completion, prior to issuance of certificates of occupancy for any approved development located on Lot 1, unless otherwise conditioned herein (e.g. soil and mine remediation to be complete prior to building permit issuance). This includes gondola payments, number of shuttles in operation, provision of affordable housing units, collection mechanism for real estate transfer fees, and all other such obligations as are outlined in the March 2007 Agreement, some of which are triggered by the number of certificates of occupancy issued.
22. A Construction Mitigation Plan shall be submitted with the Conditional Use Permit application and in advance of issuing building permits.

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

PASSED AND ADOPTED this 9th day of March, 2017.

PARK CITY SUMMIT COUNTY UTAH CORPORATE Seal MARCH 1, 1884

PARK CITY MUNICIPAL CORPORATION

Jack Thomas, Mayor

ATTEST:

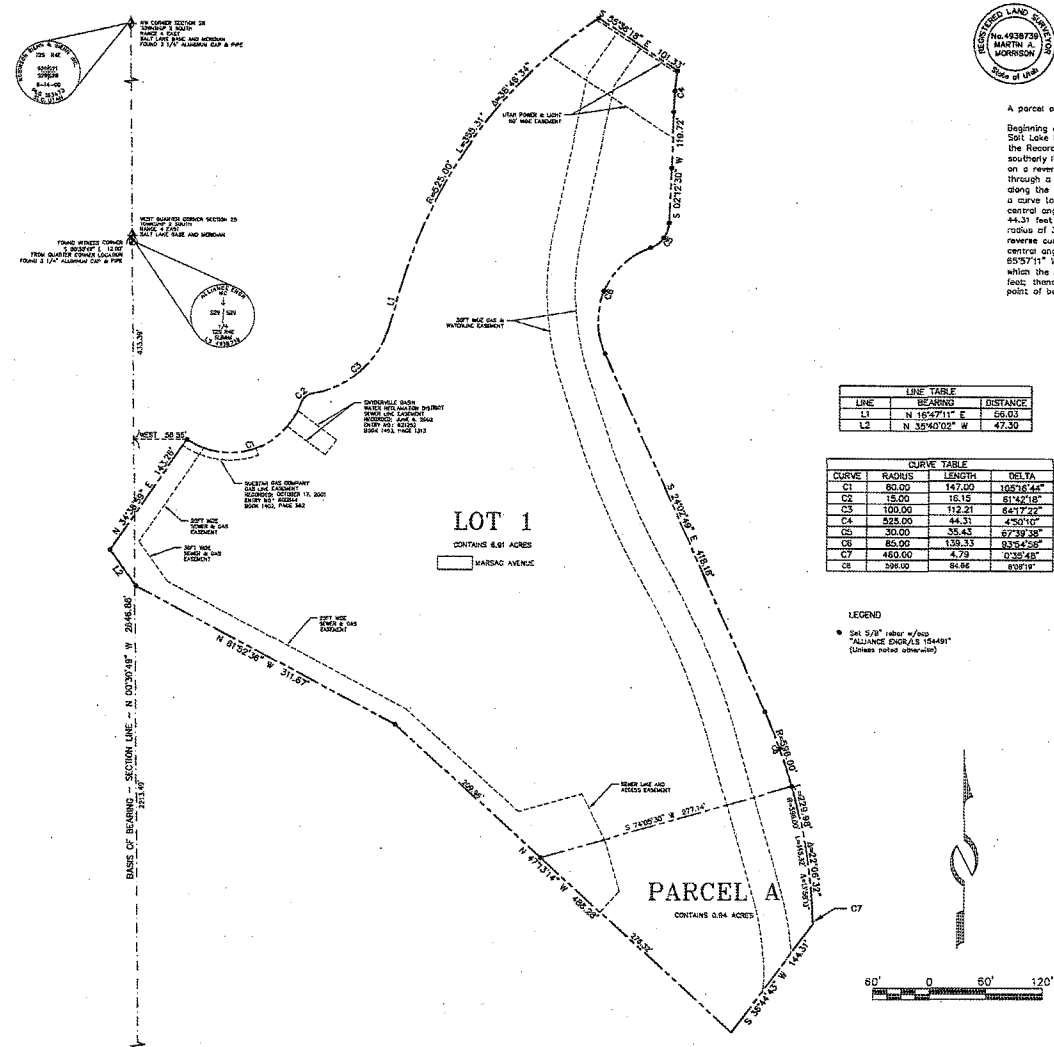
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

Mark Harrington, City Attorney

Exhibits

Exhibit A – Proposed subdivision plat



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 16°47'11" E	56.03
L2	N 39°40'02" W	47.30

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1	80.00	147.00	105°16'44"
C2	15.00	16.15	61°42'18"
C3	100.00	112.21	64°17'22"
C4	525.00	44.31	4°50'10"
C5	30.00	35.43	67°39'38"
C6	85.00	139.33	93°54'58"
C7	460.00	4.79	0°35'48"
C8	596.00	84.86	8°09'19"

B2 EAST SUBDIVISION

LOCATED IN THE WEST HALF OF SECTION 28 & THE SOUTHEAST QUARTER OF SECTION 29
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

REGISTERED LAND SURVEYOR No. 4938739 MARTIN A. MORRISON State of Utah

SURVEYOR'S CERTIFICATE

I, Martin A. Morrison, certify that I am a Registered Land Surveyor and that I hold Certificate No. 4938739, as prescribed by the laws of the State of Utah, and that by authority of the owners, this Record of Survey map of B2 EAST SUBDIVISION has been prepared under my direction and that the same has been or will be monumented on the ground as shown on this plat. I further certify that the information on this plat is accurate.

BOUNDARY DESCRIPTIONS

A parcel of land located in the west half of Section 28 and the southeast quarter of Section 29, Township 2 South, Range 4 East, Salt Lake Base and Meridian.

Beginning at a point that is North 00°30'49" West 2213.49 feet along Section Line and East 56.55 feet from the southwest corner of Section 28, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said point also being on the southerly line of the Marsac Avenue Right of Way, according to the official plat thereof on file and of record in the office of the Recorder, Summit County, Utah, and on a curve to the left having a radius of 80.00 feet, of which the radius point bears North 34°38'59" East; and running thence along the southerly line of the Marsac Avenue Right of Way the following five (5) courses: 1) easterly along the arc of said curve 147.00 feet through a central angle of 105°16'44" to a point on a reverse curve to the right having a radius of 15.00 feet, of which the radius point bears South 70°37'45" East; thence 2) northeasterly along the arc of said curve 16.15 feet through a central angle of 61°42'18" to a point on a curve to the left having a radius of 100.00 feet, of which the radius point bears North 08°55'27" West; thence 3) northeasterly along the arc of said curve 112.21 feet (chord bears North 48°55'52" East 106.41 feet) through a central angle of 64°17'22", thence 4) North 16°47'11" East 56.03 feet to a point on a curve to the right having a radius of 525.00 feet, of which the radius point bears South 73°12'49" East; thence 5) northeasterly along the arc of said curve 355.31 feet through a central angle of 38°46'34"; thence South 55°36'18" East 101.33 feet to a point on a curve to the left having a radius of 525.00 feet; thence southerly along the arc of said curve 44.31 feet (chord bears South 04°37'35" West 44.30 feet) through a central angle of 4°50'10"; thence South 02°12'30" West 119.72 feet to a point on a curve to the right having a radius of 30.00 feet, of which the radius point bears North 87°47'30" West; thence southerly along the arc of said curve 35.43 feet through a central angle of 67°39'38" to a point of reverse curve to the left having a radius of 85.00 feet, of which the radius point bears South 20°07'52" East; thence southwesterly along the arc of said curve 139.33 feet through a central angle of 93°54'58"; thence South 24°02'49" East 418.18 feet to a point on a curve to the right having a radius of 596.00 feet, of which the radius point bears South 65°57'11" West; thence along the arc of said curve 229.98 feet through a central angle of 22°06'32" to a point of compound curve to the right having a radius of 460.00 feet, of which the radius point bears South 88°03'42" West; thence southerly along the arc of said curve 4.79 feet through a central angle of 00°35'48"; thence South 36°14'43" West 144.31 feet; thence North 47°13'14" West 486.28 feet; thence North 61°52'36" West 311.67 feet; thence North 35°40'02" West 47.30 feet; thence North 54°38'59" East 143.28 feet to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL MEN BY THESE PRESENTS that REDUS Park City LLC, the undersigned owner of the herein described tract of land, to be known hereafter as B2 EAST SUBDIVISION, does hereby certify that it has caused this Plat to be prepared, and does hereby consent to the recordation of this Plat.

In witness whereof, the undersigned set his hand this _____ day of _____, 2016.

REDUS Park City LLC, a Delaware limited liability company

By: REDUS Properties, Inc., a Delaware corporation
Its: manager

By: _____
Name: _____
Title: _____

ACKNOWLEDGMENT

State of _____
ss:
County of _____:

On this _____ day of _____, 2016, _____ personally appeared before me, the undersigned Notary Public, in and for said state and county. Having been duly sworn, _____ acknowledged to me that he is an authorized signatory of the herein described tract of land, and that he signed the above Owner's Dedication and Consent to Record freely and voluntarily.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires: _____

NOTES:

1. This plat is subject to the Conditions of Approval in Ordinance 2016-____.
2. Wastewater service to B2 East Subdivision shall be provided by The Snyderville Basin Water Reclamation District ("District"). A Line Extension Agreement with the District may be required for Lot 1. If necessary, it shall be the responsibility of the Owner to extend the public wastewater system with Lot 1 according to the requirements of the Line Extension Agreement.
3. Conditional use permit approval will be required prior to construction on Lot 1.
4. A declaration of condominium and a recorded condominium map will be required for the purpose of the sale of individual units within the single development lot shown hereon.
5. The lot and parcel described on this plat are subject to the Restated Development Agreement for Flagstaff Mountain, Bonanza Flats, Richardson Flats, The 20-Acre Quinn's Junction Parcel and Iron Mountain dated as of March 2, 2007, and recorded on March 2, 2007 as Entry No. 00806100 in Book 1850, Page 1897 (the "Development Agreement"). By separate Declaration of Development Covenants, recorded _____ as Entry No. _____ in the official records of the Summit County Recorder, Lot 1 has been allocated the right to develop 81 Unit Equivalents within 70 multifamily dwelling units and the obligation to locate 4.2 Affordable Unit Equivalents thereon, as each of those capitalized terms is defined in the Development Agreement. Declaration of Development allocates a maximum of 3,600 square feet (3.6 commercial Unit Equivalents) for Resort Support Commercial within Lot 1. The foregoing confirmation of the allocation of commercial Unit Equivalents does not include the 5% additional support commercial allowed by existing codes, which number shall be determined and added to the entitlement for Lot 1 at such time as the owner of Lot 1 obtains a conditional use permit approval. No Unit Equivalents will be allocated to Parcel A as Parcel A is to be used in connection with resort and similar activities.
6. Owners and potential buyers of any parcel, unit or land within the lot or parcel depicted on this plat are given notice that they own or are buying property in a resort area in which all-season resort activities are conducted and where certain risks are present, including, without limitation, damage to property and improvements and personal injury and death caused by errant skiers, snowboarders, mountain bikers and other resort patrons, equipment, machine-made snow, heavy equipment, construction or improvements of facilities, objects or equipment falling from lifts, water runoff, drainage, heavy snow falls, wind patterns, and other conditions that may affect the properties depicted hereon. The adjacent ski resort and its facilities are not amenities of any master association but are owned by a private resort and access to such lands and facilities is governed by such owner or agreements with such owner.
7. The Empire Pass Master Owners Association, Inc. (the "Master Association") together with the Master Declaration of Covenants, Conditions, and Restrictions of Empire Pass, as amended ("Master Declaration"), requires the membership of each lot or unit owner. Members are subject to the terms of its articles of incorporation, bylaws, rules and regulations and other governing documents that may be established from time to time by the Master Association, including assessments and reinvestment fees as provided therein.
8. [Utility Easement dedication – await comments from PCMC regarding Waterline]
9. The property is located within a water source protection zone. All sewer construction must comply with the State of Utah drinking water regulations.
10. A 10' snow storage easement is hereby dedicated to the Master Association along the frontage of the single development lot depicted hereon.
11. Fire sprinklers will be required within all dwellings constructed on the single development lot depicted hereon.

SHEET 1 OF 1

JOB NO.: 12-2-16 FILE: X:\Empire\dwg\arc\plat2016\120216-B2 East.dwg

(435) 649-9467 CONSULTING ENGINEERS LAND PLANNERS SURVEYORS 333 Main Street P.O. Box 2664 Park City, Utah 84060-2664	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2017 BY _____ S.B.W.R.D.	PLANNING COMMISSION APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2016 BY _____ CHAIR	ENGINEER'S CERTIFICATE I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2017 BY _____ PARK CITY ENGINEER	APPROVAL AS TO FORM APPROVED AS TO FORM THIS _____ DAY OF _____, 2017 BY _____ PARK CITY ATTORNEY	COUNCIL APPROVAL AND ACCEPTANCE APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY _____ MAYOR	CERTIFICATE OF ATTEST I CERTIFY THIS RECORD OF SURVEY MAP WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2017 BY _____ PARK CITY RECORDER	RECORDED STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____ DATE _____ TIME _____ ENTRY NO. _____ FEE _____ RECORDER

From: Douglas Ogilvy
To: Brendan Conboy
Cc: Hannah Tyler
Subject: Fwd: B2 East MPD Application
Date: Thursday, March 18, 2021 10:43:43 AM

Brendan,

Thanks for the update on your meeting with Mark and your points of clarification last night. Hannah and I have reviewed and discussed your comments and offer below the Applicant's take on the issues raised yesterday.

1. MINOR vs SUBSTANTIVE AMENDMENT

We are puzzled by your recommendation that Planning Commission find the proposed amendments Substantive. The Applicants have proposed two amendments:

> 1. Amend the Flagstaff DA (the Large Scale MPD) to replace 5 multi-family units with 2 PUD units.
>
> 2. Amend the Pod B2 MPD (the Small Scale MPD) to change the approved Volumetrics for development on the B2 East site.

LMC Section 15-6-4(K) states:

> ***1. Minor Modification.*** *A minor modification to an approved Master Planned Development is a modification that compiles with the Land Management Code and Master Planned Development approval and* ***does not trigger additional Off-Street Parking requirements, does not reduce Open Space, and does not increase traffic by 5% or more*** *as demonstrated by a traffic generation study (emphasis added).*

With respect to both the Large Scale MPD and the Small Scale MPD, the proposed amendments conform to the Minor Modification requirements:

- The reduction of 3 residential units from that permitted under the 2007 DA reduces the Off-Street Parking requirement by 1.5 * 3 = 4.5 stalls. The Off-Street Parking for B2 East under the 2007 Pod B2 Small Scale MPD is 124 required for residential plus up to 75 for the Empire Day Lodge for a total of 199. The Parking Requirement under the B2 East CUP application is 97 stalls for the Lodges, 60 stalls for the Empire Day Lodge plus 8 stalls for the Villas for a total of 165, a 17% reduction.
- The B2 East site is considered a development site under the 2007 DA (Large Scale MPD) with no acreage from this site included as Open Space in the determination that 88% of lands within the Flagstaff Annexation Area will remain as Open Space. Relocation of density from the lower portion of the site to the upper portion of the site does not reduce Open

Space since no part of B2 East is considered Open Space.

- It is intuitively obvious that the reduction in residential units on B2 East from 81 permitted under the 2007 Small Scale MPD to 70 permitted under 48 proposed under the Sommet Blanc CUP will result in a significant traffic reduction.

LMC Section 15-6-4(K) also states:

> ***2. Substantive Modification. Substantive modifications to an approved Master Planned Development create additional impacts*** *and require review of the entire Master Planned Development and Development Agreement by the Planning Commission, unless otherwise specified in the Development Agreement.* ***Substantive modifications include but are not limited to a change of a Finding of Fact or Condition of Approval, a change in Use, or an increase in Floor Area that triggers additional Off-Street Parking requirements, a change in Use or an increase in Floor Area that generates more than a 5% increase in traffic demonstrated bay a traffic generation study, or a reduction in Open Space.***

- Since the proposed amendments to the Pod B2 MPD and Flagstaff DA result in a reduction in Off-Street Parking requirements, a reduction in traffic, and no reduction in Open Space, **there are no additional impacts caused by the proposed amendments.**
- While the proposed changes to Volumetrics do change the Findings of Fact and Conditions of Approval under the Small Scale MPD, these changes do not create additional impacts and as such are not Substantive. The approved Volumetrics are so highly prescriptive that **any** change from the original Hill Glazier conceptual design would require a change to the Volumetrics. The public record shows that the Hill Glazier conceptual design received minimal overview during the approval of the Pod B2 MPD while the B2 West (Montage) design received extensive review. Furthermore, it is clear that the Hill Glazier conceptual design fails to satisfy Fire Marshall requirements in multiple ways. Clearly it was not the intent of the parties to lock down the design on the B2 East site based on the minimal review conduced in 2007.
- The Applicant has proposed converting 5 multi-family UEs to 2 PUD UEs under the Flagstaff DA (the Large Scale MPD) to reduce building massing by inserting a break between Villa 3 and Villa 4. Should Planning Commission determine that this minor change is Substantive, the Applicants will amend their application to join all five Villas which negates the benefit of splitting these units into two buildings as proposed. This is the **only** change proposed to the Large Scale MPD, so in no case should the Large Scale MPD (the Flagstaff DA) require review.

The definitions of Minor Amendments and Substantive Amendment are incongruent. It is clear that the proposed amendment meet the requirements of the Minor Amendment.

2. ADA UNITS

As stated in previous emails and acknowledged by you this evening, every project at Empire Pass has included ADA units and none have required UEs. For example:

Residences at the Tower (City Council Approval 2-28-19)

- Finding of Fact 1

  Residences at the Tower condominium plat identifies 14 private market rate multi-family residential units totaling 42,453 sf, utilizing 21.227 UE, ***as well as 1 ADA unit*** *and 1 deed restricted affordable unit…. (emphasis added).*

Argent (Planning Commission Approval 11-13-19)

- Density Summary (Staff Report)

  ADA accessible units and deed restricted units do not count towards the UE cap.

Empire Residences (Planning Commission Approval 10-25-17)

Finding of Fact 16
The total floor area of the residential (market rate) units is 49,000 square feet and utilizes 24.5 UE,
this does not include the affordable unit or the ADA unit.

You also enquired about legislative requirement for accessible units. We are referencing the Americans with Disabilities Act as noted below:

ADA Part 36 Addressees Accessible Requirements

Definition 36.104 states:

> *"Place of public accommodation means a facility operated by a private entity whose operations affect commerce and fall within at least one of the following categories:*
> *(1) An inn, hotel, motel,* ***or other place of lodging,*** *except for an establishment located within a building that contains not more than five rooms for rent or hire...*

Section 9 addresses Accessible Transient Lodging

- 9.1.2 states that for properties with 26 to 50 rooms, 2 Accessible Rooms are required. Sommet Blanc includes 48 Residential Units plus 2 ADA units for a total of 50, 2 of which must be accessible.

3. RESIDENTIAL ACCESSORY USES

Prior projects at Empire Pass have included numerous amenities that have been

treated as Residential Accessory Uses. Other than the Talisker Tower (which includes a commercial club operation) and the Montage (which includes a commercial spa and several restaurants (all open to the general public) that are treated as Resort Support Commercial), no prior residential buildings at Empire Pass have had amenity space designated as Resort Support Commercial.

The Flagstaff DA (2007) defines this as follows:

> "Residential Accessory Uses" provisionally ***means uses that are for the benefit of the residents of a*** commercial residential use such as a hotel or ***nightly rental condominium project***.

The LMC defines "Accessory Use" as follows"

> "Accessory Use". A land Use that is customarily ***incidental and subordinate to the primary use*** on the same Lot.

All of the spaces identified as Residential Accessory in the Sommet Blanc application are for the benefit of residents of a nightly rental condominium project. They are also incidental and subordinate to the primary residential/nightly lodging use. All of the Residential Accessory spaces will be Common Area of the HOA and none shall be open to the general public.

The proposed Residential Accessory areas are consistent with those constructed in previous projects at Empire Pass that have been classified as Residential Accessory.

Argent (Planning Commission Approval 11-13-19)

Staff Report - Residential Accessory uses (Guest amenities)
Common residential amenity areas are provided on level one, including ski lockers, a kid's room, fitness area, lounge/apres ski area. The basement level contains an owners's storage area and game room. There is also a reading room and deck on the 6th floor. The guest amenity area is approximately 8,433 sf.

Finding of Fact 5 (G)
Guest amenity areas (arcade/game room, fitness areas, ski lockers, lobby, lounge, apres ski room, kids room and reading room, etc.) are proposed on the basement, first and sixth level. ***These common residential accessory uses do not require UEs*** (emphasis added).

Talisker Tower Addition (Planning Commission Approval12-14-16)

Finding of Fact 27
The Tower Club Phase I Conditional Use Permit was approved by the Planning Commission on March 11,2009, for approximately 8,880 square feet. There are approximately 2,264 sf of private dining club, kitchen and small convenience store uses, and ***6,616 sf of residential (and resort) accessory uses*** *(ski lockers, recreation amenities, kids club and programming, etc.) circulation and storage.*

Empire Residences (Planning Commission Approval 10-25-17)

Finding of Fact 16

The total floor area of the residential (market rate) units is 49,000 square feet and utilizes 24.5 UE,
this does not include the affordable unit or the ADA unit. Guest amenity areas (exercise and recreation areas, locker rooms, lobby and reception area, lounge/pub, restrooms etc.) are proposed on the first level ***These common residential accessory uses do not require use of UEs.***

The proposed Resort Accessory amenities included within the Sommet Blanc project are very similar to those provided in prior Empire Pass projects:

- Yoga (exercise area not open to the public)
- Fitness (exercise area not open to the public)
- Skier Lounge (common lobby)
- Ski Valet (common ski lockers)
- Concierge (concierge)
- Other Lounge Areas (common lobby)
- Massage Treatment Rooms (common pools, saunas and hot tubs)

None of these are open to the general public, and none are staffed as a commercial operation.

The massage treatment rooms have similarities to the Spa at the Talisker Tower, but several key differences. The Talisker Spa is operated as a commercial enterprise with Talisker Club employing massage therapists and selling massage treatments to its members. Talisker Club and City Staff both agreed that this was a commercial undertaking and the treatment areas at the Talisker Tower are treated as Resort Support Commercial.

The massage treatment rooms at Sommet Blanc are available to owners and guests on a similar basis to a Board Room. An owner or guest can reserve the treatment room, and procure treatment services from an outside provider. Rather than receiving treatment in his or her residential unit, the owner may receive treatment in a more suitable venue. Neither the HOA nor the HOA Manager will be retaining staff to offer massage services on a commercial basis. The general public will have no access to spa treatments in these rooms. The Applicant thus considers this space to be an accessory use for the residences similar to common pools, saunas and hot tubs.

We have used the above basis for determining that the Restaurant open to the general public is the only Resort Support Commercial space within the Sommet Blanc project.

We would be pleased to tee up a call to discuss further.

Doug & Hannah.

Preliminary Construction Mitigation Plan

Empire Pass Pod B2E – Sommet Blanc & Alpine Villas

1. **Hours of Operation:**
   Typical hours of construction operations are 7:00am to 6:00pm, Monday through Friday, 8:00am to 6:00pm on Saturday, and no work on Sundays. With this structure being primarily cast in place concrete, occasional longer work hours may be needed for critical concrete placements. Contractor will notify the neighboring residents and Park City Building Department, if wanted, ahead of time of these concrete placement durations.

2. **Parking:**
   There is limited onsite parking. This will be reserved for visitors and construction project management personnel. All other construction workers shall park off site and be bused to and from the construction site. The worker parking location is TBD, but could be near the Mine Bench or Richardson Flat. The parking plan assumes there is no on street parking on Marsac Avenue, Twisted Branch Road, or Guardsman Pass Road. Construction equipment, (fork lifts, cranes, backhoes, etc.) is not permitted to be driven or parked on public parking lots, city streets or private property unless otherwise approved.

3. **Deliveries:**
   Deliveries to the site will be only during construction operation hours. Typically, deliveries will be just-in-time for the materials to be incorporated into the ongoing construction progress.

4. **Stockpiling and Staging:**
   Given the site location, access, and building footprint coverage of the site, there is limited area for stockpiling and staging materials. Materials will have to be delivered to the project just-in- time to incorporate into the construction work. This means and method is similar to building a multistory building in a downtown urban setting. It is the contractor's responsibility to coordinate with subcontractors to minimize problems due to the limited staging and stockpiling areas.

5. **Construction Phasing:**
   No construction phasing is planned. Construction is planned to be completed in one continuous time period from Summer 2021 through Summer 2024.

6. **Trash Management & Recycling:**
   The construction debris dumpster shall be located within the fenced construction boundary. Its remaining capacity will be monitored daily and the dumpster emptied on a regular basis to prevent over flowing and accumulation of debris around the construction site.

7. **Dust & Mud Control:**
   The project site has two distinct access points. The Villas will be constructed from an access point on Marsac Avenue above the property. The Lodges will be constructed from access off the Marsac roundabout. Both project access points will be improved as stabilized gravel construction entries to help eliminate dirt and mud from being tracked onto the paved street. Streets will be monitored daily and cleaned as needed to keep them free of dirt and mud. The majority of excavation work will take place in the summer and fall. This work is not expected to generate much dust, but a water source will be available to keep dust down as needed.

8. **Noise:**
   Noisy work shall be kept within the approved project work hours. The developer and contractor will coordinate with Deer Valley to mitigate impact on special events at the Empire Day Lodge.

9. **Grading & Excavation:**
   The mass excavation for this project will generate several thousand cubic yards of export. Excavated materials will be dispersed at the tipping sites identified in the 2018 Amendment to the Flagstaff Construction Mitigation Plan. Other than organics, no excavated material will be hauled outside of the Flagstaff Mountain Development boundary. The planned haul route utilizes Marsac Avenue. Flagmen will be used as required at the roundabout on Marsac Avenue to help manage the truck traffic. The haul hours will be limited to between 7:00am and 6:00pm Monday through Friday and 8:00am to 6:00pm on Saturday. All suitable soils to be re-used for backfill will be stockpiled on site or at one of the designated tipping sites.

10. **Temporary Lighting:**
    Exterior construction lighting will be kept as minimal as possible. The lighting will be turned off as much as possible during non-work hours. Occasional temporary lighting will be needed for morning concrete placements. This lighting will be accomplished by using portable light plants that are set up only for a specific concrete placement, then moved off site. Temporary interior lighting will be used during construction work hours and turned off to leave a minimal amount of lighting for egress and emergency access.

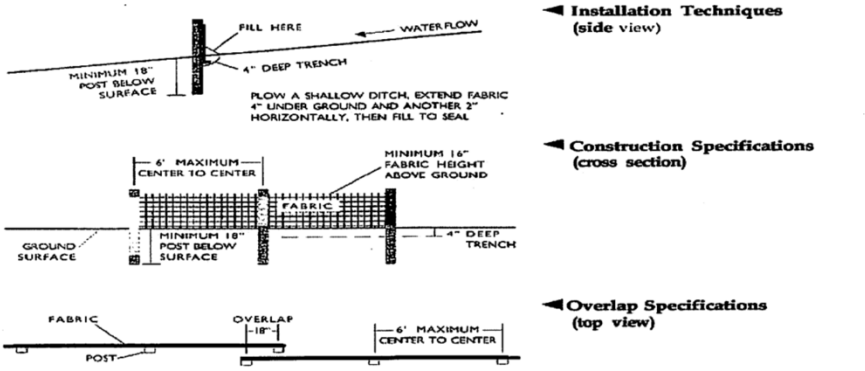
11. **Construction Sign:**
    Project information signs will be posted at the upper and lower entrances to the construction site. Signs will comply with Empire Pass and PCMC requirements. No other construction signs are planned.

12. **Other issues:**
    Dogs or pets are not allowed on site. Firearms, alcohol, and drugs are prohibited as well. Visitors must check in at the construction project office and be authorized to be on site with the proper personal protective equipment (hard hat, safety vest, safety glasses, etc.).

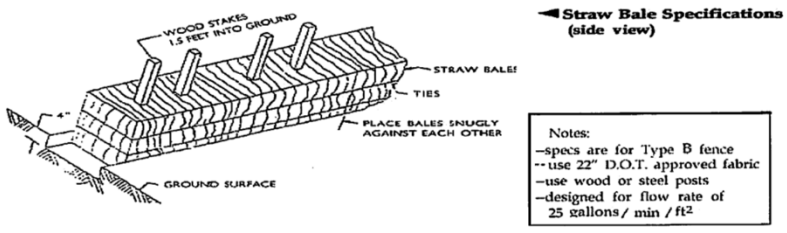
13. **Soils Ordinance:**
    Under EPA oversight, the property was subject to three years of environmental clean-up including extensive export of contaminated soil. The property received a Notice of Completion from the EPA in August 2018 following removal of contaminated soil down to clean native soil.

14. **Erosion Control:**
    The contractor is enlisting the services of Alliance Engineering to help draft and maintain a SWPPP and erosion control program throughout the project duration. This plan will be submitted prior to start of construction. Cut and fill areas and utility trenches will be backfilled and revegetated as soon as practical to help minimize erosion.

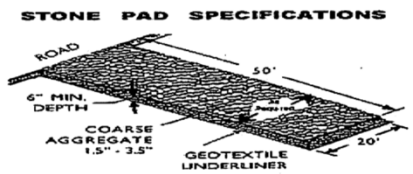
Park City Silt Screen Installation



Park City Straw Bale Specifications



Park City Stone Pad Specifications



Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: **909 Woodside Plat Amendment**
Application: **PL-21-04815**
Author: **Aiden Lillie**
Date: **June 9, 2021**
Type of Item: **Administrative – Plat Amendment**

Recommendation
Staff recommends the Planning Commission review the 909 Woodside Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for City Council's consideration on July 1, 2021, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval in the Draft Ordinance (Exhibit A).

Description

Applicant:	Jon Hangartner represented by Jon DeGray
Location:	909 Woodside Avenue
Zoning District:	Historic Residential
Historic Designation:	Significant
Reason for Review:	Plat amendments require Planning Commission recommendation and City Council action[1]

Acronyms

HR – 1	Historic Residential – 1
HSI	Historic Sites Inventory
LMC	Land Management Code

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

Summary
The Applicant proposes the removal of an internal Lot line between Lots 3 & 4 of Block 10, Snyder's Addition to Park City Survey. The proposal creates a single Lot containing a Significant Historic Structure at 909 Woodside Avenue.

Background
The subject property located at 909 Woodside Avenue is a Significant Site on the Park City Historic Sites Inventory (HSI) (see Historic Site Form), and was constructed in Circa 1900. The property is in the Historic Residential (HR-1) Zoning District. It occupies Lots 3 & 4 of Block 10 of Snyder's Addition to Park City Survey.

[1] LMC § 15-7.1-2(B).

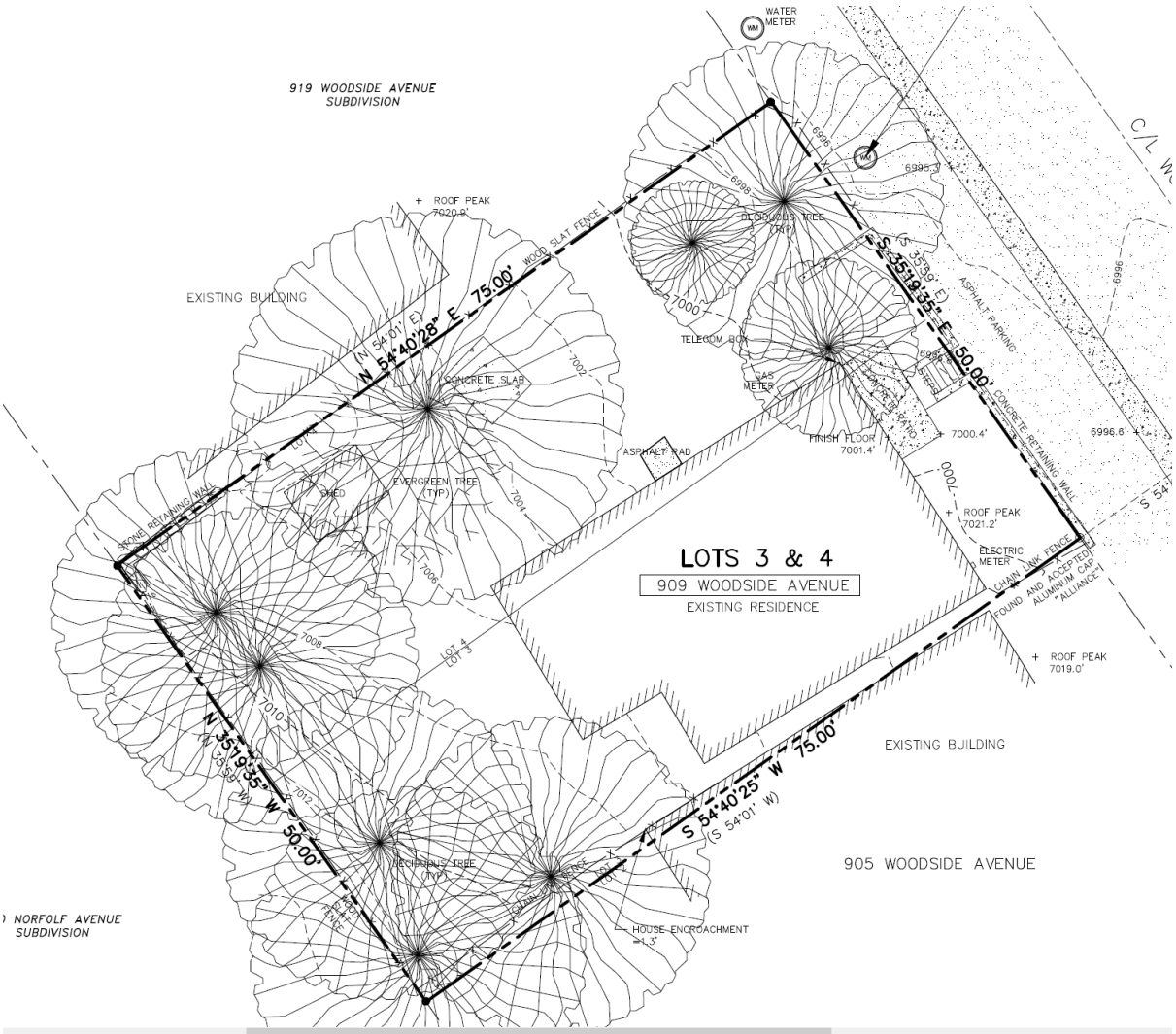


Figure 1. Survey of 909 Woodside depicting the internal lot line that divides Lot 3 and Lot 4.

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.[2]

(I) The proposed Plat amendment complies with the Historic Residential – (HR-1) Zoning District requirements.

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

[2] LMC § 15-12-15(B)(9).

Development on Steep Slopes which mitigate impacts to mass and scale and the environment.[3]

The table below outlines the HR-1 Zoning District Lot Requirements:[4]

Zoning Requirement	Analysis of Proposal
Minimum Lot Area – 1,875 square feet	Lot contains 3,750 square feet.
Minimum Lot Width – 25 feet	Lot Width of 50 feet.
Minimum Front Setback – 10 feet	Historic Structure – 10 feet
Minimum Rear Setback – 10 feet	Historic Structure- Minimum Rear Setback of 26 feet. Additions to the Historic Structure must comply with the required Setbacks and Building Height.
Minimum Side Setback – 5 feet	Historic Structure- Minimum Side Setback of 21 feet to the north side, and 2 feet to the south side. Additions to the Historic Structure must comply with the required Setbacks and Building Height.
Maximum Building Height – 27 feet	Historic Structure- Minimum of 21 feet. Additions to the Historic Structure must comply with the required Setbacks and Building Height.

Architectural Review LMC § 15-5
Prior to issuance of a Building Permit for any Conditional or Allowed Use, the Planning Department shall review the proposed plans for compliance. Any changes to the existing Historic Structure and new construction must maintain all requirements of the HR-1 Zoning District, as well as the *Design Guidelines for Historic Districts and Historic Sites* found in LMC Chapter 15-13 (Condition of Approval 5).

(II) Staff finds Good Cause for removal of the internal lot line because (A) removal of the Lot line resolves existing issues, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.

Plat amendments shall be reviewed according to LMC § 15-7.1-6 *Final Subdivision Plat* and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

[3] LMC § 15-2.2-1.
[4] LMC § 15-2.2-3.

Land Management Code § 15-15-1 defines Good Cause as "[p]roviding positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and furthering the health, safety, and welfare of the Park City community."

A. Removal of the Lot line resolves existing issues.

The purpose of the HR-1 Zoning District in part is to preserve present land Uses and character of the Historic residential Areas of Park City and to encourage the rehabilitation of existing Historic Structures.[5]

B. The proposed plat amendment removes a Lot line below a Significant Historic Structure and creates a single Lot, addressing non-conforming Setbacks and encroachments across Lot lines. **No Public Street or Right-of-Way is vacated or amended**.

The plat amendment does not vacate or amend any portion of Woodside Avenue.

C. No easement is vacated or amended.

The property owners of 909 Woodside Avenue and 919 Woodside Avenue entered into a Snow Shed Easement Agreement on August 14, 2003, recorded with the Summit County Recorder's Office on August 15, 2014 (Summit County Recorder Entry No. 1000905; Exhibit D). Condition of Approval 7 requires the snow shed easement to be shown on the final plat.

The City Engineer requires a ten-foot public snow storage easement on Woodside Avenue to be noted on the plat prior to recordation (Condition of Approval 8).

(III) The Development Review Committee requires a Condition of Approval.

On June 1, 2021, the Development Review Committee Reviewed the Plat Amendment.

A concrete retaining wall encroaches into the Woodside Right-of-Way. Condition of Approval 9 requires the Applicant to enter into an encroachment agreement with the City Engineer prior to recordation of the plat amendment.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

[5] LMC § 15-2.2-1.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 26, 2021. 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 909 Woodside Avenue Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 909 Woodside Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission my continue the discussion on the 909 Woodside Avenue Plat Amendment to a date certain.

Exhibits

Exhibit A: Draft Ordinance and Proposed Plat
Exhibit B: Existing Plat
Exhibit C: Site Photos
Exhibit D: Snow Shed Easement Agreement

Ordinance No. 2021-XX

AN ORDINANCE APPROVING 909 WOODSIDE AVENUE PLAT AMENDMENT, LOCATED AT 909 WOODSIDE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 909 Woodside Avenue petitioned the City Council for approval of the 909 Woodside Avenue Plat Amendment; and

WHEREAS, on May 24, 2021 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on May 25, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 26, 2021, courtesy notice was mailed to property owners within 300 feet of the 909 Woodside Avenue; and

WHEREAS, on June 9, 2021, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on June 9, 2021, the Planning Commission forwarded a _____ recommendation for City Council's consideration on July 1, 2021; and

WHEREAS, on June 9, 2021, 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 15-2.11, 15-3 and 15-7.

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

DRAFT

SECTION 1. APPROVAL. The 909 Woodside Avenue Plat Amendment at 909 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

Background:

1. On May 7, 2021, the Planning Department received a complete Plat Amendment application.
2. The property is located at 909 Woodside Avenue.
3. The Legal Description is Lots 3 & 4 Block 10 Snyder's Addition to Park City. SA-100-101.
4. The property is designated as Significant on the Park City Historic Sites Inventory and was built in Circa 1900.

5. The Applicant is proposing to remove an internal lot line between Lots 3 & 4 of Block 10, Snyder's Addition to Park City Survey.

Zoning District:

6. The property is located in the Historic Residential Density (HR-1) Zoning District.

Lot and Site Requirements

7. The proposed Lot complies with the HR-1 Zoning District Requirements outlined in LMC § 15-2.2.
8. On March 26, 2021, the Applicant submitted a complete Plat Amendment application.
9. The applicant proposes the removal of the internal lot line to create .
10. The existing Structure was built around 1946 prior to the Land Management Code setback requirements in the HRM Zoning District.
11. The property was designated as a "Significant" Site on the Park City Historic Site Inventory (HSI) in 2009.
12. On June 9, 2021, the Planning Commission reviewed the proposed Plat Amendment and forwarded a **(unanimous positive)** recommendation to City Council.

Zoning District:

1. The property is in the Historic Residential (HR-1) Zoning District.

Public Notice Requirements:

2. Staff published notice on the City's website and the Utah Public Notice website, and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 24, 2021.

Lot and Site Requirements

3. The LMC also regulates Lot and Site Requirements per LMC §15-2.2-3.
4. 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 sizes comply with this requirement, containing 3,750 square feet.
5. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot complies with this requirement, containing 50 feet.
6. The required Front Setback for Lot depths less than 75 feet is ten feet (10'). Lot A and Lot B comply.
7. The required Rear Setback is ten feet (10'). Lot A and Lot B comply.
8. The required Side Setback is five feet (5'). Lot A is Legal Non-Conforming, as is. Lot B currently complies.
9. All findings within the Analysis section and the recitals above are incorporated herein as findings of fact.

Conclusions of Law

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

DRAFT

Conditions of Approval

1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. 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.
4. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
5. Any new construction shall comply with the Land Management Code at the time of Application submittal.
6. City Engineer review and approval of all lot grading, utility installations, public improvements, and drainage plans for compliance with City standards is a condition precedent to building permit issuance.
7. Any new construction shall comply with the Land Management Code at the time of Application submittal.
8. A ten foot (10') public snow storage easement on Woodside Avenue shall be noted on the Plat.

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

PASSED AND ADOPTED this 1st Day of July, 2021.

PARK CITY MUNICIPAL CORPORATION

_____
Andy Beerman, MAYOR

ATTEST:

_____
City Recorder

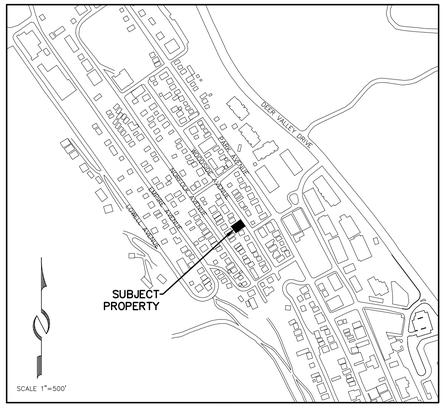
APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

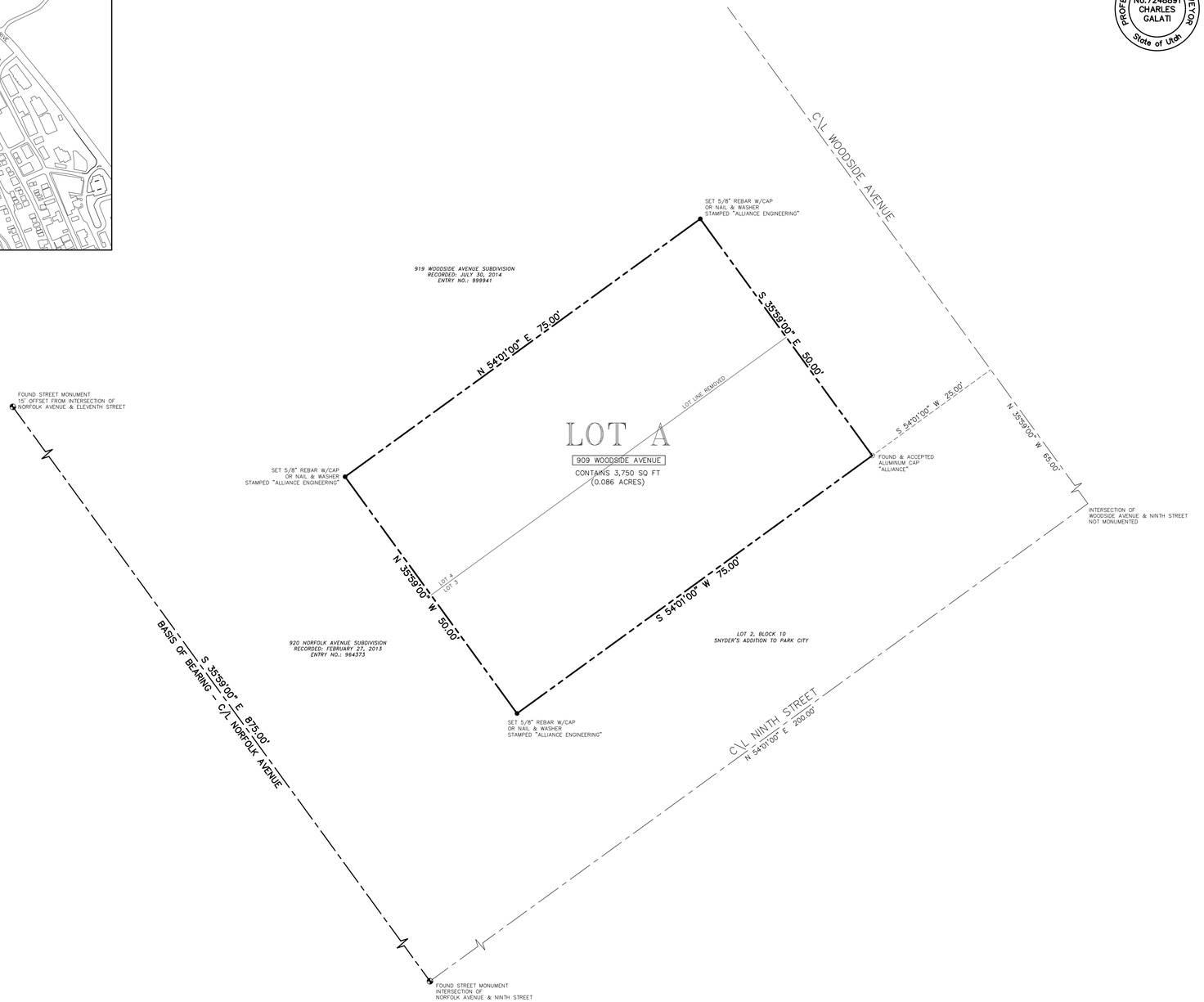
DRAFT

Attachment 1 - Plat

DRAFT



VICINITY MAP



SURVEYORS CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No.7248891
CHARLES
GALATI
State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 909 WOODSIDE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 3 and 4, Block 10, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 909 WOODSIDE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2021.

PCDP, LLC, a Utah limited liability company

By: _____
Jonathan Hangartner, Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Jonathan Hangartner personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of PCDP, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 909 WOODSIDE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

_____
Printed Name

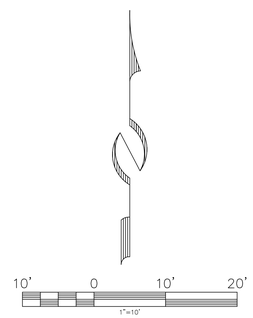
Residing in: _____

My commission expires: _____

Commission No. _____

NOTE

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.



909 WOODSIDE AVENUE PLAT AMENDMENT

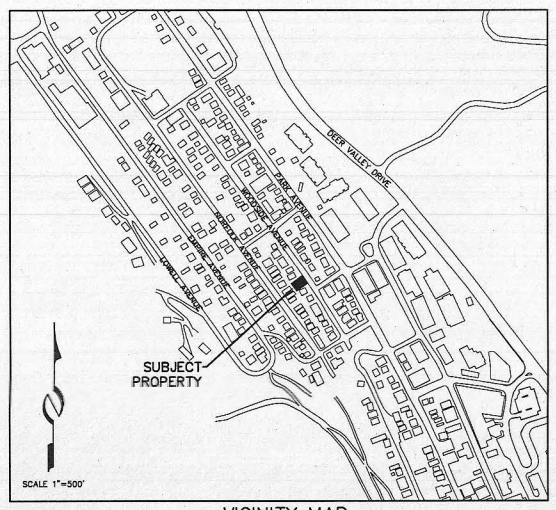
LOCATED IN THE NORTHEAST QUARTER OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

4/13/21 JOB NO.: 17-9-20 FILE: X:\SnydersAddition\dwg\srv\plat2020\170920.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	APPROVED THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____



VICINITY MAP

SURVEYORS CERTIFICATE

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 909 WOODSIDE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTION

Lots 3 and 4, Block 10, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 909 WOODSIDE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non-exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2021.

PCDP, LLC, a Utah limited liability company

By: _____
Jonathan Hangartner, Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Jonathan Hangartner personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of PCDP, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed the 909 WOODSIDE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

_____
Printed Name

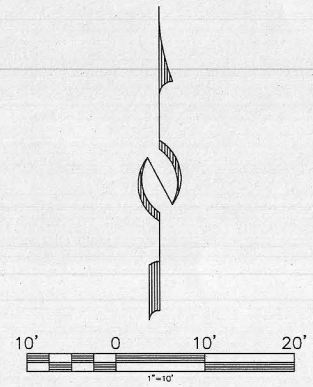
Residing in: _____

My commission expires: _____

Commission No. _____

NOTE

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.



(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

909 WOODSIDE AVENUE PLAT AMENDMENT

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

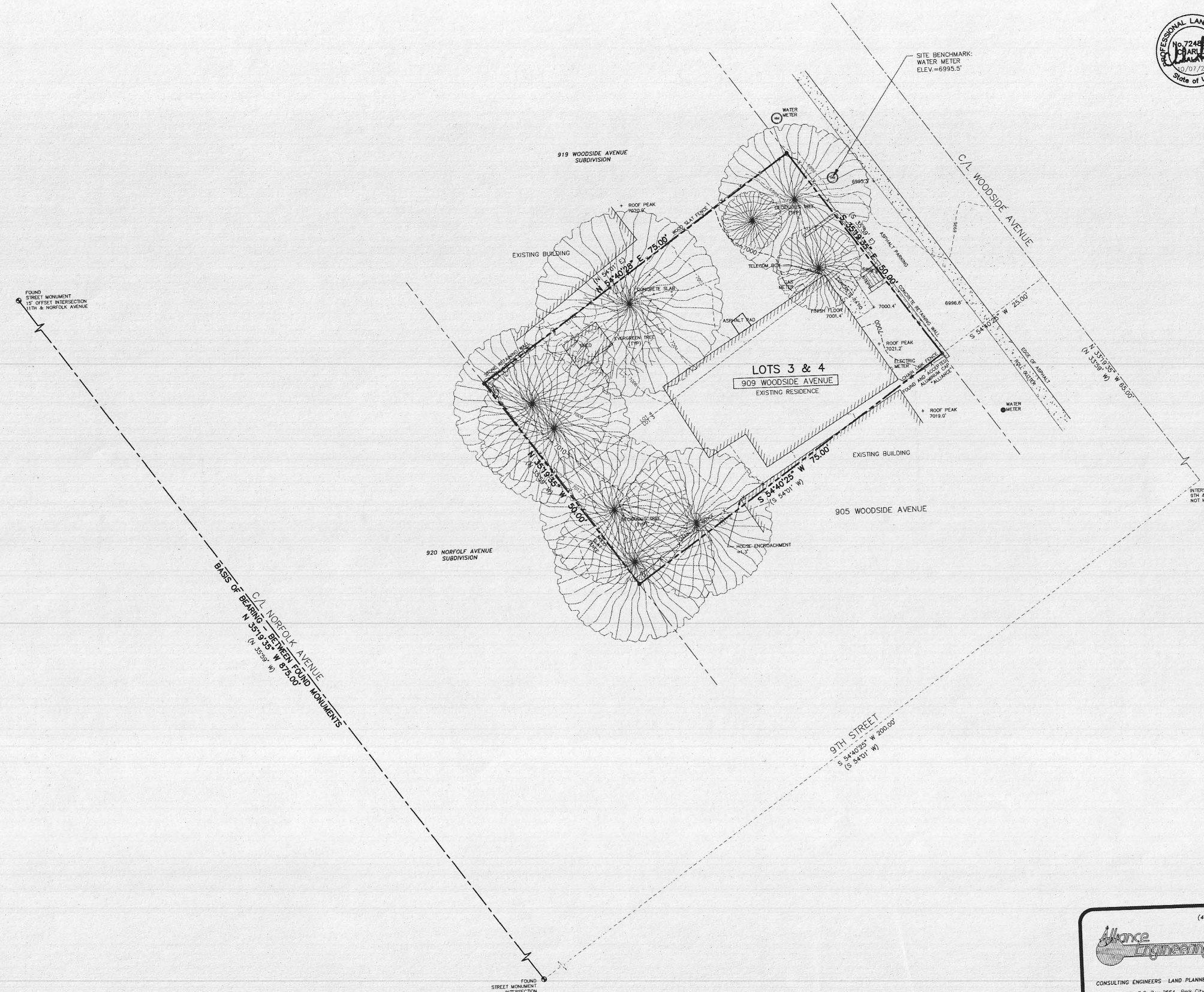
SHEET 1 OF 1

4/13/21 JOB NO.: 17-9-20 FILE: X:\SnydersAddition\dwg\srv\plat2020\170920.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS _____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	APPROVED THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____

909 WOODSIDE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 3 & 4, BLOCK 10 SNYDER'S ADDITION TO PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR No. 7248891 CHARLES GALATI 10/01/20 State of Utah

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK 10, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed OCTOBER 7, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, 919 Woodside Avenue Subdivision (Entry No. 999941), 920 Norfolk Avenue Subdivision (Entry No. 964373), Records of Survey S-7046, S-6177, S-8676, S-0029, S-0307, S-5626, Park City Monument Control Map (Entry No. 197765) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Water Meter Manhole, Elevation=6995.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set as shown.
9. Record bearings and distances, when different than measured are shown in parenthesis ( ).

LEGEND

- ● Set 5/8" rebar w/cap or nail/and washer stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ○ Found Monument (As-Noted)
- ◉ Found Street Monument (As-Noted)

10' 0 10' 20'

FILE NO. S0010302
12/02/2020 12:47:05 PM B: 0802 P: 1789
Summary 1 of 1
COUNTY RECORDER
FEE $ 20.00 BY ALLIANCE ENGINEERING INC

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
JASON WYNNE
JACOB BETZER
CHIP TOMSUDEN

DATE: 10/7/20

EXISTING CONDITIONS & TOPOGRAPHIC MAP
909 WOODSIDE AVENUE

FOR: JON HANGARTNER
JOB NO.: 17-09-20
FILE: X:\SnydersAddition\dwg\srv\srvy2020\170920-909 woodside\170920- 909 woodside.dwg

SHEET 1 OF 1

S-10302

(435) 649-9467

Alliance Engineering Inc

CONSULTING ENGINEERS LAND PLANNERS SURVEYORS

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

STAFF: MARSHALL KING, JACOB BETZER

DATE: 4/12/21

AERIAL MAP

909 WOODSIDE AVENUE

BLOCK 10, SNYDER'S ADDITION

FOR: JON HANGARTNER

JOB NO.: 17-9-20

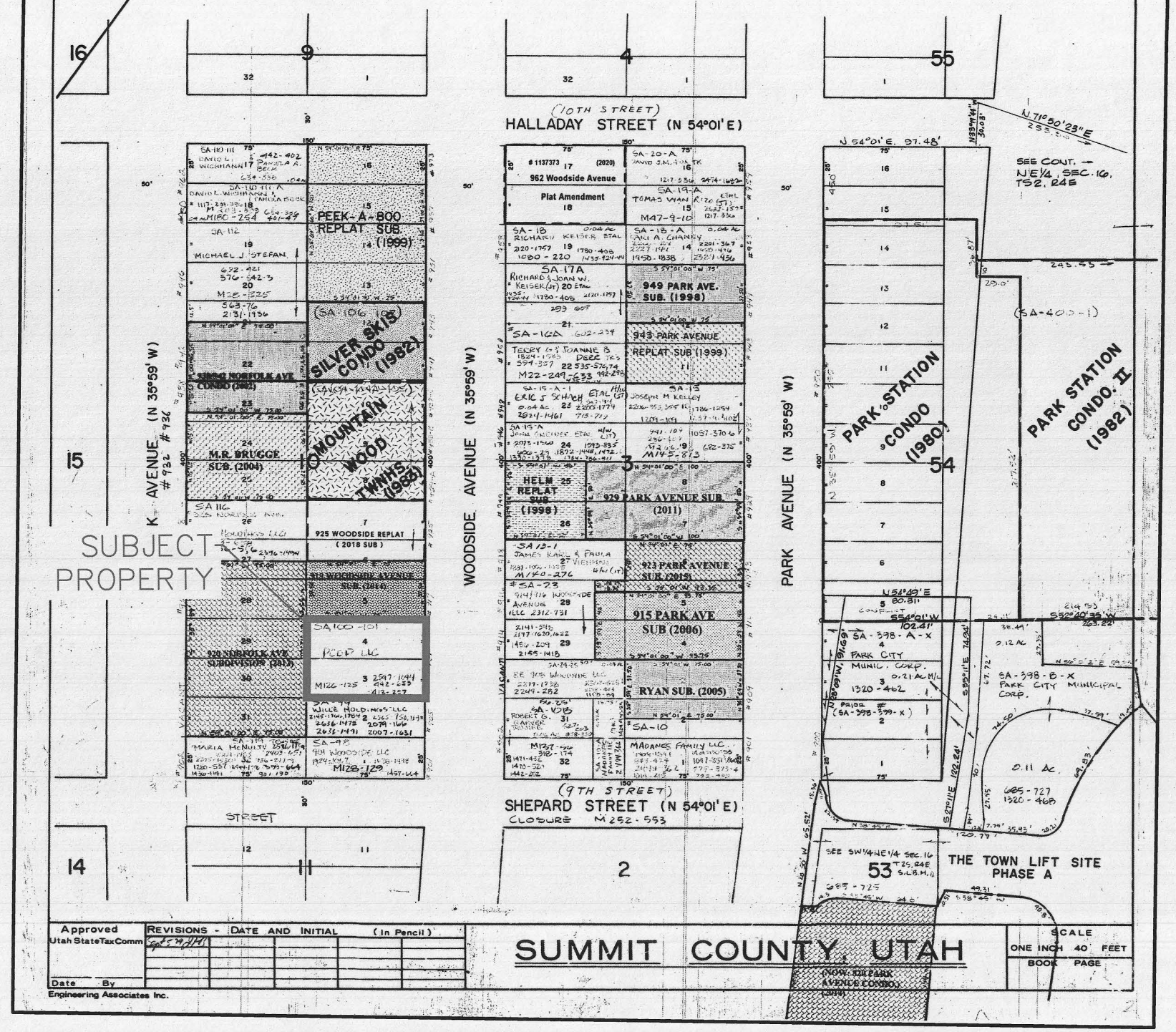
FILE: X:\SnydersAddition\dwg\PlatExhibits\2020\909 woodside-ortho.dwg

SHEET 1 **OF** 1

PARK CITY - BLOCKS 3, 10, 54, SECTION 16, T2S R4E, S.L.B.&M.
SNYDERS ADDITION

BOOK PAGE

NOTE: # REFERS TO STREET ADDRESS



Approved Utah StateTaxComm	REVISIONS - DATE AND INITIAL (In Pencil)	SCALE
Date By		ONE INCH 40 FEET
Engineering Associates Inc.		BOOK PAGE

SUMMIT COUNTY, UTAH

Alliance Engineering Inc
(435) 649-9467
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MARSHALL KING, JACOB BETZER

DATE: 4/12/21

OWNERSHIP MAP
909 WOODSIDE AVENUE
BLOCK 10, SNYDER'S ADDITION

FOR: JON HANGARTNER
JOB NO.: 17-9-20
FILE: X:\SnydersAddition\dwg\PlatExhibits\2020\909 woodside-ownership

SHEET 1 OF 1

909 Woodside Avenue - front - looking southwesterly

909 Woodside Avenue - front - looking westerly

909 Woodside Avenue - rear - looking easterly

909 Woodside Avenue - rear - looking northeasterly

Brassey Co & Inc
145 Crestview Lane
Park City, UT 84098

WHEN RECORDED, MAIL TO:
(insert Owner name and address)

ENTRY NO. 01000905
08/15/2014 02:11:13 PM B: 2252 P: 1630
Easements PAGE 1/8
MARY ANN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 25.00 BY BRASSEY CO & INC

~~SA100-SA101~~
SA-100-101

SNOW SHED EASEMENT AGREEMENT

Whereas, Cynthia Schwandt ("Owner A") is the owner of certain real property *located within Park City, Summit County, Utah, more particularly described as* 909 Woodside, (insert legal description of property); and Park City, UT 84060

Whereas, Louise Mahoney, (AOwner B@) is the owner of certain real property located within Park City, Summit County, Utah, more particularly described as SA-102 909 Woodside Ave (insert legal description of property); and Park City, UT 84060

Whereas, Owner A desires to utilize a portion of Owner B=s property for snow shed area;

Now therefore, for mutual consideration, the sufficiency and receipt of which is hereby acknowledged, Owner A and Owner B agree as follows:

1. **Easement.** Owner B grants to Owner A, a perpetual Easement for snow shed area on the property more particularly described as:

(Insert legal description of easement area.)

The Easement is for the purpose of storing snow shed from the roofs of structure(s) on Owner A=s respective property. The Easements shall not affect calculation of Floor Area Ratios on the respective lots.

2. **Binding on Successors.** This agreement is intended to run with the land and shall be binding on the successors and assigns of both parties.

3. **Termination/Modification.** This agreement may be modified or terminated only by the written agreement of both parties.

DATED this 14 day of Aug, 2003.

OWNER A

Cynthia Schwandt
Print name: Cynthia Schwandt

OWNER B

Louise Mahoney

Print name: LOUISE MAHONEY

STATE OF Utah)
: ss.
COUNTY OF Summit)

On the 14 day of August, ~~2003~~ 2014, personally appeared before me Cynthia Schwartz (**OWNER A**), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

Susan Brose McKeon

Notary Public

SUSAN BROSE McKEON
Notary Public, State of Utah
Commission #670051
My Commission Expires
September 13, 2017

STATE OF Utah)
: ss.
COUNTY OF Summit)

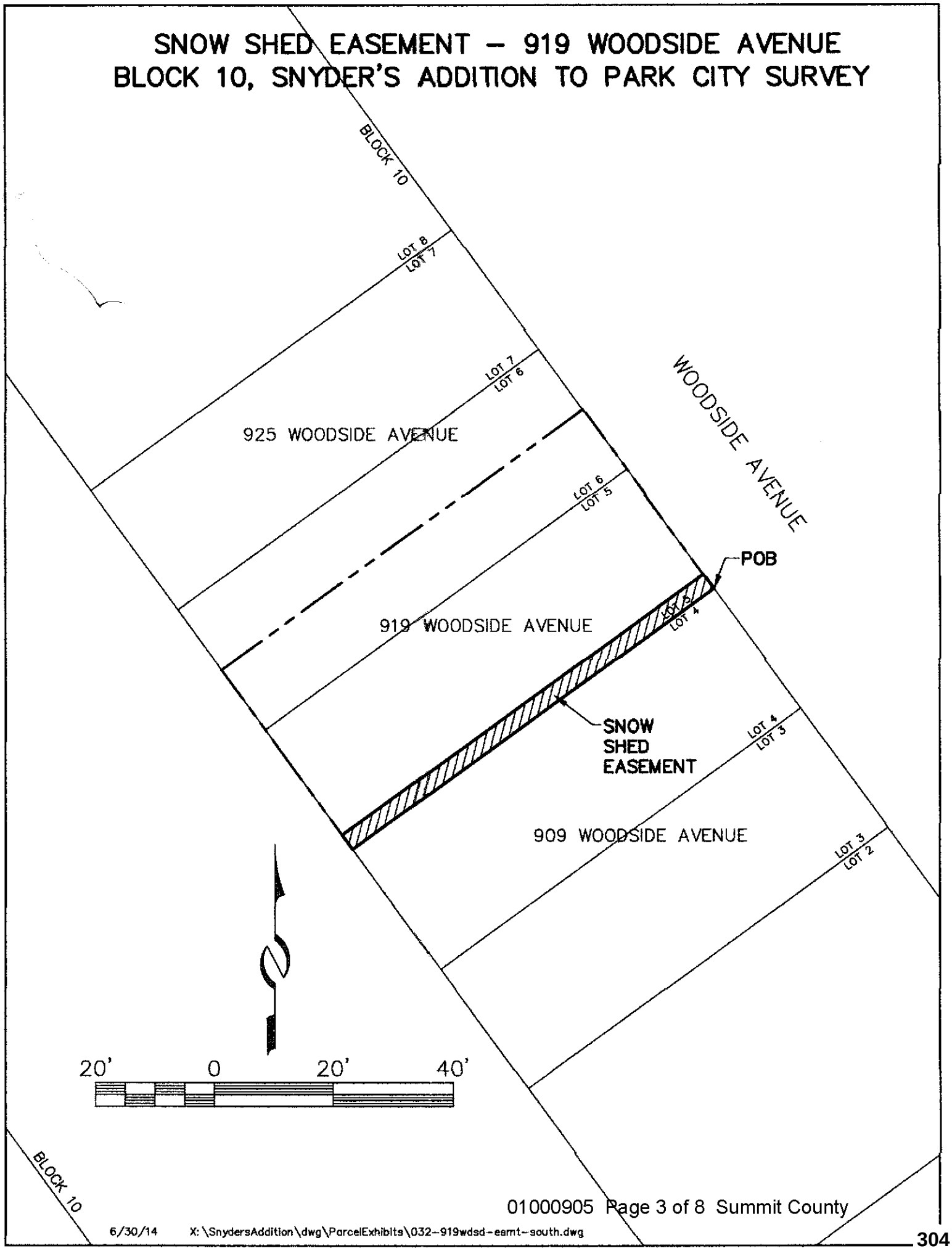
On the 17 day of July, ~~2003~~ 2014, personally appeared before me Louise Mahoney (**OWNER B**), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

Ashlee J Crandall

Notary Public

ASHLEE J CRANDALL
Notary Public
State of Utah
Comm. No. 649481
My Comm. Expires Feb 20, 2016

SNOW SHED EASEMENT – 919 WOODSIDE AVENUE
BLOCK 10, SNYDER'S ADDITION TO PARK CITY SURVEY



LEGAL DESCRIPTION
SNOW SHED EASEMENT ON 919 WOODSIDE AVENUE
June 30, 2014

A parcel of land located in the north half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the northernmost corner of Lot 4, Block 10, Snyder's Addition to Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah; and running thence along the north boundary of Lot 4 South 54°01'00" West 75.00 feet to the westernmost corner of Lot 4, said point also being the southernmost corner of Lot 5, Block 10; thence along the southwesterly boundary of Lot 5 North 35°59'00" West 3.00 feet; thence North 54°01'00" East 75.00 feet; thence South 35°59'00" East 3.00 feet to the point of beginning.

Description contains 225 sq ft

X:\SnydersAddition\Docs\Desc\032-919wdsd-esmt-south.doc

WHEN RECORDED, MAIL TO:
(insert Owner name and address)

SNOW SHED EASEMENT AGREEMENT

Whereas, Louise Mahoney ("Owner A") is the owner of certain real property located within Park City, Summit County, Utah, *more particularly described as* 919 Woodside Ave Park City, UT 84060 (insert legal description of property); and

Whereas, Cynthia Schwandt (AOwner B@) is the owner of certain real property 909 Woodside located within Park City, Summit County, Utah, more particularly described as Park City, UT 84060 (insert legal description of property); and

Whereas, Owner A desires to utilize a portion of Owner B=s property for snow shed area;

Now therefore, for mutual consideration, the sufficiency and receipt of which is hereby acknowledged, Owner A and Owner B agree as follows:

1. **Easement.** Owner B grants to Owner A, a perpetual Easement for snow shed area on the property more particularly described as:

(Insert legal description of easement area.)

The Easement is for the purpose of storing snow shed from the roofs of structure(s) on Owner A=s respective property. The Easements shall not affect calculation of Floor Area Ratios on the respective lots.

2. **Binding on Successors.** This agreement is intended to run with the land and shall be binding on the successors and assigns of both parties.

3. **Termination/Modification.** This agreement may be modified or terminated only by the written agreement of both parties.

DATED this ___ day of _____, 2003.

OWNER A

Louise Mahoney
Print name: LOUISE MAHONEY

OWNER B

Cynthia Schwandt
Print name: Cynthia Schwandt

STATE OF Utah)
: ss.
COUNTY OF Summit)

On the 17 day of July, ~~2003~~ 2014, personally appeared before me Louise Mahoney (**OWNER A**), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

Notary Public

ASHLEE J CRANDALL
Notary Public
State of Utah
Comm. No. 649481
My Comm. Expires Feb 20, 2016

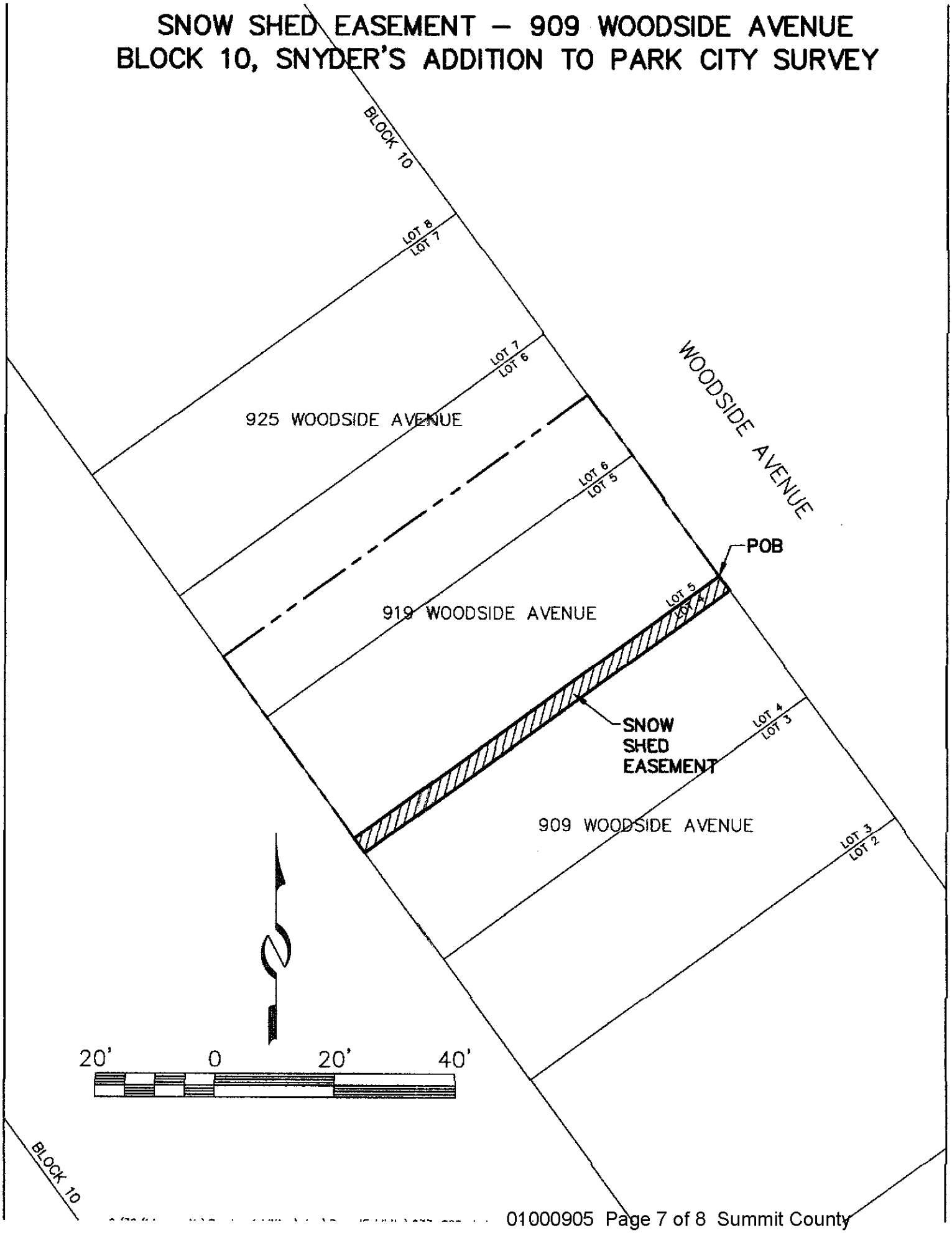
STATE OF Utah)
: ss.
COUNTY OF Summit)

On the 14 day of August, ~~2003~~ 2014, personally appeared before me Cynthia Schwandt (**OWNER B**), who did say that she/he is the owner of the above-described property, and that the foregoing Reciprocal Snow Shed Easement Agreement was signed and entered into on this date.

Notary Public

SUSAN BROSE McKEON
Notary Public, State of Utah
Commission #670051
My Commission Expires
September 13, 2017

SNOW SHED EASEMENT – 909 WOODSIDE AVENUE
BLOCK 10, SNYDER'S ADDITION TO PARK CITY SURVEY



LEGAL DESCRIPTION
SNOW SHED EASEMENT ON 909 WOODSIDE AVENUE
June 30, 2014

A parcel of land located in the north half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being more particularly described as follows:

Beginning at the northernmost corner of Lot 4, Block 10, Snyder's Addition to Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah; and running thence along the northeasterly boundary of Lot 4 South 35°59'00" East 3.00 feet; thence South 54°01'00" West 75.00 feet to the southwesterly boundary of Lot 4; thence along the southwesterly boundary of Lot 4 North 35°59'00" West 3.00 feet to the westernmost corner of Lot 4, said point also being the southernmost corner of Lot 5; thence along the northerly boundary of Lot 4 North 54°01'00" East 75.00 feet to the point of beginning.

Description contains 225 sq ft

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Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 909 Woodside Avenue
Application: PL-21-04803
Author: Aiden Lillie, Planner I
Date: June 9, 2021
Type of Item: Planning Commission - Conditional Use Permit

Summary Recommendations

Staff recommends the Planning Commission review the 909 Woodside Avenue Conditional Use Permit (CUP) for the construction of a basement addition using the footprint of the existing Historic Structure located within the Building Setback, hold a public hearing, and consider approving the CUP based on the Findings of Fact, Conclusions of Law, and Conditions of Approval.

Description

Applicant:	Jon Hangartner represented by Jonathan DeGray
Location:	909 Woodside Avenue
Zoning District:	Historic Residential (HR-1) Zoning District
Historic Designation:	Significant
Reason for Review:	Conditional Use Permit applications are reviewed and approved by the Planning Commission

Acronyms

CUP	Conditional Use Permit
HDDR	Historic District Design Review
HPB	Historic Preservation Board
HR-1	Historic Residential District
HSI	Historic Sites Inventory
LMC	Land Management Code

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

Executive Summary

On April 1, 2021 the Planning Department received a complete Conditional Use Permit application for 909 Woodside Avenue. The applicant is proposing to construct a basement addition using the footprint of the existing Historic Structure located within the Building Setback.

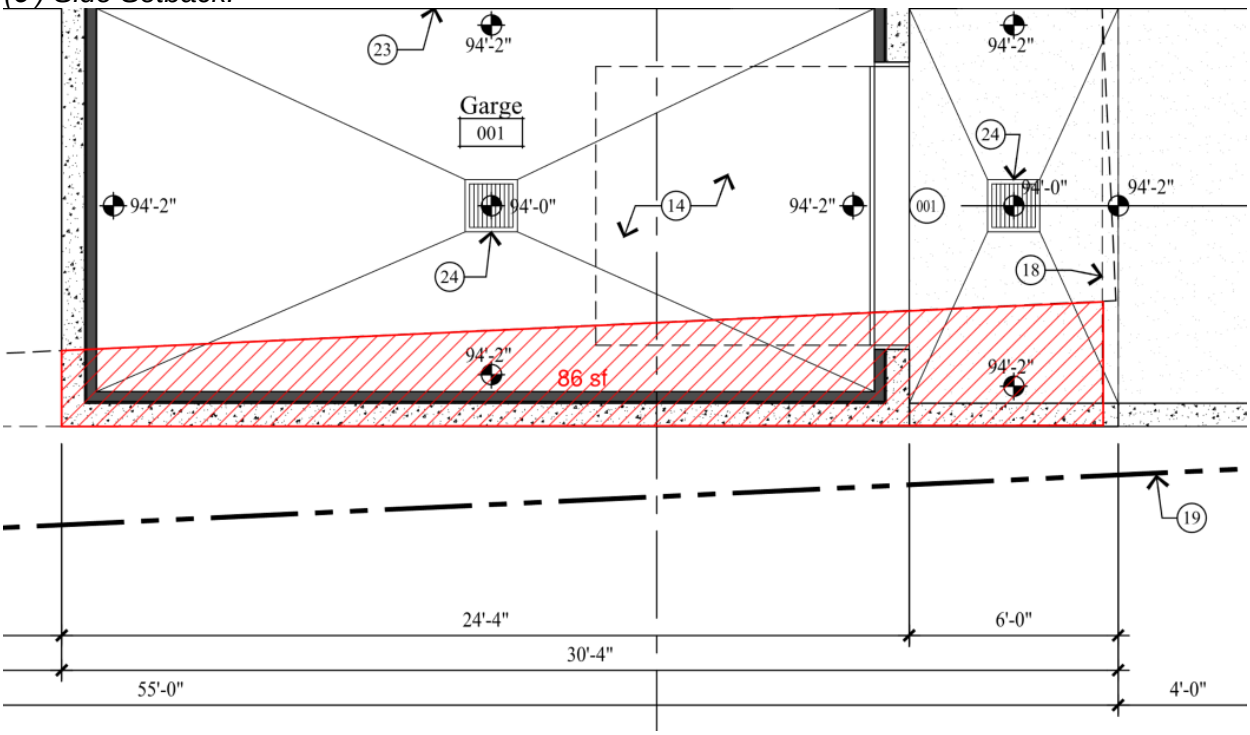
Background

The property located at 909 Woodside Avenue is designated as Significant on the Park City Historic Sites Inventory (HSI) (see Historic Site Form). The subject property is located in the Historic Residential (HR-1) Zoning District.

Proposal

Park City's Land Management Code § 15-2.2-4 states "*In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings and/or Structures, including detached Garages*". The Applicant seeks an exception to the Building Setback for the proposed addition to the Historic Building. The applicant proposes to construct a basement addition using the footprint of the existing Historic Structure. The existing Historic Structure encroaches into the south Side Setback by 86 square feet; this CUP is for the approximate 86 square feet of the proposed basement addition that is within the Side Setback. If the CUP is not approved, the applicant will construct the new foundation within the Side Setback but will not be allowed to use the basement area within the Side Setback as conditioned/finished floor area (LMC § 15-2.2-3).

Image 1: Basement Floor Plan showing proposed basement addition area within the Five Foot (5') Side Setback.



Analysis

The Conditional Use Permit is subject to the following review criteria in the LMC:

- Per LMC § 15-2.2-4 In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings.
- Per LMC § 15-1-10(E), the proposal is subject to review according to the Conditional Use Permit Criteria.

Staff has included the following sections for Analysis:

I. LMC § 15-2.2-3 Lot and Site Requirements and LMC § 15-2.2-5 Building Height
II. LMC § 15-2.2-4(A) Existing Historic Structures Exception
III. LMC § 15-1-10(E) Conditional Use Permit Review Criteria

(I) Staff recommends the Commission approve the 909 Woodside Avenue Conditional Use Permit because it complies with the HR-1 Zoning District Requirements outlined in LMC Chapter 15-2.2.

a. HR-1 Zoning Code Land Use Table

Zoning Requirement	Analysis of Proposal
Minimum Lot Area – 1,875 square feet	Lot contains 3,750 square feet.
Minimum Lot Width – 25 feet	Lot Width of 50 feet.
Minimum Front Setback – 10 feet	Historic Structure – 10 feet
Minimum Rear Setback – 10 feet	Proposed addition – 11 feet
Minimum Side Setback – 5 feet	Proposed addition – 6 feet to the north side, and 2 feet to the south side subject to this CUP approval
Maximum Building Height – 27 feet	Proposed addition – 27 feet

b. Per LMC § 15-2.2-4 Existing Historic Structures: *Historic Structures that do not comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Non-Complying Structures.*

(II) Staff recommends the Planning Commission approve the 909 Woodside Avenue Conditional Use Permit because it complies with the Requirements outlined in LMC § 15-2.2-4(A)

A. **EXCEPTION**. In order to achieve new construction consistent with the Historic District Design Guidelines, the Planning Commission may grant an exception to the Building Setback and driveway location standards for additions to Historic Buildings:

The applicant is seeking an exception to the Building Setback for the proposed basement addition using the Historic Structure's footprint that is located within the Building Setback.

Requirement	Analysis of Proposal
1. Upon approval of a Conditional Use permit, and	Pending Planning Commission review and approval of subject application.
2. When the scale of the addition and/or driveway is Compatible with the Historic Structure, and	Complies. The scale of the addition is Compatible with the Historic Structure as the addition maintains the same-sized building module and roof form of the Historic Structure and respects the Historic proportions. The proposal is necessary for the rehabilitation of the Historic Structure, as the existing

	Historic Structure will remain in its Historic location on the Site and requires a new foundation. The HDDR application for the design of the rear addition and basement level is currently under review for compliance with the Historic District Design Guidelines.
3. When the addition complies with all other provisions of this Chapter, and	Complies. The addition complies with all HR-1 Zoning requirements (see table in Section I above)
4. When the addition complies with the adopted Building and Fire Codes, and	Complies as conditioned (see Condition of Approval 8).
5. When the addition complies with the Design Guidelines for Historic Districts and Sites.	The Historic District Design Review application is currently under review for compliance with the Design Guidelines. Staff will review and approve the HDDR, pending the approval of the Conditional Use Permit.

(III) Staff recommends the Commission approve the 909 Woodside Avenue Conditional Use Permit because it complies with criteria outlined in LMC § 15-1-10(E).

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Commission shall approve a Conditional Use if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards. The Planning Commission may deny the Conditional Use if the proposed Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards. LMC § 15-1-10.

a. Conditional Use Permit Criteria Analysis Table

CUP Review Criteria	Analysis of Proposal
1. Size and location of the site	No unmitigated impacts. The size and location of the site is conductive to the proposed development as it complies with the HR-1 Zoning District requirements as well as with the Design Guidelines.
2. Traffic considerations including capacity of the existing Streets in the Area	No unmitigated impacts. There is no change in Use tha would generate additional vehicular trips beyond the current and Historic Single-Family use.
3. Utility capacity	No unmitigated impacts. The utilities are accessed from Woodside Avenue. All utility requirements will be reviewed during the Building Permit review.
4. Emergency vehicle access	No unmitigated impacts. The emergency vehicle access is from Woodside Avenue.
5. Location and amount of off-street parking	No unmitigated impacts. The Historic Structure is exempt from Off-Street parking requirements. The proposal creates one (1) off-street parking space.
6. Internal vehicular and pedestrian circulation system	No unmitigated impacts. There are no changes to the internal vehicular and pedestrian circulation system.
7. Fencing, Screening, and landscaping to separate the Use from adjoining Uses	No unmitigated impacts. The Use is not proposed to change. The adjoining Uses are also Single-Family Dwellings; the fencing, screening, and landscaping will comply with the HDDR requirements.
8. Building mass, bulk, and orientation, and the location of Building on the Site, including orientation to Buildings on adjoining Lots	No unmitigated impacts. The design of the Structure is compatible in building mass, bulk, and orientation. The location of the existing Historic Structure is not proposed to change.
9. Usable Open Space	No unmitigated impacts. The proposed landscaping complies with the Design Guidelines for Historic Districts and Historic Sites.
10. Signs and lighting	No unmitigated impacts. No signs are proposed. The lighting will comply with LMC 15-5-5(J) as conditioned.
11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing	No unmitigated impacts. The proposal is compatible with the surrounding Structures in mass, scale, style, design, and architectural detailing as the addition is being reviewed for compliance with the Design Guidelines for Historic Districts and Historic Sites. The scale of the addition is Compatible with the Historic Structure as the addition maintains the same-sized building module and roof form of the Historic Structure and respects the Historic

	proportions. The proposal is necessary for the rehabilitation of the Historic Structure, as the existing Historic Structure will remain in its Historic location on the Site and requires a new foundation. The HDDR application for the design of the rear addition and basement level is currently under review for compliance with the Historic District Design Guidelines.
12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property off-site	Not applicable. There are no changes in Use that will result in additional noise, vibration, odors, steam, or other mechanical factors. All exterior mechanical equipment will be screened and comply with the underlying Setback requirements.
13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup areas	Not applicable. There are no changes in Use that will impact the control of delivery and service vehicles, loading and unloading zones, or Screening of trash pickup areas.
14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities	Not applicable. A Single-Family Dwelling is an allowed Use in this Zone.
15. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site	No unmitigated impacts. The property is relatively flat. The proposed improvements will be appropriately re-graded and reviewed thoroughly through the Building Permit. This site is not considered a Steep Slope (30% or greater slope) and will not require Slope retention.
16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency	No unmitigated impacts. This proposal has been reviewed for consistency with the Goals and Objectives of the Park City General Plan. The General Plan establishes several goals and objectives specific to Historic Preservation, including, but not limited to:

shall not alone be binding	• Goal 15: Preserve the integrity, mass, scale compatibility and historic fabric of the nationally and locally designated historic resources and districts fo future generations. • Objective 15A: Maintain the integrity of historic resources within Park City as a community asset fo future generations, including historic resources locally designated on the Park City Historic Sites Inventory and its two National Register Historic Districts – the Main Street Historic District and the Mining Boom Era Residences Thematic District. • Objective 15B: Maintain character, context and scale of local historic districts with compatible infi development and additions.

b. Staff finds the CUP criteria are met by the proposed application and will not require any additional conditions for mitigation.

The Development Review Committee did not identify any concerns with the proposed Conditional Use Permit.

Department Review

The Development Review Committee and Planning, Engineering, and Legal Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 26, 2021. 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 approve the 909 Woodside Avenue Conditional Use Permit;
- The Planning Commission may deny the 909 Woodside Avenue Conditional Use Permit; or
- The Planning Commission may request additional information and continue the discussion to a date uncertain.

Exhibits

Exhibit A: Draft Final Action Letter
Exhibit B: Existing Plans and Elevations

Exhibit C: Physical Conditions Report and Historic Preservation Plan
Exhibit D: Existing Conditions Photographs

PLANNING COMMISSION
PARK CITY, SUMMIT COUNTY, UTAH

RE: CONDITIONAL USE PERMIT DETERMINATION

The Historic Preservation Board of Park City, Utah met on Tuesday, June 9, 2021 for a duly noticed meeting. After determining that a quorum was present, the Commission conducted its scheduled business.

NOTICE OF HISTORIC PRESERVATION BOARD ACTION

Project Address: **909 Woodside Avenue**
Project Number: **PL-21-04803**
Type of Item: **Administrative – Conditional Use Permit**
Hearing Date: **June 9, 2021**

Board Action: **APPROVED –** The Planning Commission conducted a public hearing and found that the proposed Conditional Use Permit Application for 909 Woodside Avenue complies with the criteria in the Land Management Code, as outlined in the following Findings of Fact, Conclusions of Law, and Conditions of Approval.

Findings of Fact

Background:

1. On April 1, 2021, the Planning Department received a complete Conditional Use Permit application.
2. The property is located at 909 Woodside Avenue.
3. The Legal Description is Lots 3 & 4 Block 10 Snyder's Addition to Park City. SA-100-101.This Lot is part of the 909 Woodside Plat Amendment Application, which is an item on tonight's Planning Commission Agenda. Upon potential approval and recordation of the plat, the legal description and parcel number with Summit County will be updated to reflect the change.
4. The property is designated as Significant on the Park City Historic Sites Inventory.
5. The applicant is proposing to construct a basement addition using the footprint of the existing Historic Structure located 86 square feet into the Side Setback.

Zoning District:

6. The property is located in the Historic Residential Density (HR-1) Zoning District.

Lot and Site Requirements

7. The proposed Lot complies with the HR – 1 Zoning District requirements outlined in LMC Chapter 15-2.2.
8. Per LMC § 15-2.2-4 Existing Historic Structures: *Historic Structures that do not*

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comply with Building Footprint, Building Height, Building Setbacks, Off-Street parking, and driveway location standards are valid Complying Structures.

Conditional Use Permit Criteria

9. The proposal complies with the Requirements outlined in LMC § 15-2.2-4(A).
10. The proposal complies with the requirements outlined in LMC § 15-1-10(E).
11. Staff finds the CUP criteria are met by the proposed application and will not require any additional conditions for mitigation.
12. Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 26, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 26, 2021. The *Park Record* published notice on May 26, 2021. LMC § 15-1-21.
13. Staff did not receive any public input at the time this report was published.

Conclusions of Law

1. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC § 15-1-10(E).
2. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC Chapter 15-2.2.
3. The 909 Woodside Avenue Conditional Use Permit complies with the Land Management Code requirements pursuant to LMC § 15-2.2-4(A).
4. The Use will be Compatible with surrounding Structures in Use, scale, mass, and circulation.
5. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. This approval will expire on June 9, 2022, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration
5. Modified 13-D fire sprinkler system is required for any new construction/addition.
6. All above grade utility facilities shall be located on the property and properly screened.
7. All lighting shall comply with LMC § 15-5-5(J).
8. All related new construction shall comply with the adopted Building and Fire Codes.
9. All Conditions of Approval from the Historic Preservation Board Review for Material Deconstruction Action Letter (PL-20-04484) shall apply.
10. This Conditional Use Permit (CUP) approval is contingent upon approval of the pending Historic District Design Review application. If such application is denied, this

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CUP approval is void.

11. The property is not located within the Park City Landscaping and Maintenance of Soil Cover Ordinance (Soils Ordinance) and therefore it is not regulated by the City for mine related impacts. However, if the property owner does encounter mine waste or mine waste impacted soils, they must handle the material in accordance to State and Federal law.

If you have any questions, concerns, or comments regarding this letter, please do not hesitate to contact the Project Planner, Aiden Lillie, at (435) 615-5067 or aiden.lillie@parkcity.org

Regards,

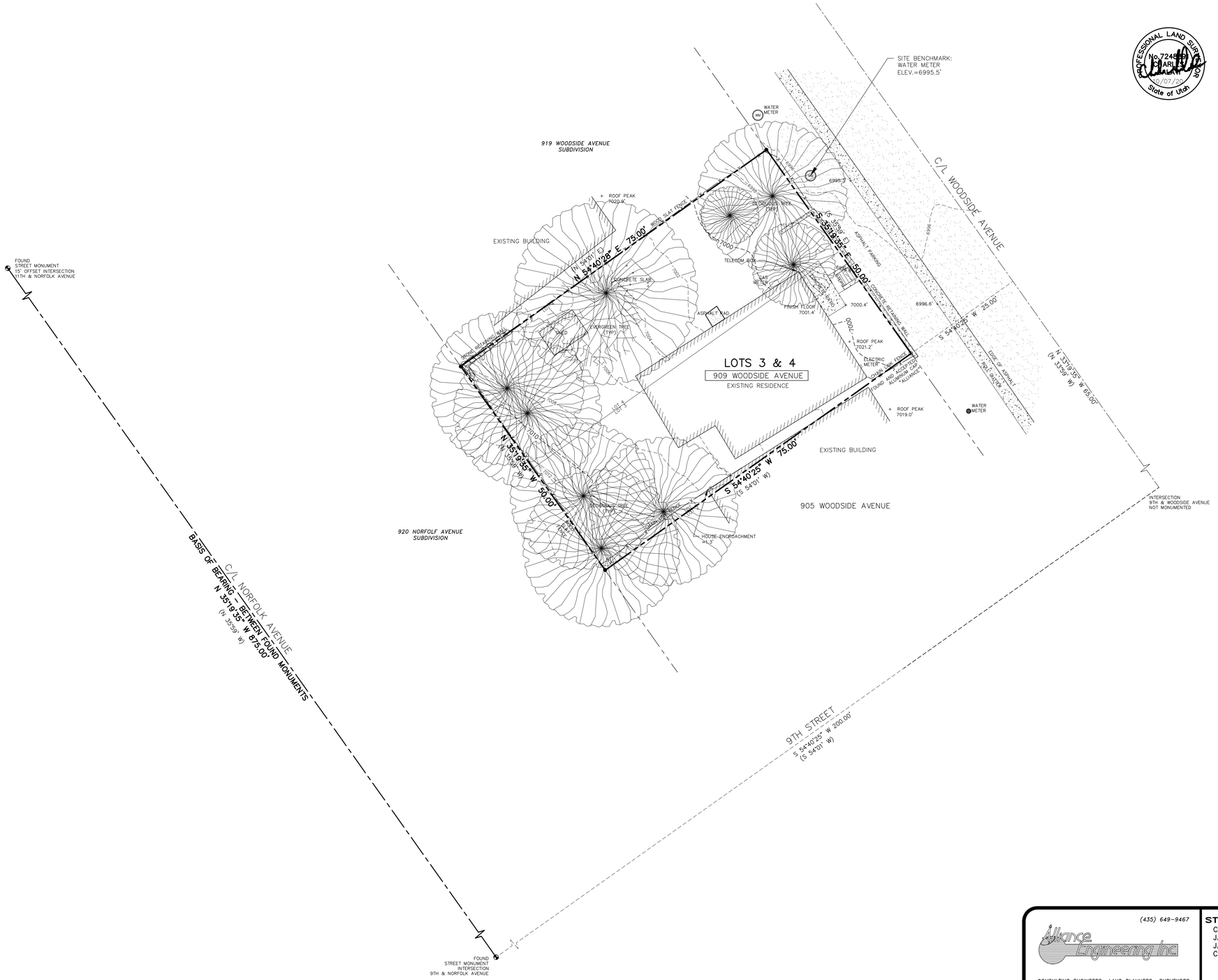
John Philips
Planning Commission Chair

CC: Aiden Lillie, Project Planner

DRAFT

909 WOODSIDE AVENUE

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
LOTS 3 & 4, BLOCK 10 SNYDER'S ADDITION TO PARK CITY SURVEY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

PROFESSIONAL LAND SURVEYOR No. 7248891 CHARLES GALATI 10/07/20 State of Utah

LEGAL DESCRIPTION

LOTS 3 AND 4, BLOCK 10, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was completed OCTOBER 7, 2020, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, 919 Woodside Avenue Subdivision (Entry No. 999941), 920 Norfolk Avenue Subdivision (Entry No. 964373), Records of Survey S-7046, S-6177, S-8676, S-0029, S-0307, S-5626, Park City Monument Control Map (Entry No. 197765) (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Water Meter Manhole, Elevation=6995.5' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were set as shown.
9. Record bearings and distances, when different than measured are shown in parenthesis ( ).

LEGEND

- ● Set 5/8" rebar w/cap or nail/and washer stamped "ALLIANCE ENGINEERING" (Unless noted otherwise)
- ⊙ Found Monument (As-Noted)
- ◓ Found Street Monument (As-Noted)

10' 0 10' 20'

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

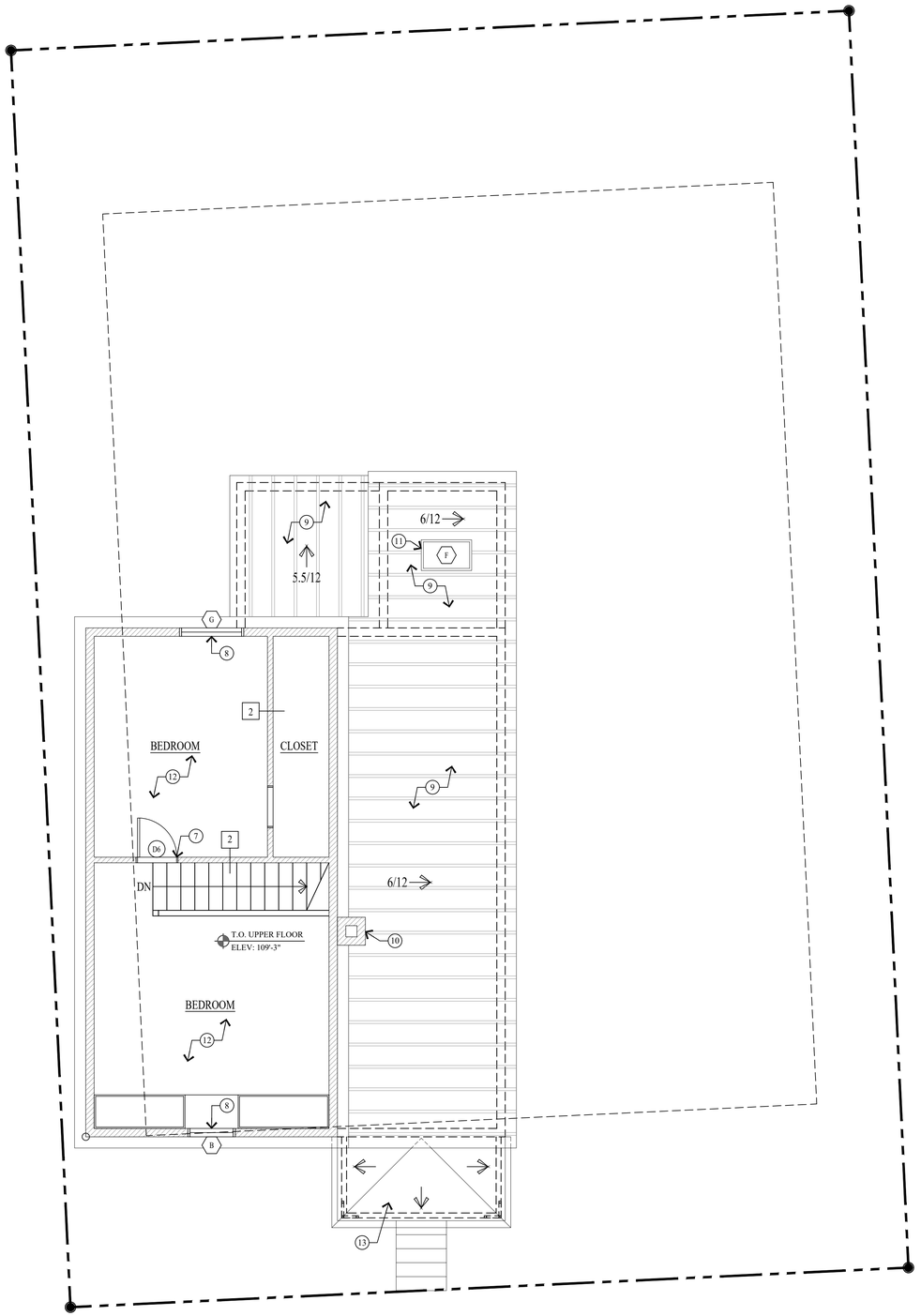
STAFF:
CHARLES GALATI
JASON WYNNE
JACOB BETZER
CHIP TOMSUDEN

DATE: 10/7/20

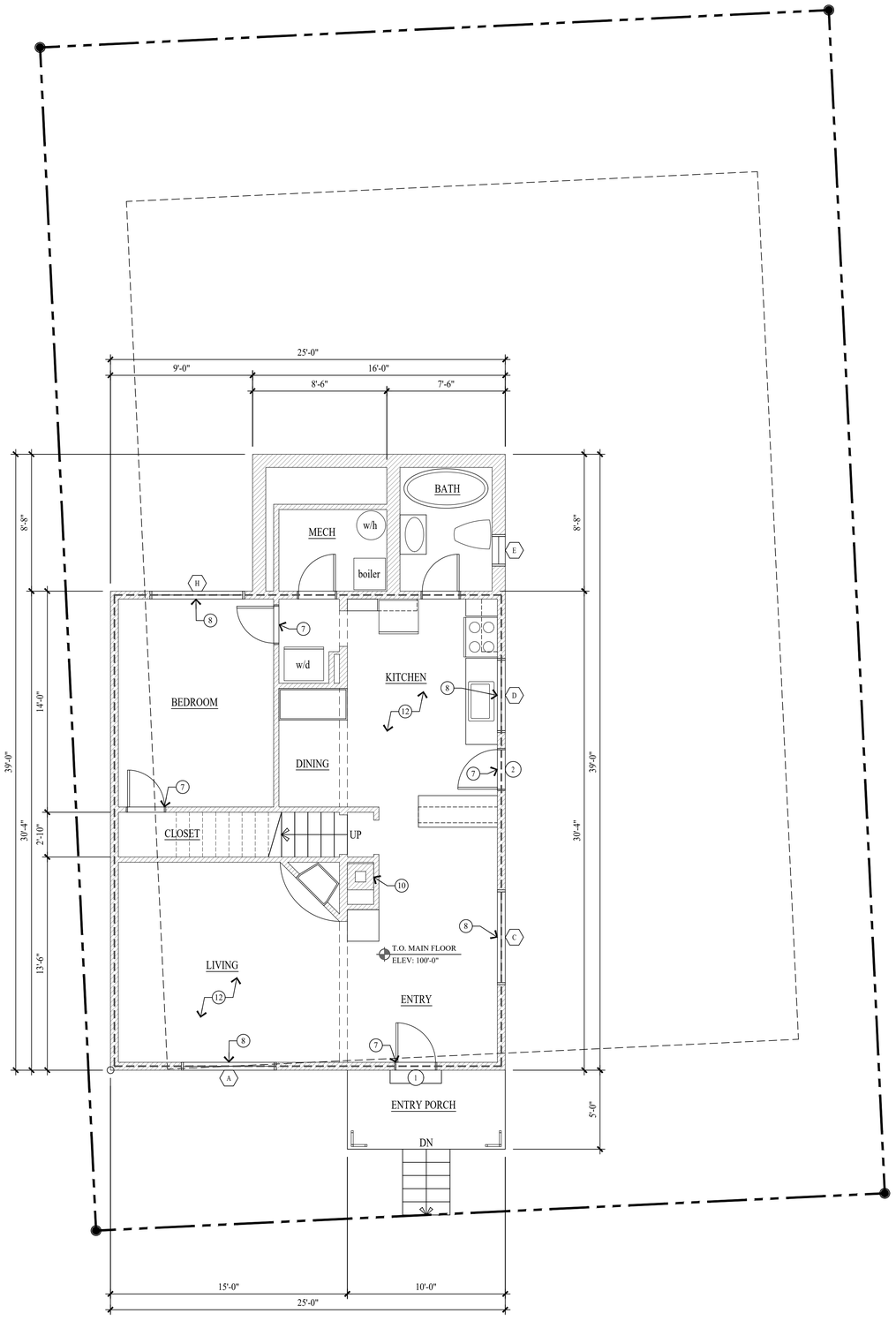
EXISTING CONDITIONS & TOPOGRAPHIC MAP
909 WOODSIDE AVENUE

FOR: JON HANGARTNER
JOB NO.: 17-09-20
FILE: X:\SnydersAddition\dwg\srv\srvy2020\170920-909 woodside\170920- 909 woodside.dwg

SHEET 1 **OF** 1



UPPER LEVEL PLAN
SCALE: 1/4" = 1'-0" UPPER LEVEL FOOTPRINT = 450 S/F



MAIN LEVEL PLAN
SCALE: 1/4" = 1'-0" MAIN LEVEL FOOTPRINT = 897 S/F

WALL LEGEND

EXISTING FRAMED WALL

EXISTING HISTORIC FRAMED WALL

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

KEY NOTES

1. 1x8 HORIZONTAL LAP SIDING (HISTORIC).
2. 1x12 VERTICAL SKIP PLANK (HISTORIC).
3. 1x6 HORIZONTAL T&G PLANK (HISTORIC).
4. 1/2" GYPSUM BOARD (NON-HISTORIC).
5. 1x2 VERTICAL BLOCKING @ 12" O.C." (NON-HISTORIC).
6. ALUMINUM SIDING (NON-HISTORIC
7. ALL DOORS WERE REPLACED BEFORE 1968.
8. ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORR 1968.
9. STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES/PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
10. CONCRETE BLOCK CHIMNEY (NON-HISTORIC). THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
11. 2'x4' SKY LITE.
12. FLOOR ASSEMBLY: CARPET/VINYL OVER HISTORIC 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
13. ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

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

PROJECT DESCRIPTION:
HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
FLOOR PLANS

REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:
AB.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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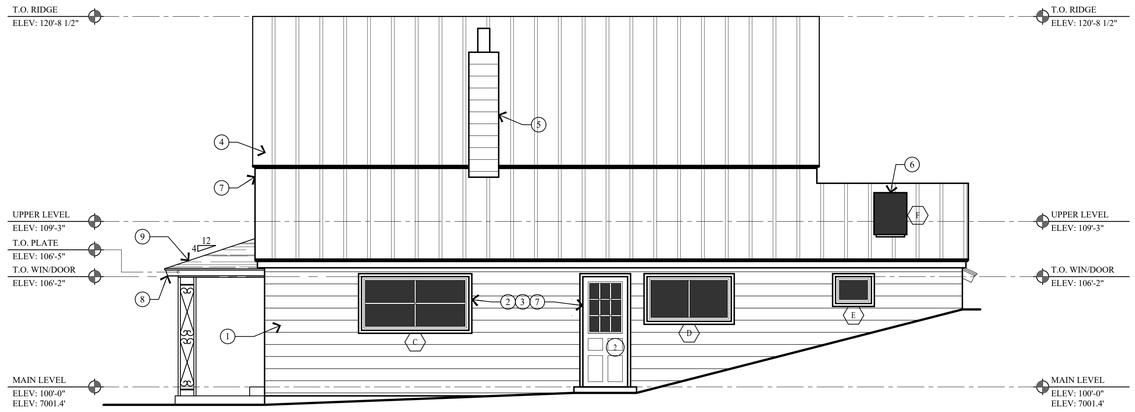
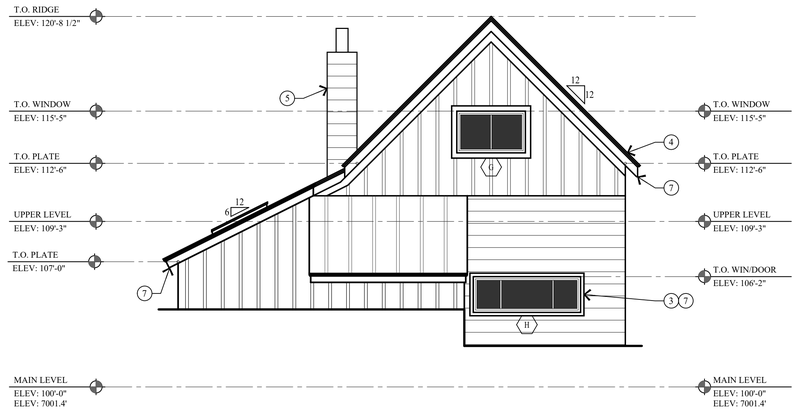
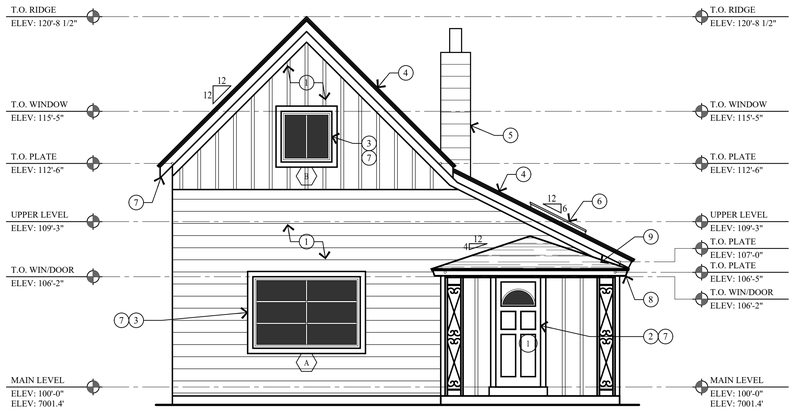


1 AB.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 AB.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



3 AB.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

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

KEY NOTES

1. ALUMINUM SIDING (NON-HISTORIC) OVER 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK, CONTRACTROR TO FIELD VERIFY.
2. ALL DOORS WERE REPLACED BEFORE 1968.
3. ALL WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS REPLACED BEFORR 1968.
4. STANDING SEAM METAL ROOF ON COMPOSITE SHINGLES/PLYWOOD SHEATHING OVER WOOD SHAKE SHINGLES ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
5. CONCRETE BLOCK CHIMNEY (NON-HISTORIC). THE CHIMNEY NO LONGER FUNCTIONS AS A SMOKE FLUE.
6. 2'x4' SKY LITE.
7. ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR.
8. NON-HISTORIC ENTRY PORCH W/ HIPPED ROOF SUPPORTED BY OPEN METAL WORK COLUMNS.
9. ASPHALT COMPOSITE SHINGLES ON PLYWOOD SHEATHING ON 2x4 ROOF JOISTS @ 24" O.C. (NON-HISTORIC).

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

PROJECT DESCRIPTION:
HANGARTNER RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
909 WOODSIDE AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:
JANUARY 25, 2021

PROJECT NUMBER:
2009-03

SHEET NUMBER:
AB.2

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JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED

PHYSICAL CONDITIONS REPORT

Detailed Description of Existing Conditions. *Use this page to describe all existing conditions. Number items consecutively to describe all conditions, including building exterior, additions, site work, landscaping, and new construction. Provide supplemental pages of descriptions as necessary for those items not specifically outlined below.*

1. Site Design

This section should address landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use as many boxes as necessary to describe the physical features of the site. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Site Walls

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: 1950

Describe existing feature:

The home appears to have been renovated in the 1950 or 60's based on the windows and siding materials. The site walls, entry stair and iron railings appear to be from the era.
The site walls are concrete

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

The site walls are crumbaling and in disrepair

Photo Numbers: 1-5

Illustration Numbers:

2. Structure

Use this section to describe the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: Building structural frame

This involves: ☒ An original part of the building

☒ A later addition

Estimated date of construction: 1900 + modifications

Describe existing feature:

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

As noted, there is no foundation so one will need to be added
The walls, floor framing and roof are addressed in the Shen Engineering report.
In short they all need to be extensively modified or replaced to meet code.

Photo Numbers: _____ Illustration Numbers: _____

3. Roof

Use this section to describe the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☒ An original part of the building

☐ A later addition

Estimated date of construction: 1900+ modifications

Describe existing feature:

The roof is a lap seam metal that is 25-30 years old

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☐ Fair ☒ Poor

Roof appears to be in need of replacement.

Photo Numbers: 59, 60

Illustration Numbers: _____

4. Chimney

Use this section to describe any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1950

Describe existing feature:

There are two. One is CMU block and was probable added during the assumed 1950's remodel. The other appears newer and is the flue for the existing gas fired boiler

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The CMU block chimney is not historic nor particularly visually appealing. It needs to be removed.

Photo Numbers: 50, 60 Illustration Numbers: _____

5. Exterior Walls

Use this section to describe exterior wall construction, finishes, and masonry. Be sure to also document other exterior elements such as porches and porticoes separately. Must include descriptions of decorative elements such as corner boards, fascia board, and trim. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☒ An original part of the building

☒ A later addition Estimated date of construction: 1900+ 1950 Remodel

Describe existing feature:

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

We will remove the aluminum siding during the demolition and confirm the wall construction and condition. We will also be looking for indications of the original window locations and sizes.

Photo Numbers: 41-52 Illustration Numbers: _____

6. Foundation

Use this section to describe the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: [X] An original part of the building
[ ] A later addition

Estimated date of construction: 1900

Describe existing feature:

All indications are there is no foundation. The building is sitting on the ground.

Describe any deficiencies:

Existing Condition: [ ] Excellent [ ] Good [ ] Fair [X] Poor

See above

Photo Numbers: 42, 52, 62

Illustration Numbers: _____

7. Porches

Use this section to describe the porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1950's

Describe existing feature:

The existing porch appears to have been rebuilt around the period that he home was remodeled in the 1950's. It is supported by decorative iron columns and has a poured in place concrete landing and stair

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

The roof appears to be sagging and the concrete is cracking

Photo Numbers: 2, 4, 5, 64, 68 Illustration Numbers: _____

8. Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ An original part of the building

☒ A later addition Estimated date of construction: 1970

Describe existing feature:

Existing heating system was upgraded to a gas fired boiler at some point
Electrical panel was also updated around the same time

Describe any deficiencies: Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Systems are a minimum of 40 years old and need to be updated

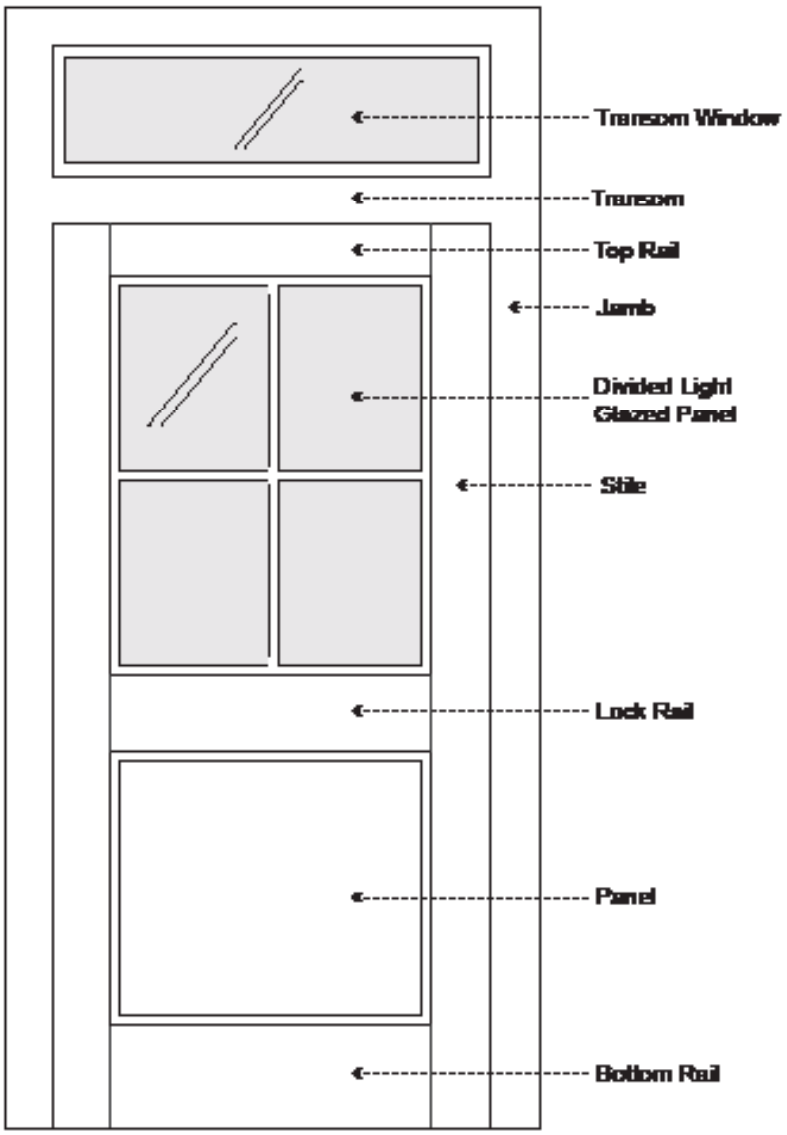
Photo Numbers: 18, 19, 26 Illustration Numbers: _____

9. Door Survey

Basic Requirements

1. All door openings on the exterior of the structure should be assigned a number and described under the same number in the survey form. Doors in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each exterior door in detail, referring to specific parts of the door. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the door unit and associated trim. Broken glass and normal wear and tear are not necessarily grounds for approving replacement.
4. The condition of each door should be documented based on the same criteria used to evaluate the condition of specific elements and features of the historic structure or site: Good, Fair, Poor.

Don't forget to address service, utility, and garage doors where applicable.



Door Survey Form

Total number of door openings on the exterior of the structure: 2

Number of historic doors on the structure: 0

Number of existing replacement/non-historic doors: 2

Number of doors completely missing: _____

Please reference assigned door numbers based on the Physical Conditions Report.

Number of doors to be replaced: 2

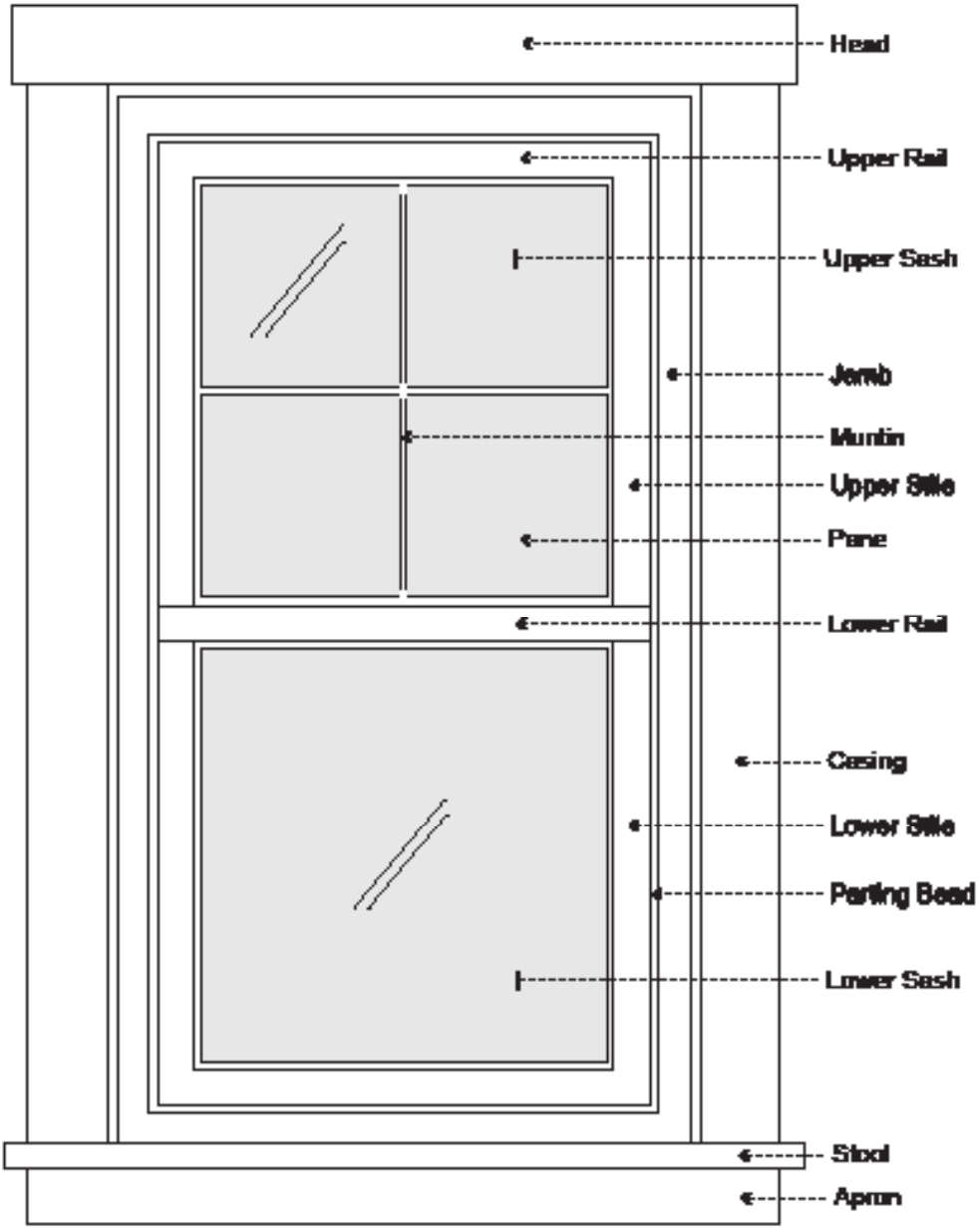
Door #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
1	Fair	None historic front door	69	No
2	Good	None historic	29	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

10. Window Survey

Basic Requirements

1. All window openings on the structure should be assigned a number and described under the same number in the survey form. Windows in pairs or groupings should be assigned individual numbers. Even those not being replaced should be assigned a number corresponding to a photograph or drawing of the elevation, unless otherwise specified specifically by the planner.
2. Describe the issues and conditions of each window in detail, referring to specific parts of the window. Photographs depicting existing conditions may be from the interior, exterior, or both. Additional close-up photos documenting the conditions should be provided to document specific problem areas.
3. The Planning Department's evaluation and recommendation is based on deterioration/damage to the window unit and associated trim. Broken glass and windows that are painted shut alone are not grounds for approving replacement.



Window Survey Form

Total number of window openings on the exterior of the structure: 8

Number of historic windows on the structure: 0

Number of existing replacement/non-historic windows 8

Number of windows completely missing: ?

Please reference assigned window numbers based on the Physical Conditions Report.

Number of windows to be replaced: 8

Window #:	*Existing Condition (Excellent, Good, Fair, Poor):*	*Describe any deficiencies:*	*Photo #:*	*Historic (50 years or older):*
A	Fair	None Historic, single pane	4 , 5	No
B	Fair	Aluminum, Single pane	4	No
C	Fair	None Historic, Single pane	8, 29	No
D	Fair	None historic, single pane	28	No
E	Fair	Stained glass, none historic	27, 62	No
F	Fair	Sky Light	11	No
G	Fair	Vinyl slider Single pane	15, 19	No
H	Fair	Aluminum slider Single pane	15	No
	Fair			
	Fair			
	Fair			
	Fair			
	Fair			

11. Interior Photographs

Use this section to describe interior conditions. Provide photographs of the interior elevations of each room. (This can be done by standing in opposite corners of a square room and capturing two walls in each photo.)

Element/Feature: _____

This involves: ☐ An original part of the building
☒ A later addition

Estimated date of construction: 1970

Describe existing feature:

Interior is 1970's , craftsman with many found materials being used.

Describe any deficiencies:

Existing Condition: ☐ Excellent ☐ Good ☒ Fair ☐ Poor

Photo Numbers: 8-40

Illustration Numbers: _____

PARK CITY MUNICIPAL CORPORATION
PLANNING DEPARTMENT
445 MARSAC AVE - PO BOX 1480
PARK CITY, UT 84060
(435) 615-5060

HISTORIC PRESERVATION PLAN

For Use with the *Historic District/Site Design Review* Application

For Official Use Only

PLANNER: _____ APPLICATION #: _____

DATE RECEIVED: _____

PLANNING DIRECTOR
APPROVAL DATE/INITIALS: _____

CHIEF BUILDING OFFICIAL
APPROVAL DATE/INITIALS: _____

PROJECT INFORMATION

☐ LANDMARK ☒ SIGNIFICANT DISTRICT: _____

NAME: Jon Hangartner

ADDRESS: 909 Woodside Avenue

TAX ID: SA-100-101 OR

SUBDIVISION: _____ OR

SURVEY: _____ LOT #: _____ BLOCK #: _____

APPLICANT INFORMATION

NAME: Jonathan DeGray

PHONE #: (435) 649 - 7263 FAX #: ( ) -

EMAIL: degrayarch@qwestoffice.net

If you have questions regarding the requirements on this application or process please contact a member of the Park City Planning Staff at (435) 615-5060 or visit us online at www.parkcity.org. Updated 10/2014.

Site Design

Use this section should describe the scope of work and preservation treatment for landscape features such as stone retaining walls, hillside steps, and fencing. Existing landscaping and site grading as well as parking should also be documented. Use supplemental pages if necessary.

Element/Feature: _____

This involves:
- [X] Preservation
- [ ] Restoration
- [ ] Reconstruction
- [ ] Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Structure

Use this section to describe scope of work and preservation treatment for the general structural system of the building including floor and ceiling systems as well as the roof structure. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves:
- [ ] Preservation
- [X] Restoration
- [X] Reconstruction
- [ ] Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The building will be lifted and a new foundation constructed. Once the foundation is complete, the home will be placed back down on top of it. The walls will be re-framed from the interior to meet code. The condition of the walls will be confirmed during the demolition process.

Roof

Use this section to describe the proposed scope of work and preservation treatment for the roofing system, flashing, drainage such as downspouts and gutters, skylights, chimneys, and other rooftop features. Use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Chimney

Use this section to describe the proposed scope of work and preservation treatment for any existing chimneys. One box should be devoted to each existing chimney. Supplemental pages should be used to describe additional elements and features.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing chimney is CMU and will be removed. Any new chimney will be brick and mining period appropriate in appearance.

Exterior Walls

Use this section to describe the proposed scope of work and preservation treatment for the exterior wall construction, finishes, and masonry. Please describe the scope of work for each individual exterior wall, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☒ Preservation ☒ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

n/a

Foundation

Use this section to describe the proposed scope of work and preservation treatment for the foundation including its system, materials, perimeter foundation drainage, and other foundation-related features. Use supplemental pages if necessary.

Element/Feature: _____

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There is no foundation, a new foundation will be constructed.

Porches

Use this section to describe the proposed scope of work and preservation treatment for all porches Address decorative features including porch posts, brackets, railing, and floor and ceiling materials.

Element/Feature: _____

This involves:
- ☒ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The existing porch columns are iron and will be replaced with period appropriate wood columns. The roof of the porch will be rebuilt to comply with code and match existing appearance.

Doors

Use this section to describe the proposed scope of work and preservation treatment for all exterior doors, door openings, and door parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior door, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

All the exterior doors are none historic and will be replaced with period appropriate doors

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

n/a

Windows

Use this section to describe the proposed scope of work and preservation treatment for all exterior windows, window openings, and windows parts referenced in the Door Survey of the Physical Conditions Report. Please describe the scope of work for each individual exterior window, use supplemental pages if necessary.

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☒ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

All windows have been replaced and are none historic. All new windows will be period appropriate. Window sizes and locations will be confirmed during the demolition process

Element/Feature: _____

This involves: ☐ Preservation ☐ Restoration
☐ Reconstruction ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

n/a

Mechanical System, Utility Systems, Service Equipment & Electrical

Use this section to describe proposed scope of work and preservation treatment for items such as the existing HVAC system, ventilation, plumbing, electrical, and fire suppression systems. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

The mechanical system is at least 40 years old and will be replaced.

Additions

Use this section to describe the proposed scope of work for any additions. Describe the impact and the preservation treatment for any historic materials. Supplemental pages should be used to describe additional elements and features. Use supplemental pages if necessary.

Element/Feature: _____

This involves:
- ☐ Preservation
- ☐ Restoration
- ☒ Reconstruction
- ☐ Rehabilitation

Based on the condition and deficiencies outlined in the Physical Conditions Report, please describe in detail the proposed work:

There appears to be a shed addition to the rear of the home that will be removed. This will allow for he new addition construction to occur in the area

4. PROJECT TEAM
List the individuals and firms involved in designing and executing the proposed work. Include the names and contact information for the architect, designer, preservation professional, contractor, subcontractors, specialized craftspeople, specialty fabricators, etc…

Provide a statement of competency for each individual and/or firm listed above. Include a list or description of relevant experience and/or specialized training or skills.

Will a licensed architect or qualified preservation professional be involved in the analysis and design alternatives chosen for the project? Yes or No. If yes, provide his/her name.

Will a licensed architect or other qualified professional be available during construction to ensure the project is executed according to the approved plans? Yes or No. If yes, provide his/her name.

5. SITE HISTORY
Provide a brief history of the site to augment information from the Historic Site Form. Include information about uses, owners, and dates of changes made (if known) to the site and/or buildings. Please list all sources such as permit records, current/past owner interviews, newspapers, etc. used in compiling the information.

6. FINANCIAL GUARANTEE
The Planning Department is authorized to require that the Applicant provide the City with a financial Guarantee to ensure compliance with the conditions and terms of the Historic Preservation Plan. (See Title 15, LMC Chapter 11-9) Describe how you will satisfy the financial guarantee requirements.

7. ACKNOWLEDGMENT OF RESPONSIBILITY
I have read and understand the instructions supplied by Park City for processing this form as part of the Historic District/Site Design Review application. The information I have provided is true and correct to the best of my knowledge.

Signature of Applicant: _____ Date: _____

Name of Applicant: Jonathan DeGray

Photo 1: ***East elevation***

Photo 2: ***Entry porch***

Photo 3: ***Northeast property line/adjacent house***

Photo 4: ***Concrete retaining wall***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 5: ***Northeast elevation***

Photo 6: ***Northeast property line***

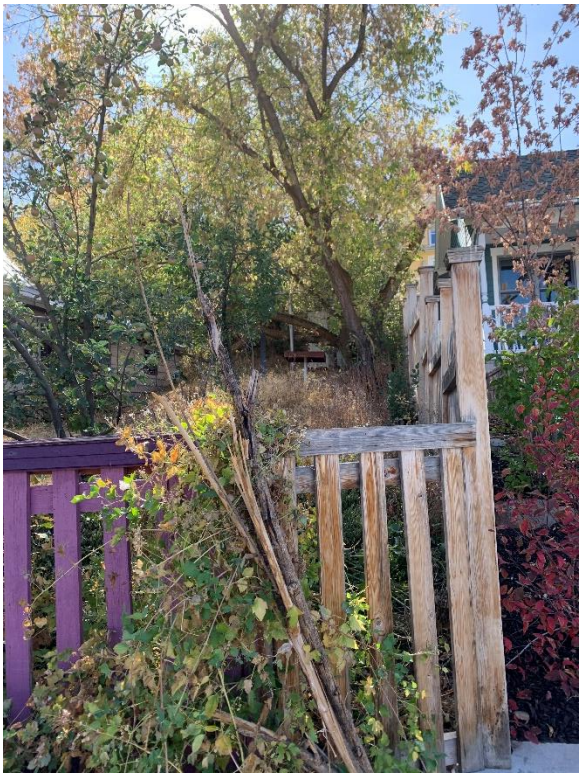


Photo 7: ***North elevation***

Photo 8: ***Bathroom***

If you have questions regarding the requirements for completing the PHYSICAL CONDITION REPORT, please contact a member of the Park City Planning Staff at (435) 615-5060.

Photo 9: ***Bathroom***

Photo 10: ***Bathroom***

Photo 11: ***Stairs***

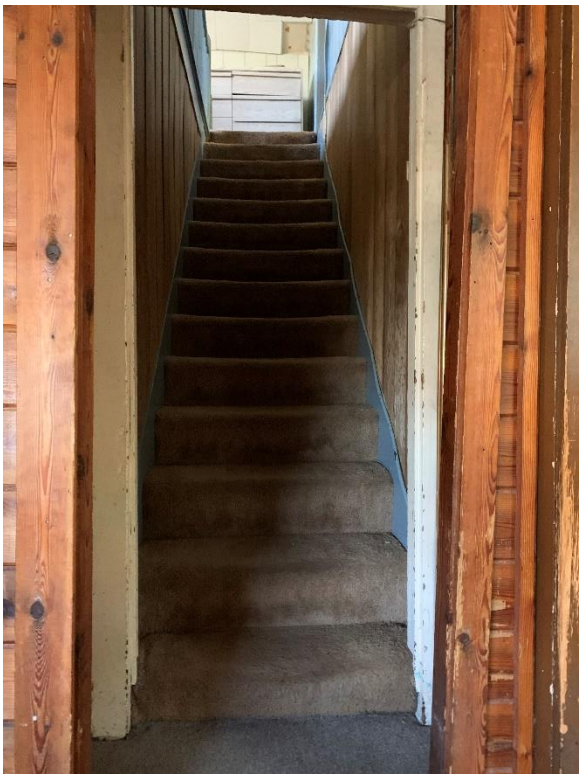


Photo 12: ***Stairs***

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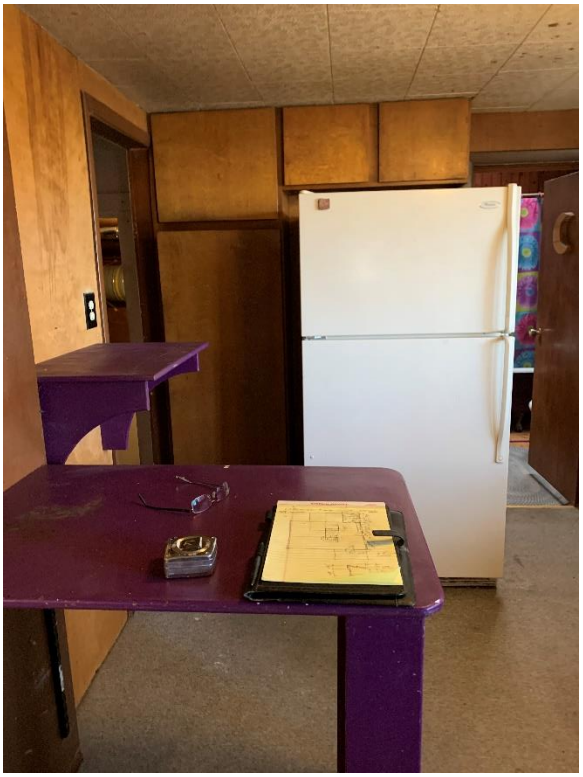

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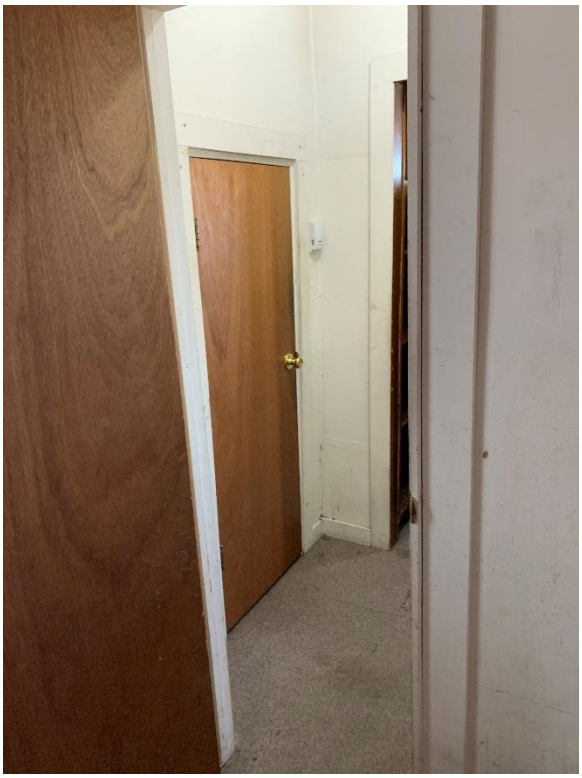
350

Photo 21: ***Bedroom***



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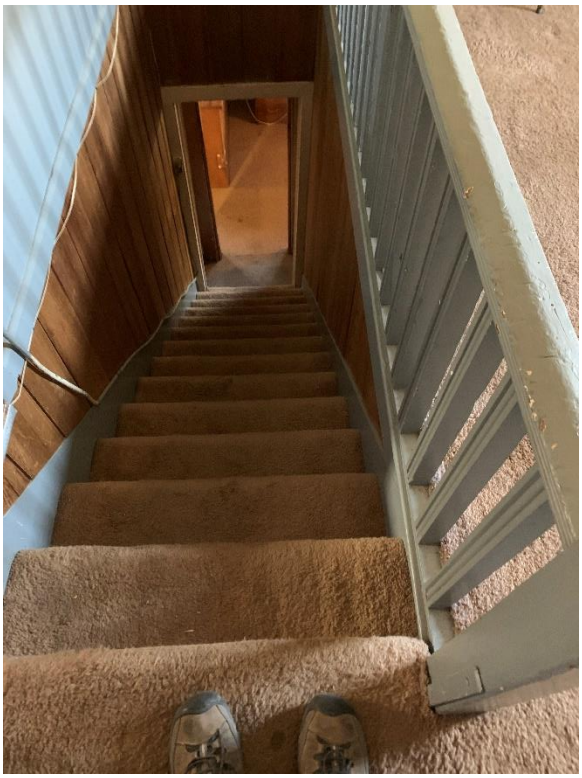

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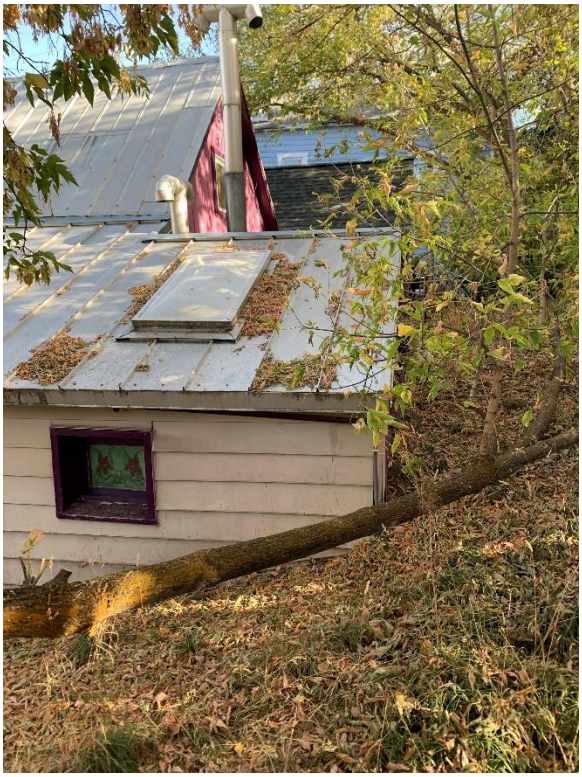

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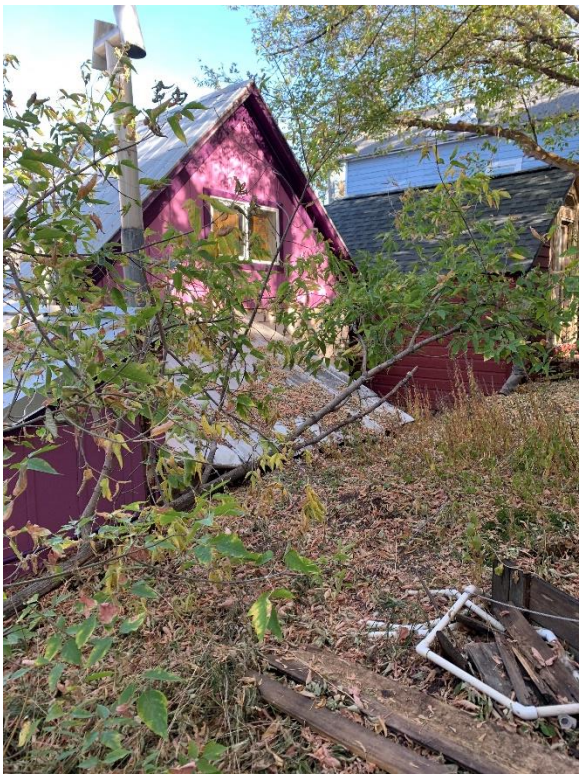
Photo 47: ***West elevation***



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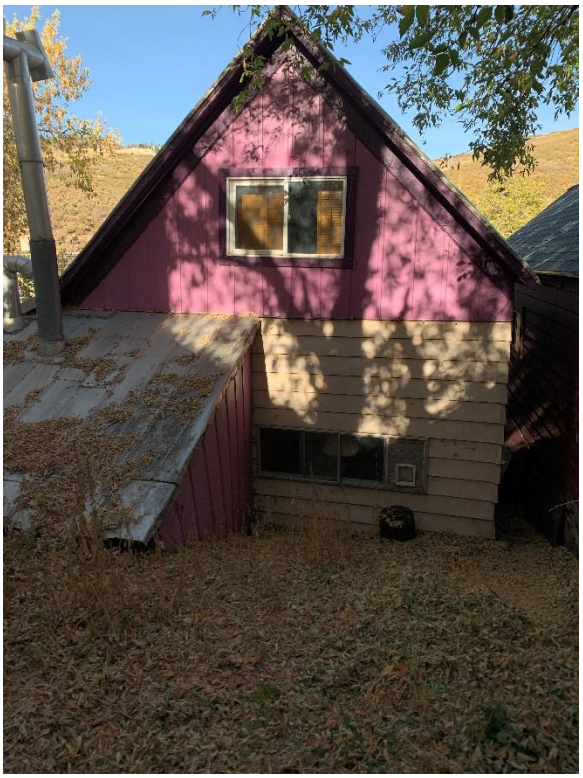

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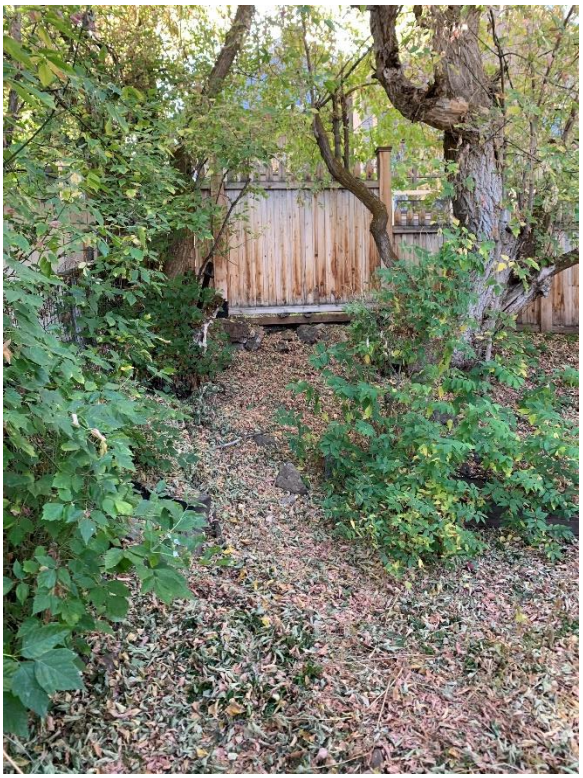
Photo 53: ***Rear yard***



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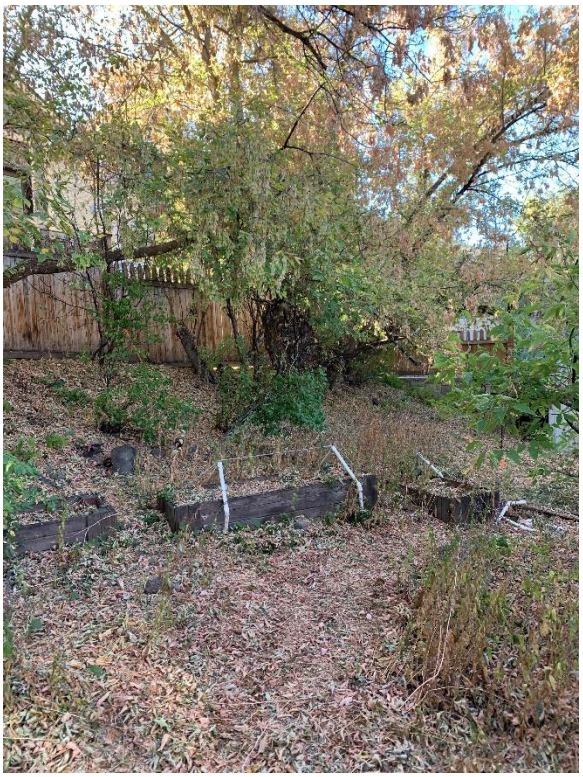

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Photo 56: ***Roof***

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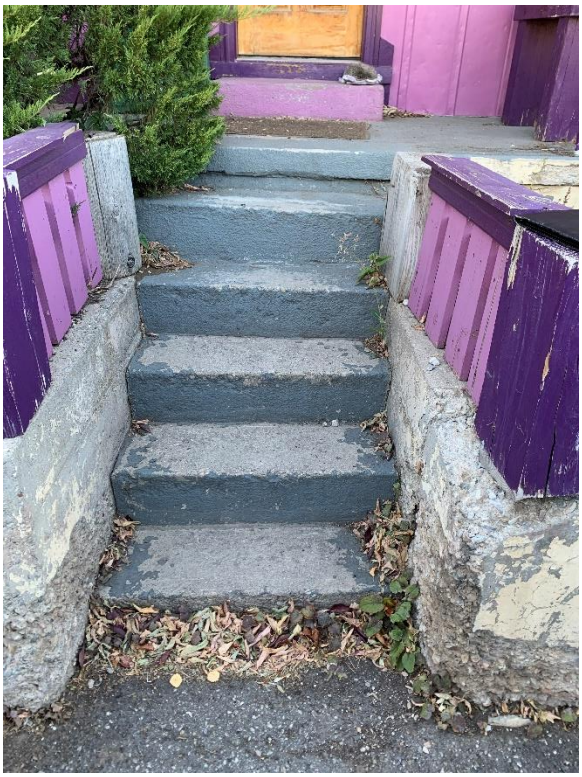

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Photo 69: ***Concrete retaining wall***

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Photo 1: ***East elevation***

Photo 2: ***Entry porch***

Photo 3: ***Northeast property line/adjacent house***

Photo 4: ***Concrete retaining wall***

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Photo 5: ***Northeast elevation***

Photo 6: ***Northeast property line***

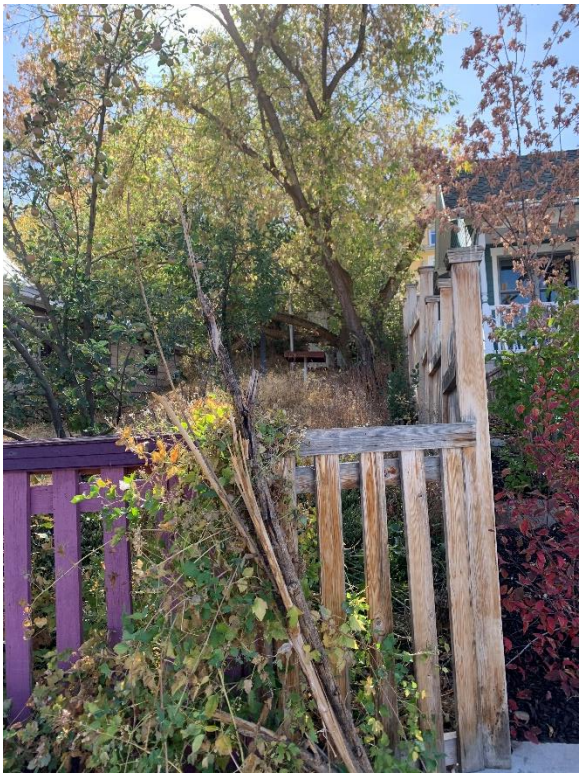

Photo 7: ***North elevation***

Photo 8: ***Bathroom***

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Photo 9: ***Bathroom***

Photo 10: ***Bathroom***

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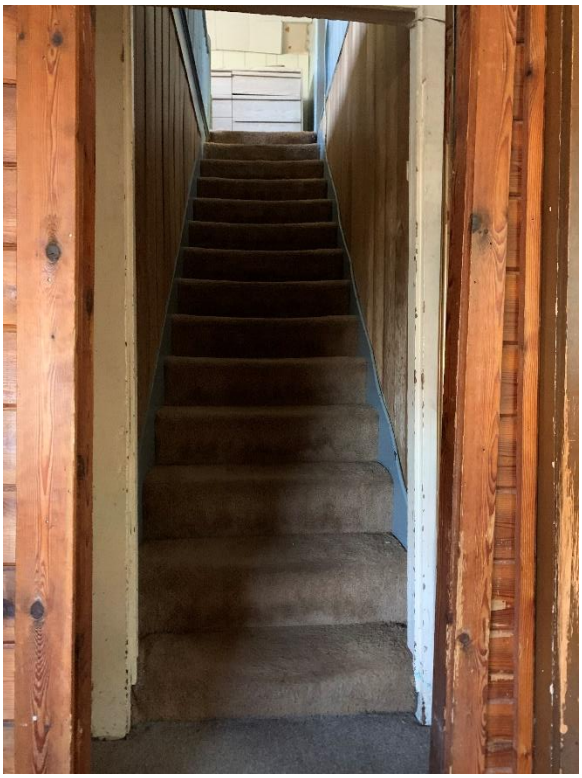

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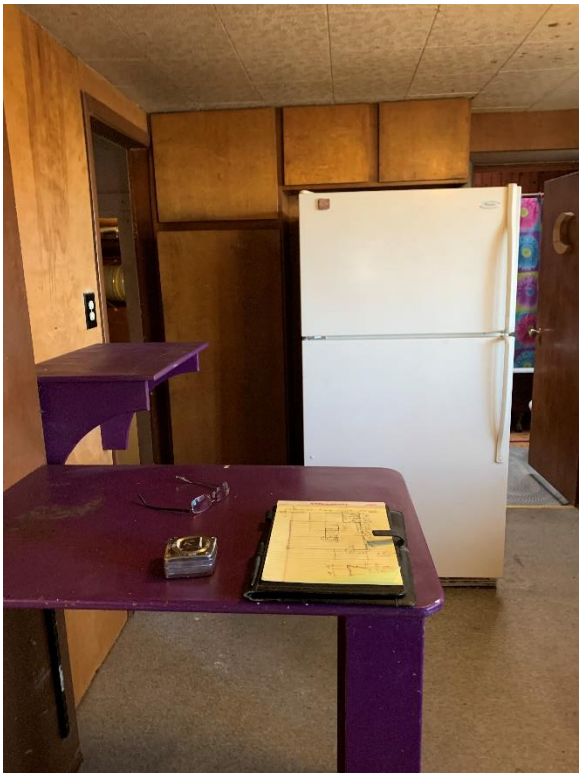

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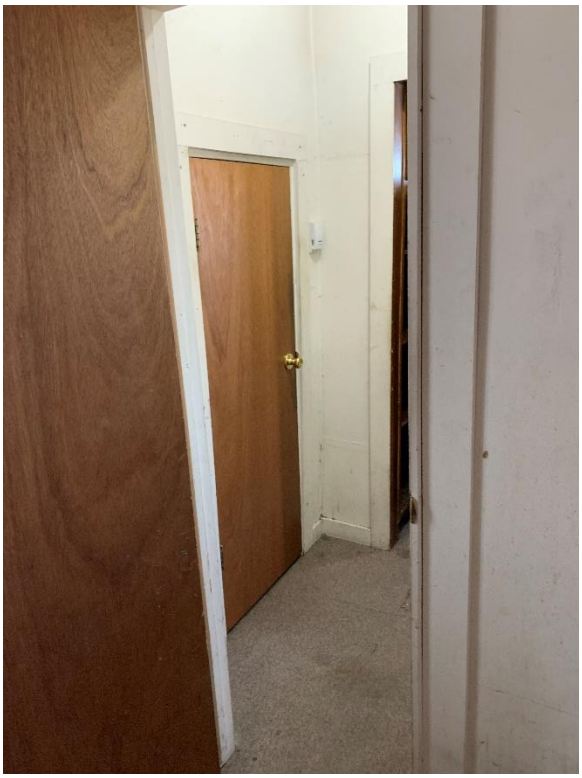

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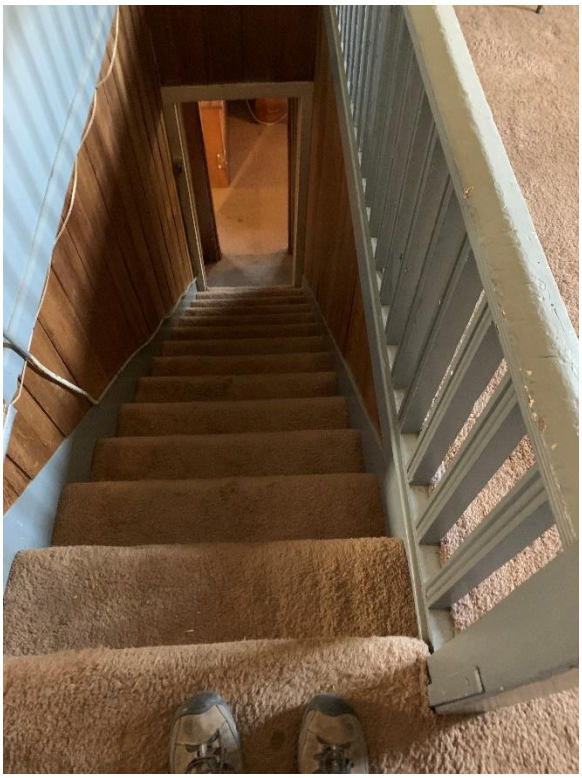

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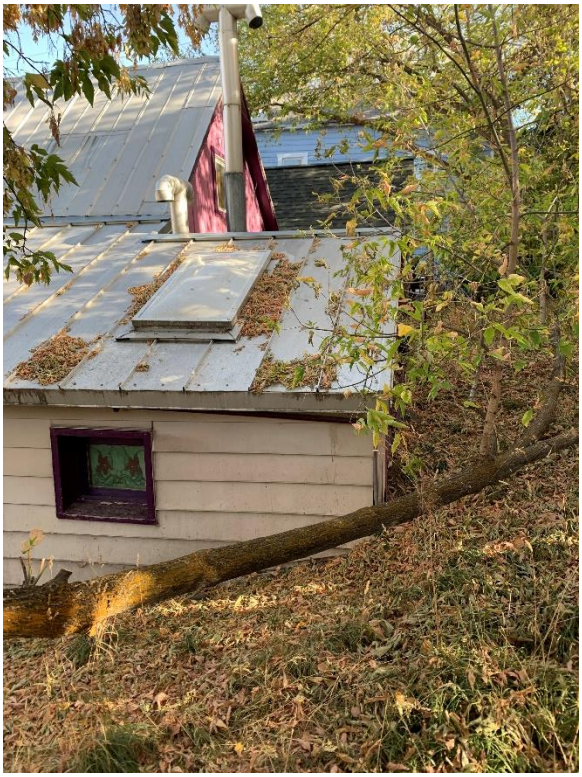

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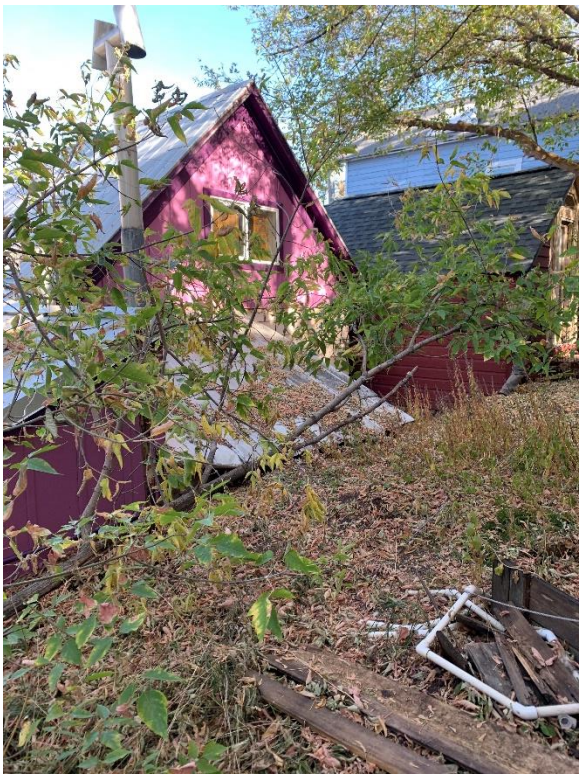

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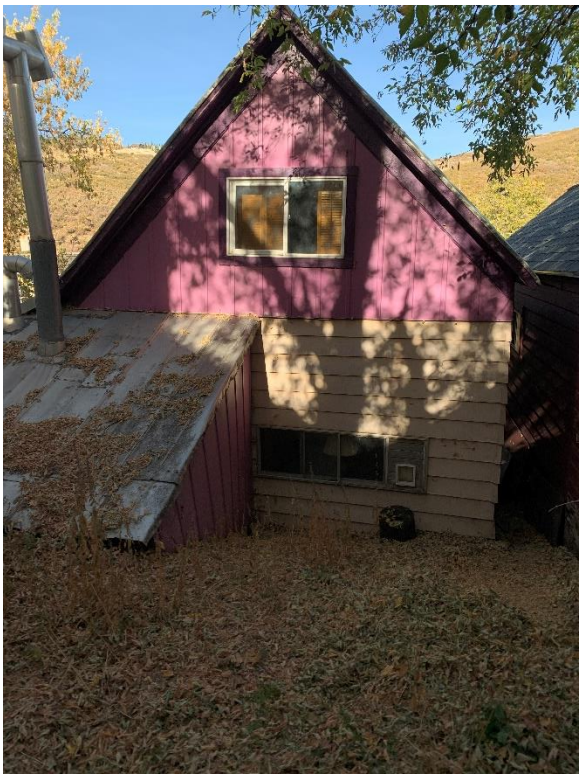

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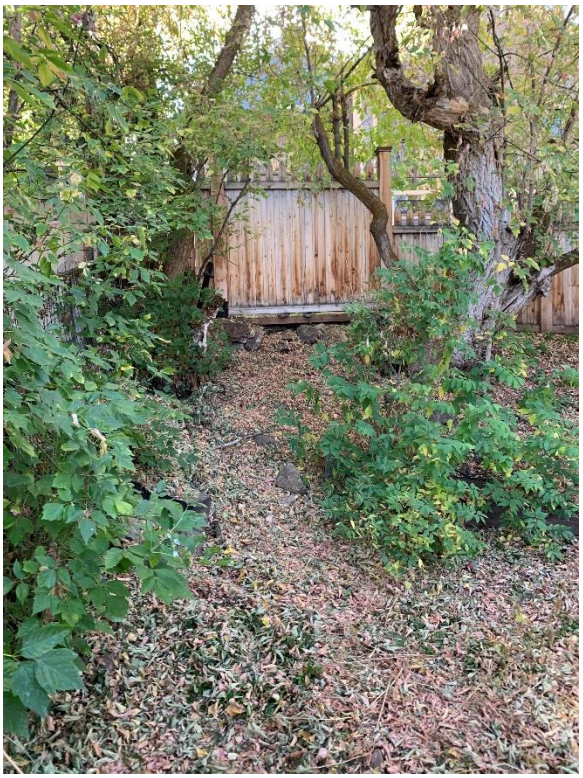

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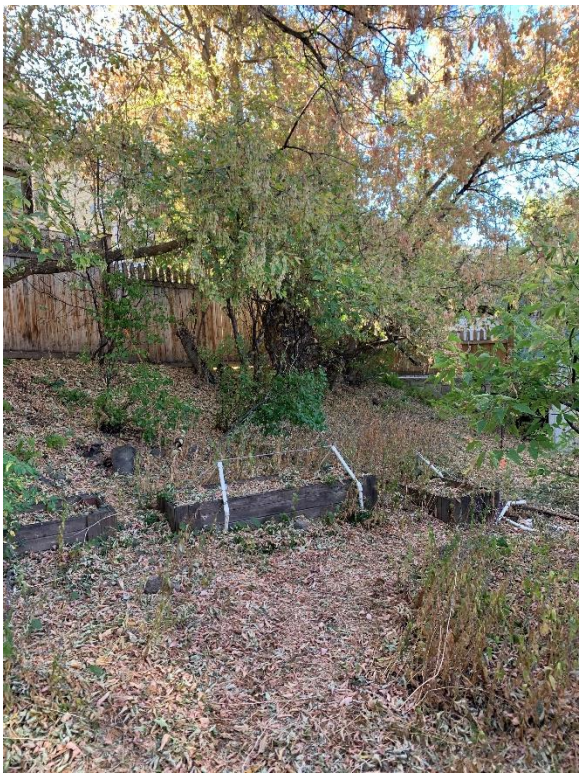

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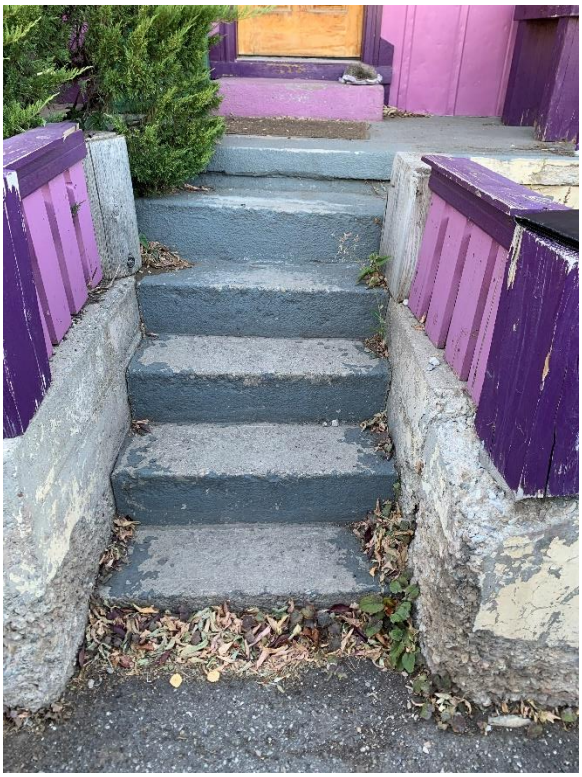

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Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 917 Empire Avenue
Application: PL-21-04816
Author: Spencer Cawley, Planner I
Date: June 9, 2021
Type of Item: Administrative – Plat Amendment

Recommendation
Staff recommends the Planning Commission review the 917 Empire Avenue Plat Amendment, hold a public hearing, and consider forwarding a positive recommendation for City Council's consideration on July 1, 2021, based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	4R Ranch, LLC, a Utah Limited Liability Company
Location:	917 Empire Avenue
Zoning District:	Historic Residential
Adjacent Land Uses:	Single-Family Dwellings; Multi-Unit Dwellings
Reason for Review:	Plat amendments require Planning Commission recommendation and City Council action[1]

Acronyms
HR-1 Historic Residential – 1
LMC Land Management Code

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

Summary
On April 15, 2021, the Applicant submitted a complete Plat Amendment application to the Planning Department. The Applicant proposes removing an internal Lot line to create a single Lot containing 2,522 square feet. The Applicant has no current plans for construction or remodeling, but they would like to keep the option for construction at a future date undetermined.

Background
The subject property located at 917 Empire Avenue, Lots 4 and 5 of Block 29, Snyder's Addition to Park City Survey, is in the Historic Residential – 1 (HR-1) Zoning District. The site is occupied by a Single-Family Dwelling. Although located within the Historic District, this Structure is categorized as historically Non-Contributory (see Exhibit B).

[1] LMC § 15-7.1-2(B).

Figure 1: 917 Empire Avenue - Looking Westerly

Analysis

Plat Amendments require Planning Commission review and City Council Final Action.[2] The removal of a Lot line shall be approved in accordance with the procedures outlined in LMC § 15-7.1-2 and a Final Plat shall be approved in accordance with these regulations.[3]

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

The purpose of the HR-1 Zoning District is to preserve present land Uses and character of the Historic residential Areas of Park City, encourage the preservation of Historic Buildings and/or Structures, and define Development parameters that are consistent with the General Plan polices for the Historic core.[4]

[2] LMC § 15-12-15(B)(9).
[3] LMC § 15.7.1-3(D).
[4] LMC §15-2.2-1.

The table below outlines the HR-1 Zoning District Lot Requirements:[5]

HR-1 Requirements	Analysis of Proposal
Minimum Lot Area: 1,875 square feet	Lot contains 2,522 square feet
Minimum Lot Width: 25 feet	Lot Width of 37' 5"
Lot Depth: 75'	Lot Depth of 75'
Maximum Building Footprint = (Lot Area/2) x $0.9^{\text{Lot Area/1875}}$	The maximum Building Footprint for this Lot is 1,094 square feet
Front Setback: 10'	4': Historic Structures are exempt from setback requirements LMC § 15-2.2-4
Rear Setback: 10'	17' from rear Lot line
Side Setback: 3'	Northern side complies. This amendment will bring the southern side into compliance.
Building Height	27' from existing grade

Below is a visual approximation of the Lot Setbacks if the Lot line removal is forwarded by the Planning Commission with a positive recommendation to the City Council.

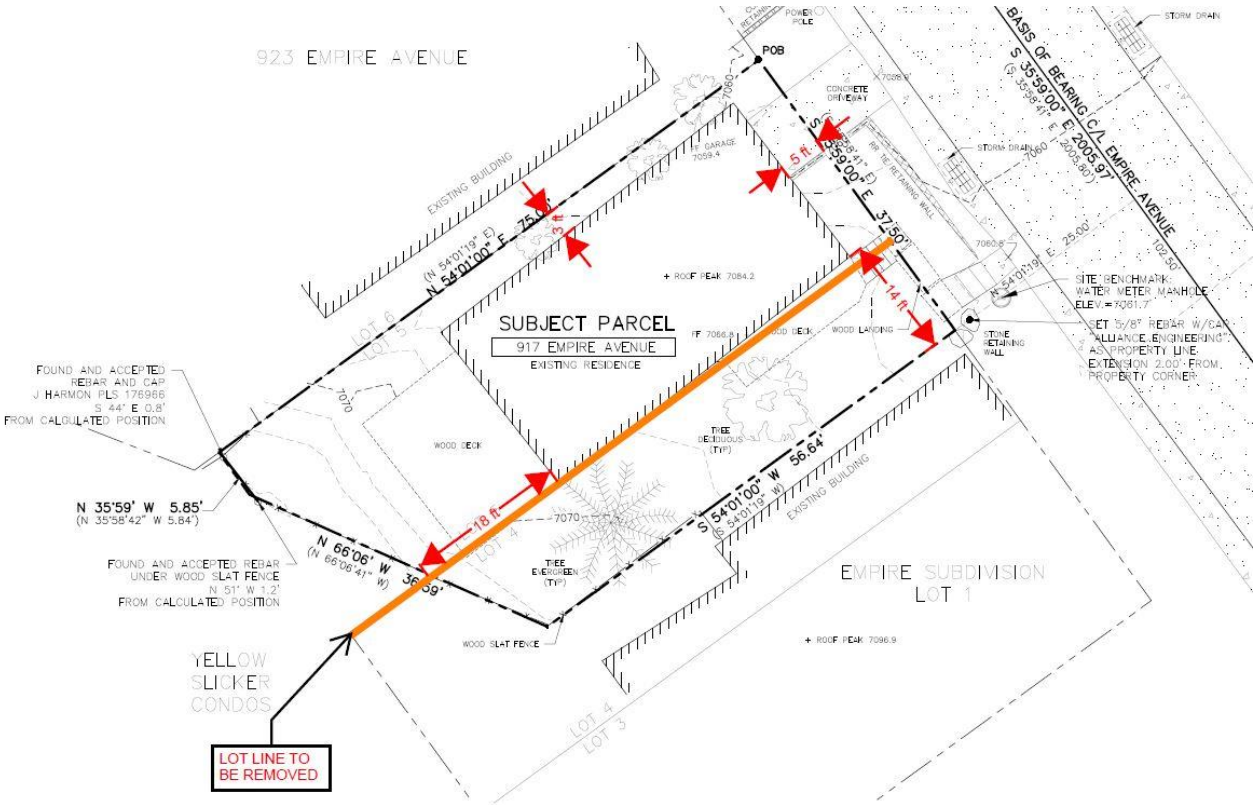


Figure 2: Representation of Setbacks and Lot Line to be Removed.

[5] LMC § 15-2.2-3

Architectural Review LMC § 15-2.4-8
Prior to issuance of a Building Permit for any Conditional or allowed Use, the Planning Department shall review the proposed plans for compliance. Any proposed changes to the existing structure or future development will require a the Applicant submit a Historic District Design Review Application to the Planning Department for review with compliance with LMC Chapter 15-13 Design Guidelines for Historic Districts and Historic Sites.

(II) Staff finds Good Cause for removing the Lot line because (A) present land Uses and Character of the Historic residential Areas of the HR-1 Zoning District are retained, (B) no Public Street or Right-of-Way is vacated or amended, and (C) no easement has been vacated or amended.

Plat amendments shall be reviewed according to LMC § 15-7.1-6 *Final Subdivision Plat* and approval shall require a finding of Good Cause and a finding that no Public Street, Right-of-Way, or easement has been vacated or amended.

Land Management Code § 15-15-1 defines Good Cause as "[providing positive benefits and mitigating negative impacts, determined on a case by case basis to include such things as: providing public amenities and benefits, resolving existing issues and non-conformities, addressing issues related to density, promoting excellent and sustainable design, utilizing best planning and design practices, preserving the character of the neighborhood and of Park City and further the health, safety, and welfare of the Park City Community."

A. The Historic Residential (HR-1) Zoning District Uses and Character of the residential Area is retained.

The purpose of the HR-1 Zoning District in part is to preserve land Uses and character of the Historic residential Areas of Park City and defines Development parameters that are consistent with the General Plan policies for the Historic Core.[6]

B. No Public Street or Right-of Way is vacated or amended.

The Lot is accessed by Empire Avenue and the plat amendment does not vacate or amend any portion of Empire Avenue.

C. No easement is vacated or amended.

(III) The Development Review Committee met on May 18, 2021, reviewed the proposal, and did not identify and issues.

Department Review
The Development Review Committee and Planning, Engineering, and Legal

[6] LMC § 15-2.2-1

Departments reviewed this application.

Notice

Staff published notice on the City's website and the Utah Public Notice website and posted notice to the property on May 24, 2021. Staff mailed courtesy notice to property owners within 300 feet on May 25, 2021. The *Park Record* published notice on May 26, 2021. 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 917 Empire Plat Amendment as conditioned or amended; or
- The Planning Commission may forward a negative recommendation to the City Council for the 917 Empire Avenue Plat Amendment and direct staff to make Findings for this decision; or
- The Planning Commission may continue the discussion on the 917 Empire Avenue Plate Amendment to a date certain.

Exhibits

Exhibit A: Draft Ordinance and Proposed Plat
Exhibit B: Park City Survey Worksheet for Post-1930 Structures
Exhibit C: Aerial Photo
Exhibit D: Ownership Map
Exhibit E: Existing Conditions
Exhibit F: Site Photos
Exhibit G: Applicant Project Intent

Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE 917 EMPIRE AVENUE PLAT AMENDMENT, LOCATED AT 917 EMPIRE AVENUE, PARK CITY, UTAH

WHEREAS, the owners of the property located at 917 Empire Avenue petitioned the City Council for approval of the 917 Empire Avenue Plat Amendment; and

WHEREAS, on May 26, 2021 notice was published in the *Park Record* and on the City and Utah Public Notice websites; and

WHEREAS, on May 25, 2021, the property was properly noticed and posted according to the requirements of the Land Management Code; and

WHEREAS, on May 25, 2021, courtesy notice was mailed to property owners within 300 feet of the 917 Empire Avenue Plat Amendment; and

WHEREAS, on June 9, 2021, the Planning Commission reviewed the proposed plat amendment and held a public hearing; and

WHEREAS, on June 29, 2021, the Planning Commission forwarded a _____ recommendation for City Council's consideration on July 1, 2021; and

WHEREAS, on July 1, 2021, 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:

DRAFT

SECTION 1. APPROVAL. The 917 Empire Avenue Plat Amendment at 917 Empire 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

Background:

1. The property is located at 917 Empire Avenue.
2. The property is listed with Summit County as Parcel number SA-306 and consists of a portion of Lots 4 and 5 in Block 29, Snyders Addition to Park City Survey in the Historical Residential (HR-1) Zoning District.
3. On April 15, 2021, the Applicant submitted a complete Plat Amendment application.
4. The proposed Plat Amendment removes the internal lot line to create one Lot of record containing 2,522 square feet.
5. The property was designated as Non-Contributory in April 1982 and is not a Historic

Structure.
6. No easement is vacated or amended as a result of the plat amendment.
7. The property is in the Historic Residential (HR-1) Zoning District.
8. The LMC regulates Lot and Site Requirements per LMC §15-2.2-3.
9. A Single-Family Dwelling is an allowed Use in the HR-1 Zoning District and requires a minimum lot size of 1,875 square feet. The proposed Lot size is 2,522 square feet.
10. The minimum Lot width in the HR-1 Zoning District is 25 feet. The proposed Lot complies with this requirement.
11. The required Front Setback for Lot depths of 75 feet is ten feet (10'). The proposed Lot complies with this requirement.
12. The required Rear Setback is ten feet (10'). The proposed Lot complies with this requirement.
13. The required Side Setback is three feet (3'). The proposed Lot complies with this requirement.
14. The Maximum Building Footprint in the HR-1 Zoning District = (Lot Area/2) x $0.9^{\text{Lot Area}/1875}$. The maximum Building Footprint for this Lot is 1,094 square feet.

Conclusions of Law
1. There is Good Clause for this Plat Amendment.
2. 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.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety, and welfare of the citizens of Park City.

Conditions of Approval
1. The City Planner, City Attorney, and City Engineer will review and approve the final form and content of the plat for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the plat.
2. The applicant shall record the plat at the County within one year from the date of City Council approval. If recordation has not occurred within one (1) years' time, this approval for the plat will be void, unless a request for an extension is made in writing prior to the expiration date and an extension is granted by the City Council.
3. The plat shall note that fire sprinklers are required for all new or renovation construction on this lot, to be approved by the Chief Building Official.
4. A non-exclusive ten foot (10') public snow storage easement on Empire Avenue shall be dedicated on the plat.
5. Any new construction shall comply with the Land Management Code at the time of Application submittal.
6. City Engineer review and approval of all lot grading, utility installations, public improvements and drainage plans for compliance with City standards is a condition precedent to building permit issuance.

DRAFT

7. The Applicant shall remove the railroad tie retaining wall located within the public right-of-way of Woodside Avenue or an encroachment agreement for the private improvement shall be recorded with the County prior to recordation of the plat.

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

PASSED AND ADOPTED this 1st Day of July 2021.

PARK CITY MUNICIPAL CORPORATION

_____
Andy Beerman, MAYOR

ATTEST:

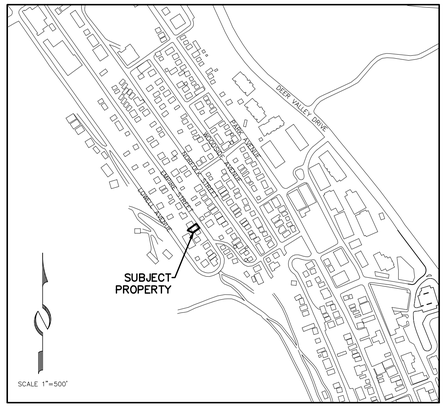
_____
City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Attachment 1 - Plat

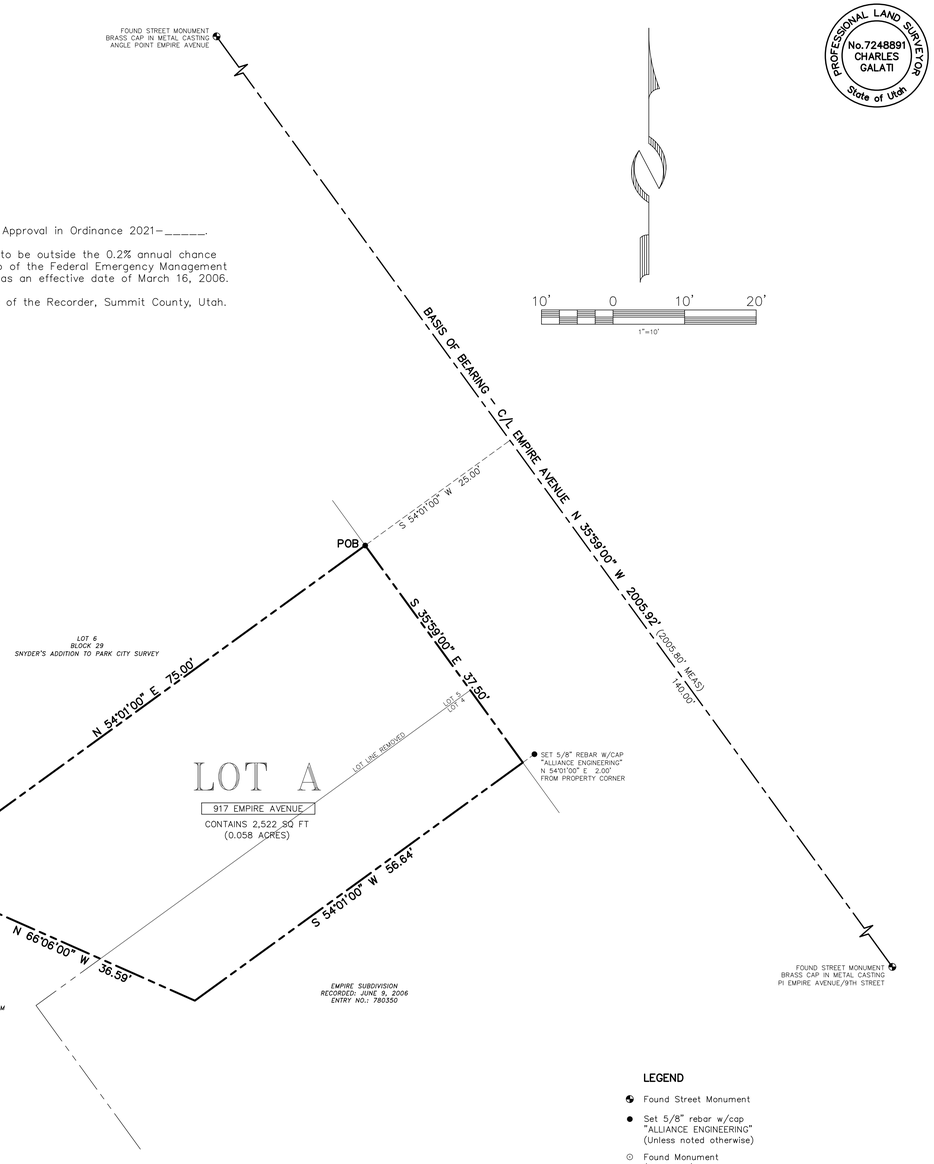
DRAFT



VICINITY MAP

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021–_____.
2. The property is located in Zone X, areas determined to be outside the 0.2% annual chance floodplain, as shown on the Flood Insurance Rate Map of the Federal Emergency Management Agency, Panel 919, Map Number 49043C0919C, and has an effective date of March 16, 2006.
3. Refer to Record of Survey S–_____ in the Office of the Recorder, Summit County, Utah.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 35°59'00" W	5.85

LEGEND

- Found Street Monument
- Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)
- Found Monument (As-Noted)

SURVEYORS CERTIFICATE

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner, I have made a survey of the land shown on this plat and described hereon, and have combined said land into one (1) lot, hereafter to be known as 917 EMPIRE AVENUE PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

DEED DESCRIPTION

Beginning at the Northeast corner of Lot 5, Block 29, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office of the Summit County Recorder, and running thence South 35°59' East 25 feet; thence South 54°01' West 64.6 feet; thence North 66°06' West 21.3 feet; thence North 35°59' West 6.3 feet; thence North 54°01' East 75 feet to the point of beginning.

Also:

That portion of the Northerly Half of Lot 4, Block 29, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the office of the Summit County Recorder, lying Northeasterly of the Northeasterly Right of Way Line of Crescent Mining Company Tramway.

BOUNDARY DESCRIPTION

A parcel of land located in the north half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point North 35°59'00" West 140.00 feet and South 54°01'00" West 25.00 feet from a found street monument at the intersection of Empire Avenue and Ninth Street, said point also being the northernmost corner of Lot 5, Block 29, Snyder's Addition to Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah, said point being on the easterly boundary of said Block 29; and running thence coincident with Block 29 South 35°59'00" East 37.50 feet to the northernmost corner of Empire Subdivision, recorded June 9, 2006, as Entry No. 780350 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly boundaries of Empire Subdivision and the first amendment to The Yellow Slicker Condominium, recorded August 5, 1986, as Entry No. 255542 in the Office of the Recorder, Summit County, Utah the following two (2) courses: 1) South 54°01'00" West 56.64 feet; thence North 66°06'00" West 36.59 feet to the southwesterly boundary of Lot 5, Block 29, Snyder's Addition to Park City Survey; thence coincident with the southwesterly boundary of Lot 5 North 35°59'00" West 5.85 feet to the westernmost corner of Lot 5; thence coincident with the northerly boundary of Lot 5 North 54°01'00" East 75.00 feet to the point of beginning.

The basis of bearing for the above description is North 35°59'00" West 2005.80 feet coincident with the center line of Empire Avenue between found street monuments at the intersection of Empire Avenue and Ninth Street and the angle point of Empire Avenue adjacent to Block 19, Snyder's Addition to Park City Survey.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of the above described tract of land, and hereby causes the same to be unified into one lot of record, together with easements as set forth to be hereafter known as 917 EMPIRE AVENUE PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys to any and all public utility companies a perpetual, non–exclusive easement over any public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set his hand this _____ day of _____, 2021.

4R Ranch, LLC, a Utah limited liability company

By: _____
Mark Rodeheaver, Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Mark Rodeheaver personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that he is the Manager of 4R Ranch, LLC, a Utah limited liability company, and that said document was signed by him on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and he acknowledged to me that he executed 917 EMPIRE AVENUE PLAT AMENDMENT.

By: _____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires: _____

Commission No. _____

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060–2664

917 EMPIRE AVENUE PLAT AMENDMENT

LOCATED IN BLOCK 29, SNYDER'S ADDITION TO PARK CITY SURVEY
IN THE NORTH HALF OF SECTION 16
TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN
PARK CITY, SUMMIT COUNTY, UTAH

SHEET 1 OF 1

4/8/21 JOB NO.: 8–2–21 FILE: X:\SnydersAddition\dwg\srv\plat2021\080221.dwg

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	PUBLIC SAFETY ANSWERING POINT APPROVAL	RECORDED
REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	APPROVED THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	BY _____ SUMMIT COUNTY GIS COORDINATOR	_____ FEE _____ RECORDER
							TIME _____ DATE _____ ENTRY NO. _____

PARK CITY SURVEY WORKSHEET FOR POST-1930 STRUCTURES: SITE NO. 285

Name of site _____ Subdivision _____

Address 917 Empire Block _____ Lot(s) _____

Owner _____ Present Zoning HR-1

Owner Address _____ Use residential

PRIMARY STRUCTURE

View east facade

Date of photo 2/82

Negative File 7/17

SIGNIFICANCE OF SITE TO DISTRICT: Non-Contributory X Contributory _____

NOTE: Most post-1930 buildings are categorized as non-contributory.

Comment: _____

Form completed by: Ellen Beasley Date: April, 1982

Beasley/February 1982

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

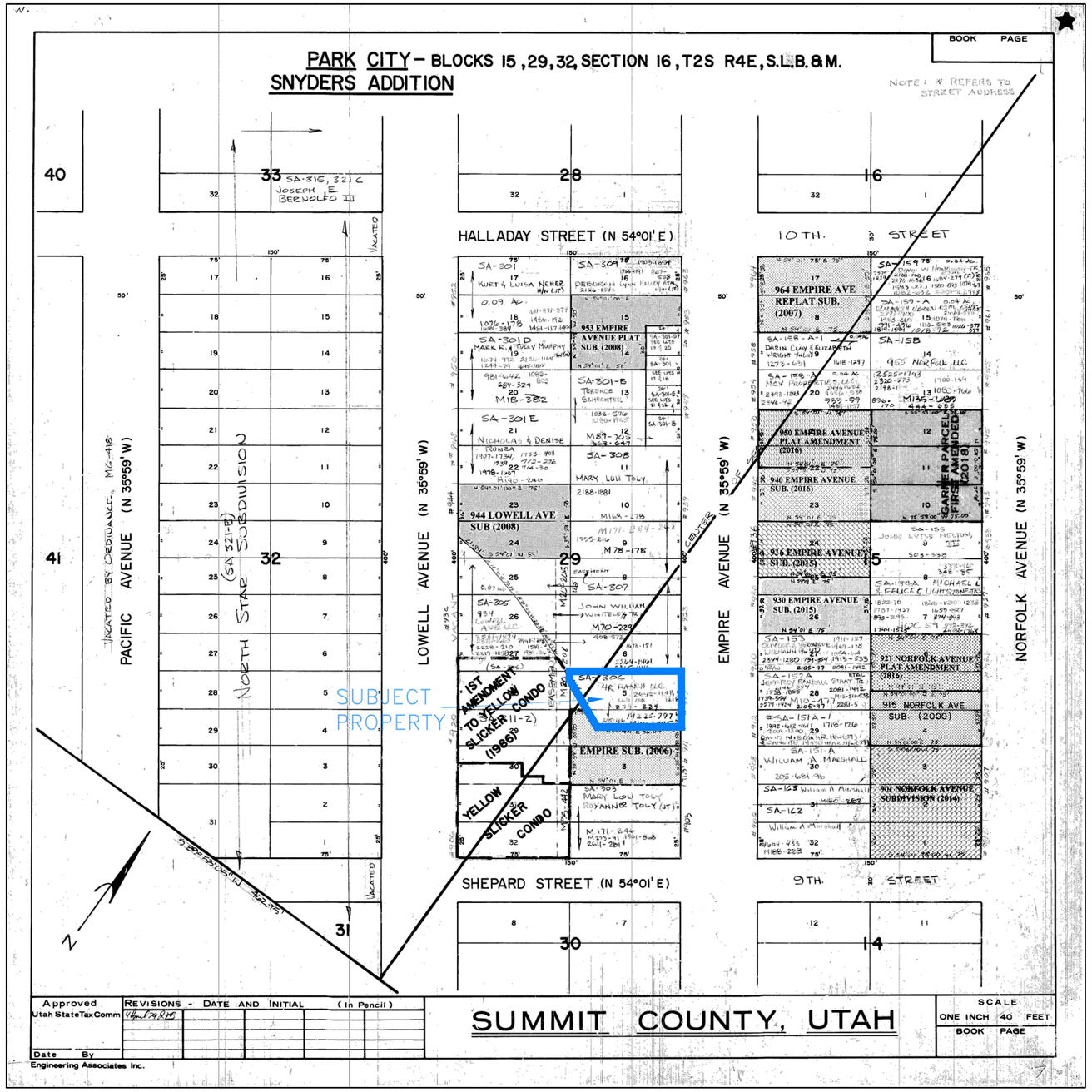
STAFF:
MARSHALL KING
JACOB BETZER

DATE: 3/23/21

AERIAL PHOTOGRAPH
917 EMPIRE AVENUE
BLOCK 29, SNYDER'S ADDITION

FOR: MARK RODEHEAVER
JOB NO.: 8-2-21
FILE: X:\SnydersAddition\dwg\Exhibits\917 empire-ortho

SHEET 1 **OF** 1



(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF: MARSHALL KING
JACOB BETZER

DATE: 3/15/2021

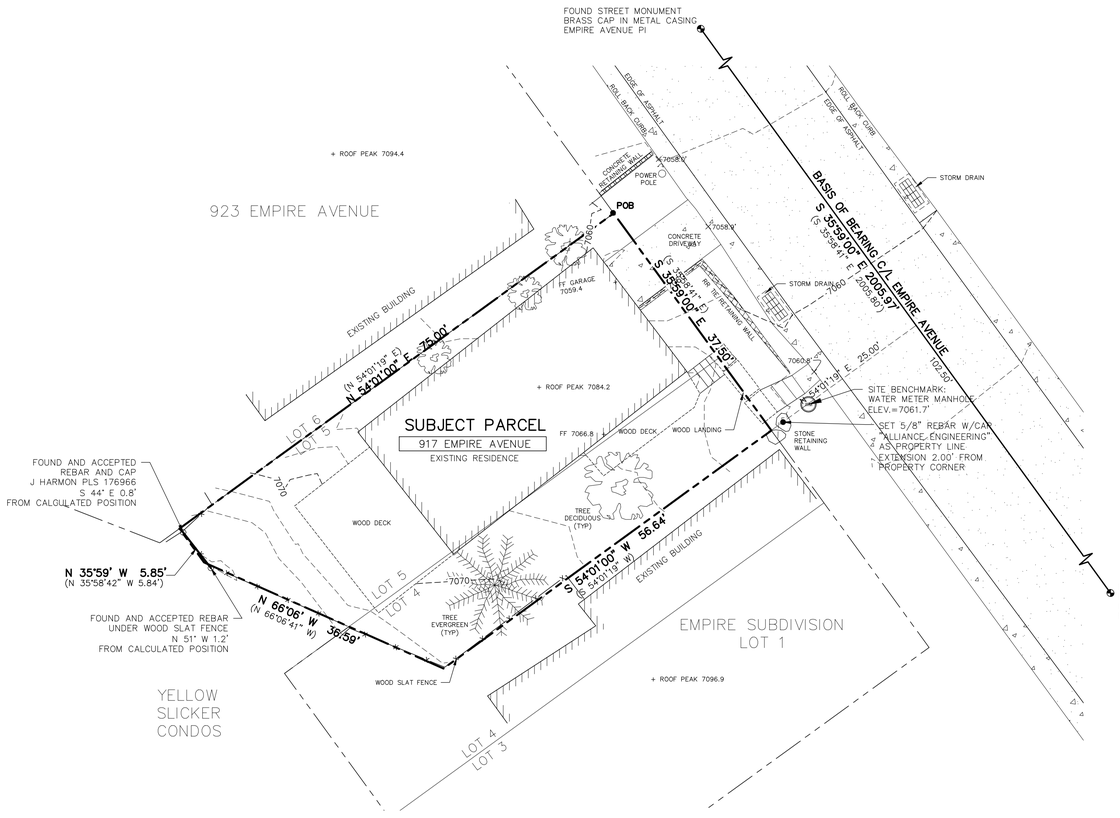
OWNERSHIP MAP
917 EMPIRE AVENUE
BLOCK 29, SNYDER'S ADDITION

FOR: MARK RODEHEAVER
JOB NO.: 8-2-21
FILE: X:\SnydersAddition\dwg\Exhibits\919woodside-X:\SnydersAddition\dwg\Exhibits.dwg

SHEET 1 OF 1

917 EMPIRE AVENUE

LOCATED IN THE NORTH HALF OF SECTION 16,
TOWNSHIP 2 SOUTH, RANGE 4 EAST,
SALT LAKE BASE AND MERIDIAN
A PORTION OF LOTS 4 AND 5, BLOCK 29
SNYDER'S ADDITION TO PARK CITY
RECORD OF SURVEY
SUMMIT COUNTY, UTAH



AS-SURVEYED BOUNDARY DESCRIPTION

A parcel of land located in the north half of Section 16, Township 2 South, Range 4 East, Salt Lake Base and Meridian, said parcel being described as follows:

Beginning at a point North 35°59'00" West 140.00 feet and South 54°01'00" West 25.00 feet from a found street monument at the intersection of Empire Avenue and Ninth Street, said point also being the northernmost corner of Lot 5, Block 29, Snyder's Addition to Park City Survey, according to the official plat thereof on file and of record in the Office of the Recorder, Summit County, Utah, said point being on the easterly boundary of said Block 29; and running thence coincident with Block 29 South 35°59'00" East 37.50 feet to the northernmost corner of Empire Subdivision, recorded June 9, 2006, as Entry No. 780350 in the Office of the Recorder, Summit County, Utah; thence coincident with the northerly boundaries of Empire Subdivision and the first amendment to The Yellow Slicker Condominium, recorded August 5, 1986, as Entry No. 255542 in the Office of the Recorder, Summit County, Utah the following two (2) courses: 1) South 54°01'00" West 56.64 feet; thence North 66°06'00" West 36.59 feet to the southwesterly boundary of Lot 5, Block 29, Snyder's Addition to Park City Survey; thence coincident with the southwesterly boundary of Lot 5 North 35°59'00" West 5.85 feet to the westernmost corner of Lot 5; thence coincident with the northerly boundary of Lot 5 North 54°01'00" East 75.00 feet to the point of beginning.

The basis of bearing for the above description is North 35°59'00" West 2005.80 feet coincident with the center line of Empire Avenue between found street monuments at the intersection of Empire Avenue and Ninth Street and the angle point of Empire Avenue adjacent to Block 19, Snyder's Addition to Park City Survey.

Description contains 2,522 sq ft = 0.058 acres

SURVEYOR'S CERTIFICATE

PROFESSIONAL LAND SURVEYOR
No.7248891
CHARLES
GALATI
03/23/2021
State of Utah

I, Charles Galati, certify that I am a Professional Land Surveyor and that I hold License No. 7248891, as prescribed by the laws of the State of Utah. I further certify that under my direct supervision a survey has been performed on the hereon described property and that to the best of my knowledge this plat is a correct representation of said survey.

LEGAL DESCRIPTION

Begining at the Northeast corner of Lot 5, Block 29, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the office the Summit County Recorder, and running thence South 35°59' East 25 feet; thence South 54°01 West 64.4 feet; thence North 66°06' West 21.3 feet; thence North 35°59' West 6.3 feet; thence North 54°01' East 75 feet to the point of beginning.

Also:

That portion of the Northerly Half of Lot 4, Block 29, SNYDERS ADDITION TO PARK CITY, according to the official plat thereof on file and of record in the office the Summit Count Recorder, Lying Northeasterly of the Northeasterly Right of Way Line of Crescent Mining Company Tramway.

NARRATIVE/NOTES

1. Basis of Bearing for this survey is between the found street monuments as shown on this plat.
2. Field work for this survey was performed March 8, 2021, and is in compliance with generally accepted industry standards for accuracy.
3. The purpose of this survey was to perform a Boundary, Existing Conditions and Topography survey for the possibility of future improvements to the property.
4. A Title Report was not provided to the surveyor and no easements were located as part of this survey. The owner of the property should be aware of any items affecting the property that may appear in a title insurance report. The surveyor found no obvious evidence of easements, encroachments or encumbrances on the property surveyed except as shown hereon.
5. County tax maps, recorded deeds, EMPIRE SUBDIVISION AN AMENDMENT TO BLOCK 29, SNYDER'S ADDITION TO THE PARK CITY SURVEY, LOT 3 AND A PORTION OF LOT 4 ENTRY NO. 780350, THE YELLOW SLICKER CONDOMINIUM ENTRY NO. 158215, FIRST AMENDMENT TO THE YELLOW SLICKER CONDOMINIUM ENTRY NO. 255542, Records of Survey S-2720, S-5985, S-1693 (all aforementioned documents on file and of record in the Summit County Recorder's Office), and physical evidence found in the field were all considered when determining the boundary as shown on this plat.
6. Site Benchmark: Water meter manhole, Elevation=7061.7' as shown.
7. The architect is responsible for verifying building setbacks, zoning requirements and building heights.
8. Property corners were found or set as shown.
9. Snow coverage at the time of the survey was approximately 1-2 feet. As a result, monuments, improvements, and/or conditions may exist which are not shown on this survey.
10. Measured bearings and distances, when different than record, are shown in parenthesis. ( )
11. The portion of the Legal Description regarding lot 5 does not mathematically close.

LEGEND

- ⊙ Found Monument (As-Noted)
- Found Street Monument (As-Noted)
- ● Set 5/8" rebar w/cap "ALLIANCE ENGINEERING" (Unless noted otherwise)

10' 0 10' 20'

(435) 649-9467
Alliance Engineering Inc.
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

STAFF:
CHARLES GALATI
CHIP TOMSUDAN
TOM LUND
JASON WYNNE
TIM WILSON

DATE: 3/23/21

EXISTING CONDITIONS & TOPOGRAPHIC MAP
917 EMPIRE AVENUE, PARK CITY, UTAH

FOR: MARK RODEHEAVER
JOB NO.: 8-2-21
FILE: X:\SnydersAddition\dwg\srv\srvy2021\080221-917 Empire\080221-917 Empire.dwg

SHEET 1 **OF** 1

917 Empire Avenue - rear - looking easterly

917 Empire Avenue - rear - looking northeasterly

917 Empire Avenue - rear - looking north

917 Empire Avenue - front - looking westerly

917 Empire Avenue - front - looking southwesterly

SNYDER'S ADDITION TO PARK CITY SURVEY, BLOCK 29,
PART OF LOTS 4 and 5

(917 Empire Avenue)

March 31, 2021

PROJECT INTENT

The property at 917 Empire Avenue is in Block 29, Snyder's Addition to Park City Survey and consists of a portion of Lots 4 & 5 and is currently occupied by a single family residence. The owner is submitting this plat amendment application with the goal of removing the internal lot line and creating a single-lot of record. There are no plans for construction or remodeling at this time, but due to the lengthy process of completing a plat amendment to recordation, they would like to have the process complete before construction commences at a later and undetermined date.

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: Silver Bird Condominiums at Deer Valley Third Amendment
Project #: PL-21-04801
Author: Alexandra Ananth, Sr. Planner
Date: June 9, 2021
Type of Item: Administrative – Plat Amendment

Summary Recommendation

Staff recommends the Planning Commission 1) review the requested Plat Amendment, 2) conduct a public hearing, and 3) consider forwarding a positive recommendation for City Council's consideration on June 24, 2021.

Description

Applicant:	John and Jodene Wright, represented by Michael Johnston, Summit Engineering Group
Location:	7374 Silver Bird Drive, Unit 26
Zoning:	Residential Development, Deer Valley MPD (RD, DVMPD)
Adjacent Land Uses:	Residential, Deer Valley Resort
Reasons for Review:	Plat Amendments require Planning Commission review and recommendation and City Council review and action

Executive Summary

The applicant is requesting to amend the existing Silver Bird Condominiums plat for Unit 26 only. The purpose of this condo plat amendment is to demolish an existing deck and build a new expanded deck and patio in its place. The HOA has approved this proposed plat amendment.

Background

The property is located at 7374 Silver Bird Drive in the Residential Development (RD) District. The Silver Bird Condominiums were approved in 1982 for six (6) units.

The Silver Bird Condominium Plat was approved by City Council in 1982 (Exhibit B) and has been amended two times already.

1. In 2014 Ordinance 14-43 converted existing limited common area deck space into private area for Units 25-30. The amendment also extended existing common area deck space to private for Units 27-30. Additionally, this plat amendment allowed for the enclosure of existing hallways on level 1 and converts them from common area into private space for units 25 and 29.
2. In 2016 Ordinance 16-47 expanded the private space of Unit 29 only (Exhibit C)

The Silver Bird Condominiums are located off Royal Street and are subject to the Deer Valley MPD (DV MPD), which allows for 6 Units in the Silver Lake Community.

The proposed amendment is for an unenclosed deck and patio only and does not

change the number of residential units or require additional parking. Open Space for the site will decrease from 75% to 74%, more than the required 60%

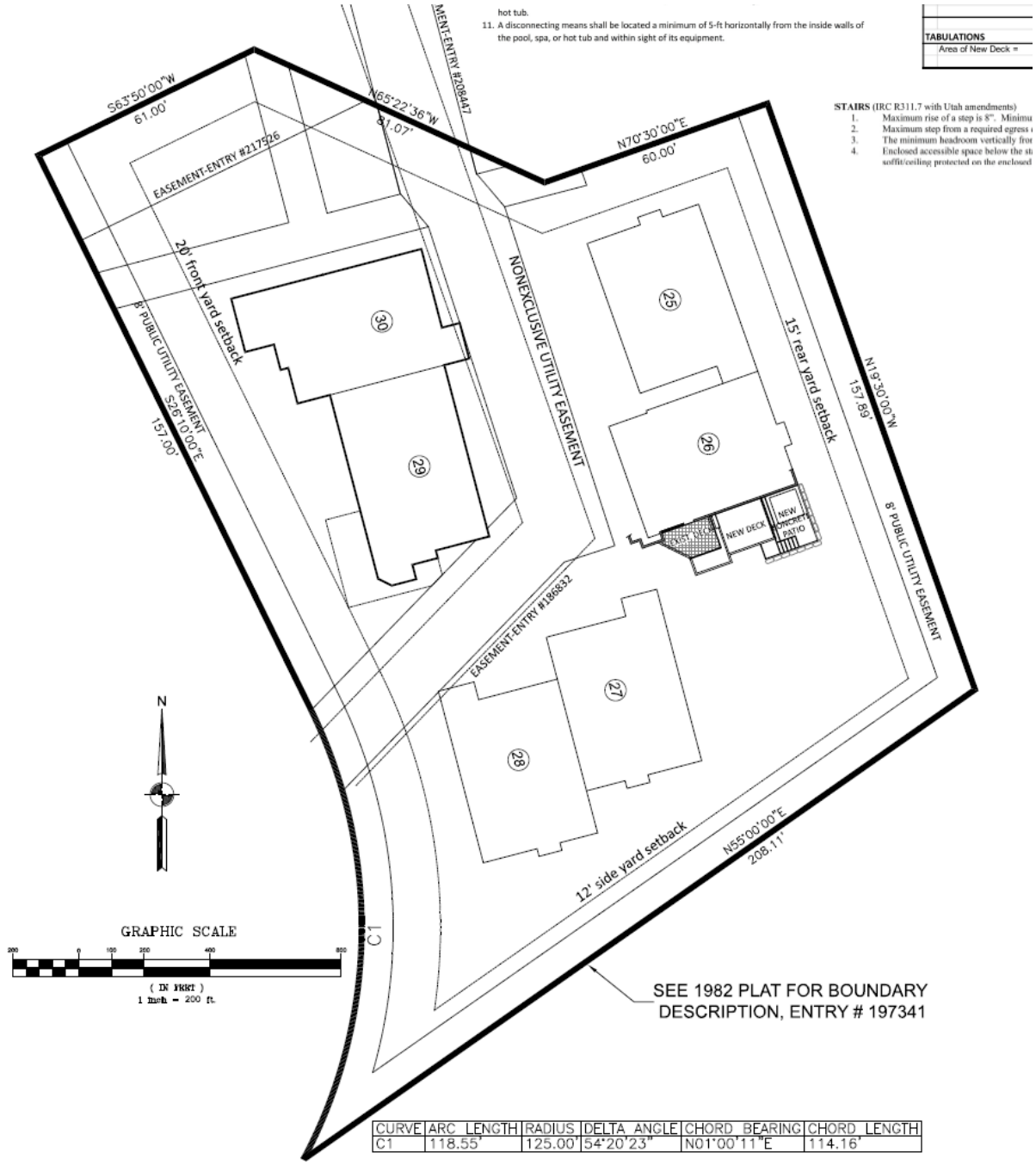
The purpose of the Residential Development RD District is to:

A. allow a variety of Residential Uses that are Compatible with the City's Development objectives, design standards, and growth capabilities,
B. encourage the clustering of residential units to preserve natural Open Space, minimize Site disturbance and impacts of Development, and minimize the cost of municipal services,
C. allow commercial and recreational activities that are in harmony with residential neighborhoods,
D. minimize impacts of the automobile on architectural design,
E. promote pedestrian connections within Developments and between adjacent Areas; and
F. provide opportunities for variation in architectural design and housing types.

Analysis

The applicant is proposing to remove an existing deck and rebuild an expanded deck and patio, which will add to their private space. Decks are prohibited from being enclosed and converted to interior space. The expansion of private deck space has been done before in this condominium development in both the First and Second Amendments in 2014 and 2016 (Exhibit C).

The patio and new deck meet all setback requirements and the HOA has approved the proposed change (Exhibit D).



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.55'	125.00'	54°20'23"	N01°00'11"E	114.16'

Figure 1 – Proposed deck and patio expansion, Unit 26

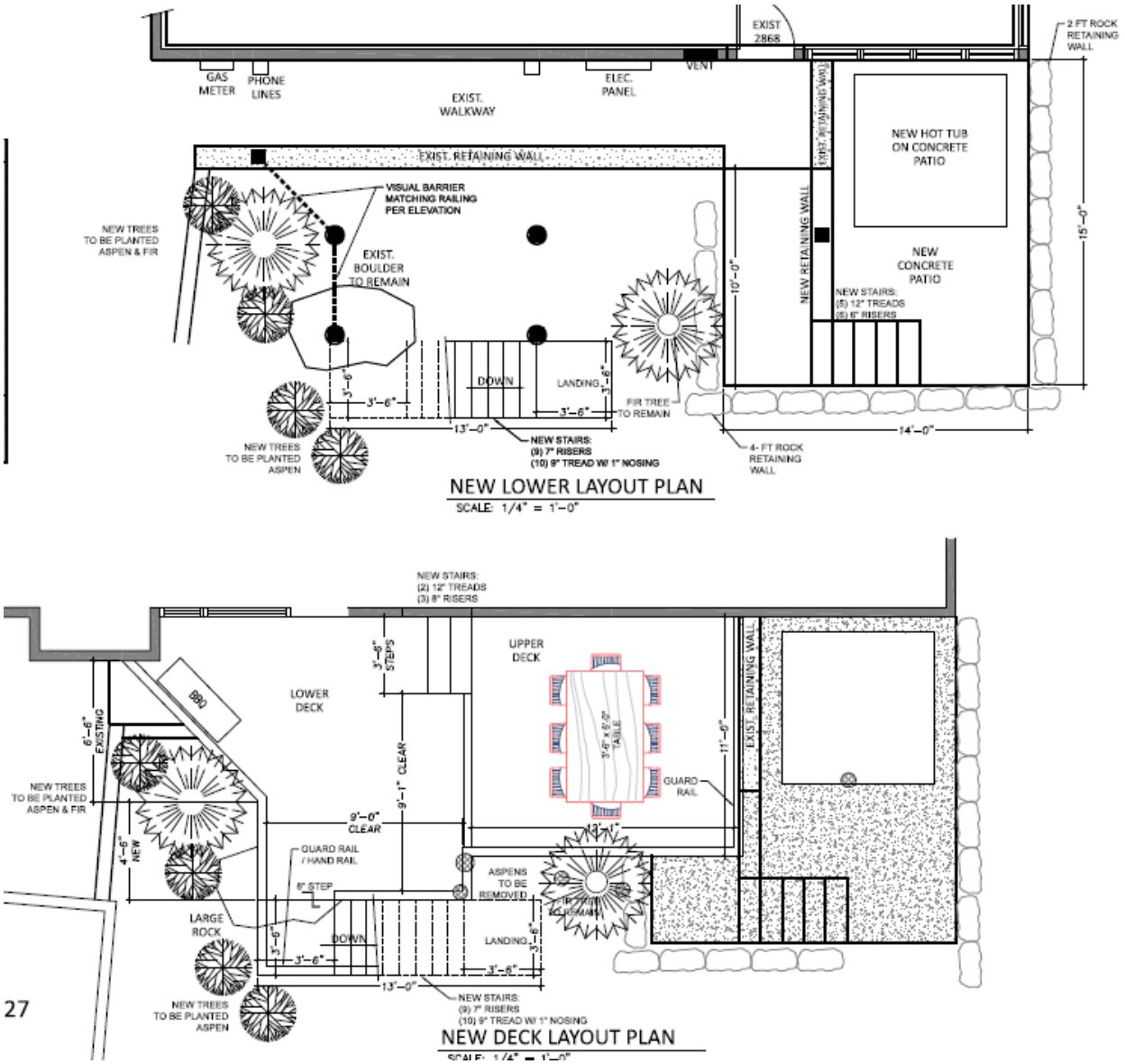


Figure 2 – New deck layout

Good Cause

The proposed Plat Amendment has been reviewed in accordance with LMC § 15-7. Staff finds Good Cause for this Plat Amendment as the Amendment expands the private space of Unit 26 with patio and deck area which will not be enclosed, and meets applicable LMC requirements including the Open Space requirement of 60%.

No Public Streets, Right-of-Way or easements have been vacated or amended.

Department Review

The Development Review Committee reviewed this application on June 1, 2021. No issues were raised.

Notice

On May 26, 2021, the property was posted, and notice was mailed to property owners within 300 feet. Legal notice was published in the Park Record and on the Utah Public Notice website on May 26, 2021.

Public Input

Staff did not receive any public input prior to the publication of this Staff Report.

Alternatives

- Planning Commission may forward a positive recommendation to City Council for the Plat Amendment, as conditioned or amended, or
- Planning Commission may forward a negative recommendation to City Council for the Plat Amendment, and direct staff to make Findings for this decision, or
- Planning Commission may continue the item to a date certain.

Exhibits

Exhibit A – Draft Ordinance
Exhibit B – 1982 Silver Bird Condominiums ROS
Exhibit C – Silver Bird Condominiums First and Second Amendments
Exhibit D – Silver Bird Condominiums Proposed Third Amendment Amending Unit 26 and HOA Approval Letter

Draft Ordinance No. 2021-XX

AN ORDINANCE APPROVING THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY THIRD AMENDMENT, AMENDING UNIT 26, LOCATED AT 7374 SILVER BIRD DRIVE, PARK CITY, UTAH.

WHEREAS, the owners of the property known as Silver Bird Condominiums at Deer Valley Unit 26, located at 7374 Silver Bird Drive, petitioned the City Council for approval of the Silver Bird Condominiums at Deer Valley Third Amendment, Amending Unit 26; and

WHEREAS, on May 26, 2021, the property was properly posted, and legal notice was sent to all affected property owners; and

WHEREAS, on May 26, 2021, proper legal notice was published in the Park Record and on the Utah Public Notice website according to requirements of the Land Management Code; and

WHEREAS, the Planning Commission, on June 9, 2021, held a public hearing and forwarded a positive recommendation to the City Council; and,

WHEREAS, the City Council on June 24, 2021, held a public hearing and took final action on the Plat Amendment; and,

WHEREAS, it is in the best interest of Park City, Utah to approve the Silver Bird Condominiums At Deer Valley Third Amendment Amending Unit 26.

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

SECTION 1. APPROVAL. The above recitals are hereby incorporated as findings of fact. Silver Bird Condominiums At Deer Valley Third Amendment Amending Unit 26, as shown in Exhibit A is approved subject to the following Findings of Facts, Conclusions of Law, and Conditions of Approval:

Findings of Fact:

1. The property is located at 7374 Silver Bird Drive in the Residential Development (RD) District.
2. The Silver Bird Condominiums were approved in 1982 for six (6) units and are subject to the Deer Valley MPD.
3. The proposed amendment is for an unenclosed deck and patio and does not change the number of residential units or require additional parking. The amount of Open Space is 74%, more than the required 60%.
4. Decks are prohibited from being enclosed and converted to interior space. The expansion of private deck space has been done before in this condominium development in both the First and Second Amendments in 2014 and 2016.
5. The patio and new deck meet all setback requirements and the HOA has approved the proposed change.

6. Staff finds Good Cause for this Plat Amendment as the Amendment expands the private space of Unit 26 with patio and deck area which will not be enclosed, meets the LMC Requirements and the Open Space requirement of 60% is maintained.
7. No Public Streets, Right-of-Way or easement has been vacated or amended.
8. The findings in the analysis section are incorporated herein.

Conclusions of Law:

1. There is good cause for this Plat Amendment as the Amendment expands the private space of Unit 26 with patio and deck area which will not be enclosed, and the Open Space requirement of 60% is maintained.
2. The Plat Amendment is consistent with the Park City Land Management Code and applicable State law regarding Subdivisions, including LMC § 15-7.
3. Neither the public nor any person will be materially injured by the proposed Plat Amendment.
4. Approval of the Plat Amendment, subject to the conditions stated below, does not adversely affect the health, safety and welfare of the citizens of Park City.
5. No Public Streets, Right-of-Way or easements have been vacated or amended.

Conditions of Approval:

1. The City Attorney and City Engineer will review and approve the final form and content of the Plat Amendment for compliance with State law, the Land Management Code, and the conditions of approval, prior to recordation of the Plat.
2. The applicant will record the Plat Amendment at the County within one year from the date of City Council approval. If recordation has not occurred within one year's time, this approval for the plat will be void, unless a request for an extension is submitted in writing and approved by the City Council.
3. A Plat Note shall indicate that all Conditions of Approval of the Silver Bird Condominiums at Deer Valley Condominium Plat, and the Deer Valley MPD as amended shall continue to apply.
4. A Plat Note shall indicate that the Plat is subject to Ordinance 2021-XX.

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

PASSED AND ADOPTED this 24th day of June, 2021.

PARK CITY MUNICIPAL CORPORATION

_____
Andy Beerman, MAYOR

ATTEST:

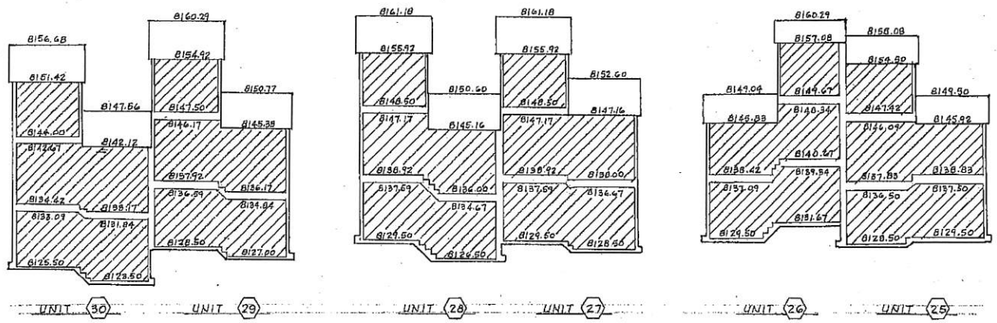
_____
Michelle Kellogg, City Recorder

APPROVED AS TO FORM:

_____
Mark Harrington, City Attorney

Exhibits
Exhibit A – Silver Bird Condominiums at Deer Valley Third Amendment, Amending Unit 26 (INSERT W OS%)

EXHIBIT B - EXISTING PLAT



ELEVATIONS
COUNTY DATUM

LEGEND

- UNITS (PRIVATE OWNERSHIP)
- LIMITED COMMON AREAS AND FACILITIES ATTACHED TO RESPECTIVE UNITS
- COMMON AREAS AND FACILITIES

NOTE!
1. ALL AREAS DESCRIBED HEREIN ARE COMMON AREAS AND FACILITIES EXCEPT AS SHOWN ON THE ELEVATIONS AND ON SHEET No. 2 AS PRIVATE OWNERSHIP AND LIMITED COMMON AREAS AND FACILITIES.
2. DIMENSIONS SHOWN ARE TO UNFINISHED SURFACES OF THE BOUNDING WALLS.
3. SQUARE FOOTAGES OF UNITS SHOWN IN THE DECLARATION EXCLUDE THE GARAGE AREAS OF ALL UNITS.
4. BENCHMARK ELEV. 8174.96 ~ SPIKE ON POWER POLE NE. COR. INT. SILVER LAKE KNOLL ROAD & LAKE FLAT E. ROAD
5. SEE WW ENTRANCE ROAD DESIGN FOR LOCATION OF PRIVATE ROADS AND DRIVEWAYS.

SURVEYOR'S CERTIFICATE

I, Patrick C. Alsup, do hereby certify that I am a registered Land Surveyor holding certificate No. 4609 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 Record of Survey Map and described below, and that the description correctly describes the land surface upon which there has been constructed SILVER BIRD CONDOMINIUMS
I further certify that this Record Of Survey Map is accurate and has been prepared in compliance with the provisions of the Utah Condominium Ownership Act, and that building specifications shown on this Map are true and correct.

DESCRIPTION

COURSE	DIST.	REMARKS
		BEGINNING AT A POINT WHICH LIES
EAST	564.74	FEET AND
SOUTH	365.26	FEET FROM THE SOUTHWEST CORNER OF SECTION 22
		T. 2 S., R. 4 E., SALT LAKE BASE AND MERIDIAN;
		AND RUNNING THENCE
S. 55°00'00" W.	208.11	FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE
		TO THE LEFT; THENCE ALONG THE ARC OF SAID 125.00
		FOOT RADIUS CURVE TO THE LEFT, 118.55 FEET (LONG
		CHORD BEARS N. 1° 00'10" E., 114.16 FEET); THENCE
N. 26°10'00" W.	157.00	FEET; THENCE
N. 63°50'00" E.	61.00	FEET; THENCE
S. 65°22'36" E.	81.07	FEET; THENCE
N. 70°30'00" E.	60.00	FEET; THENCE
S. 19°30'00" E.	157.89	FEET TO THE POINT OF BEGINNING
		CONTAINS 0.807 ACRES , 6 UNITS

9-2-82
DATE

PATRICK C. ALSUP, RE., R.L.S.

OWNER'S CERTIFICATE OF CONSENT TO RECORD AND DEDICATION

Know all men by these presents that we the undersigned Owners of the above described tract of land have caused a survey to be made and this Record Of Survey Map to be prepared, do hereby consent to the recordation of this Map in accordance with the Utah Condominium Ownership Act, and do hereby dedicate the nonexclusive public utility easements shown thereon for the perpetual use of the public.
In witness whereof we have hereunto set our hands this 7th day of September, 1982 A.D.

SILVER BIRD CORPORATION, a Utah corporation

By Christopher J. Sumner, President

By Daniel N. Balin, Secretary

CORPORATE ACKNOWLEDGMENT

STATE OF UTAH)
County of Summit) S.S.

On the 7th day of September, A.D., 1982 personally appeared before me Christopher J. Sumner & Daniel N. Balin who being by me duly sworn or affirmed, did say that they is the President and Secretary of Silver Bird Corporation and that the above Owner's Certificate of Consent to Record and Dedication was signed in behalf of said Corporation by authority of the Board of Directors and the said Christopher J Sumner and Daniel N Balin acknowledged to me that said Christopher J Sumner and Daniel N Balin executed the same.

my commission expires 9-19-85

Roberta Owen
notary public residing in Salt Lake City, Utah

ROBERTA OWEN NOTARY PUBLIC

SILVER BIRD CONDOMINIUMS ~ A UTAH CONDOMINIUM PROJECT
PART OF THE NORTHWEST QUARTER OF SECTION 27, T. 2 S., R. 4 E.

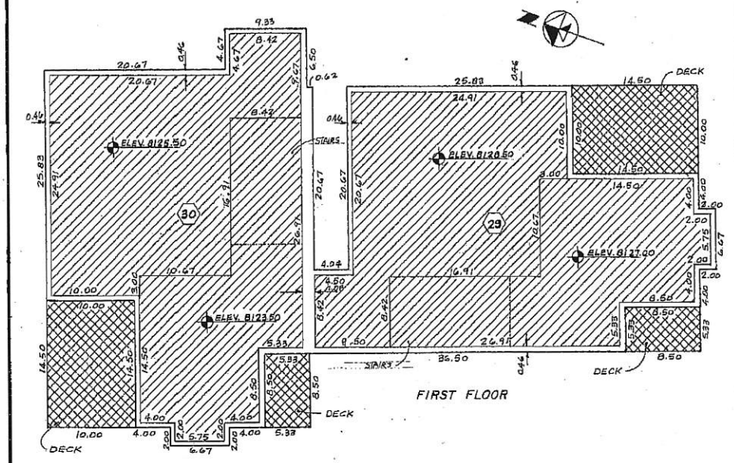
PARK CITY ENGINEER	PARK CITY ATTORNEY	PARK CITY PLANNING COMMISSION	PARK CITY COUNCIL
APPROVED THIS 1ST DAY OF OCTOBER, 1982 A.D.	APPROVED THIS 7 DAY OF OCTOBER, 1982 A.D.	APPROVED THIS 5th DAY OF October, 1982 A.D. BY THE PARK CITY PLANNING COMMISSION	APPROVED THIS 2nd DAY OF November, 1982 A.D. BY THE PARK CITY COUNCIL
Eric W. DeHaan, P.E.		CHAIRMAN	MAYOR OF PARK CITY

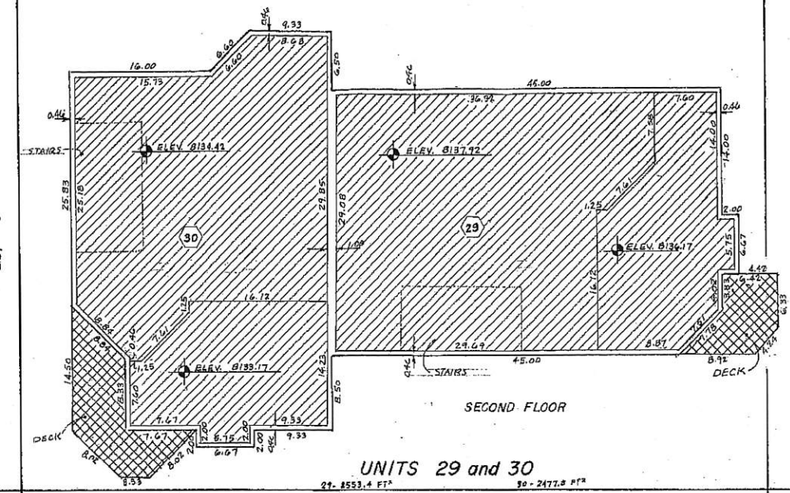
RECORDED NO. 197341
STATE OF UTAH, COUNTY OF SUMMIT, RECORDED AND FILED AT THE REQUEST OF Summit County Title Co.
DATE 10-22-82 TIME 12:15 BOOK PAGE
$23.00 FEE
SUMMIT COUNTY RECORDER

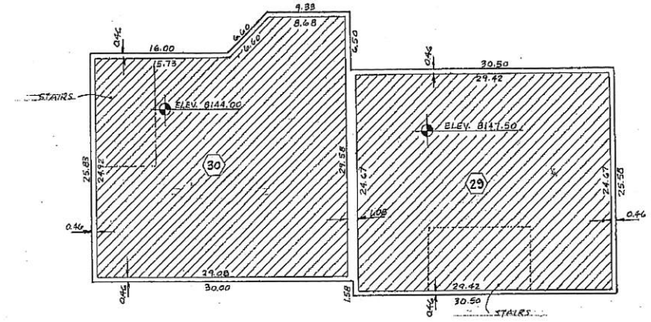
SHEET 1 OF 2 SHEETS

SILVER BIRD CONDO. 1 OF 2

EXHIBIT C - EXISTING PLAT

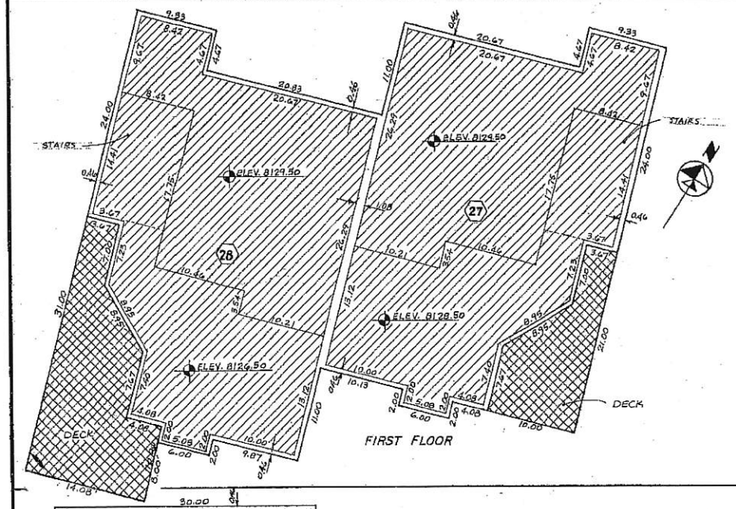


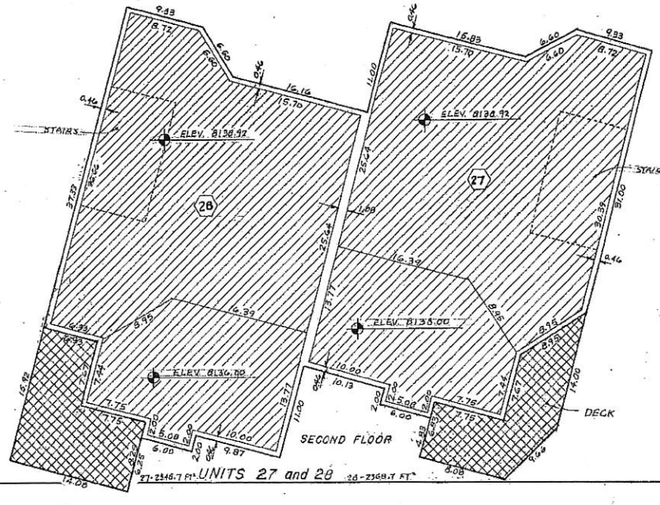


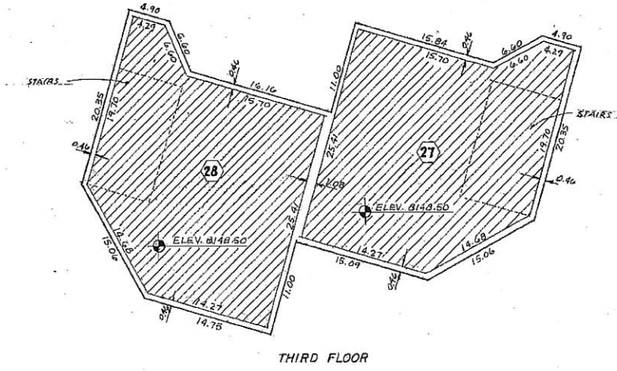


UNITS 29 and 30

29 - 8553.4 FT² 30 - 2477.8 FT²

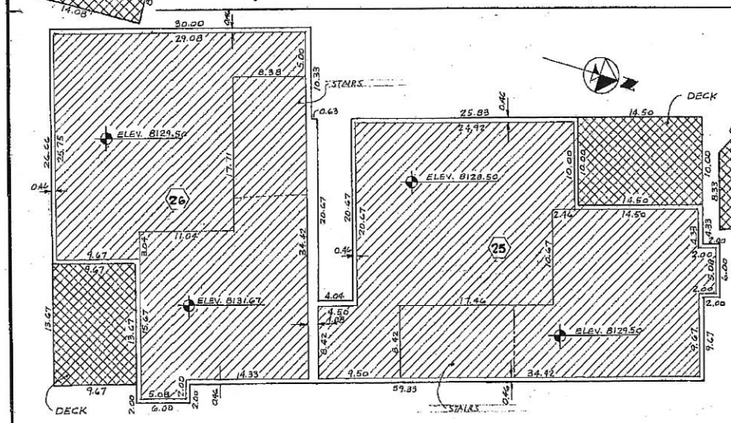


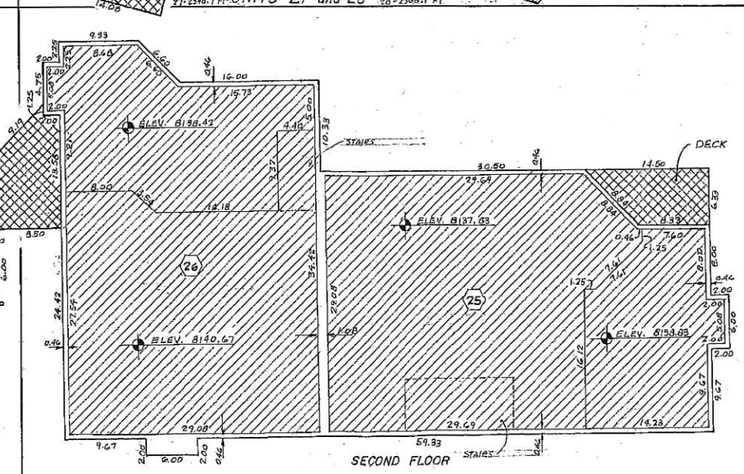


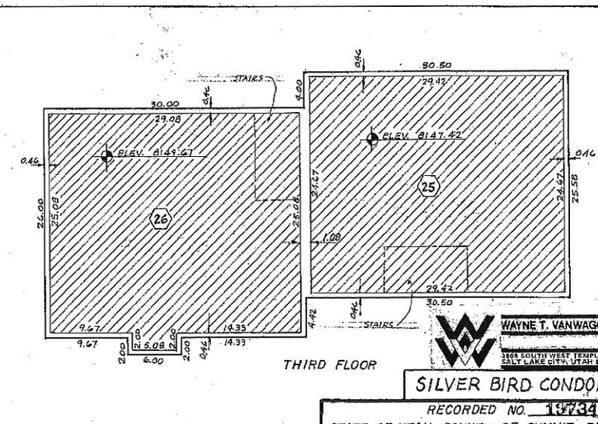


UNITS 27 and 28

27 - 2346.7 FT² 28 - 2368.7 FT²







25 - 2547.1 FT² UNITS 25 and 26 26 - 2517.0 FT²

WAYNE T. VANWAGONER & ASSOCIATES, INC.

3364 SOUTH WEST TEMPLE P.O. BOX 15415
SALT LAKE CITY, UTAH 84115 (801) 532-4763

SILVER BIRD CONDOMINIUMS

RECORDED NO. 19734

STATE OF UTAH, COUNTY OF SUMMIT. RECORDED AND FILED AT THE REQUEST OF Summit County Title Co.

DATE 11-22-82 TIME 12:15 BOOK ____ PAGE ____

$23.00 FEE

Wanda Y. Spriggs SUMMIT COUNTY RECORDER

SHEET 2 OF 2 SHEETS

SILVER BIRD CONDO 2 OF 2

CONDOMINIUM PLAT

SILVER BIRD CONDOMINIUMS AT DEER VALLEY FIRST AMENDMENT

-A UTAH CONDOMINIUM PROJECT-

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27. TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

PLAT NOTES

1. THIS PLAT REPRESENTS AN AMENDMENT OF UNITS 25, 26, 27, 28, 29, & 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT CONVERTS ALL EXISTING LIMITED COMMON AREA SPACE INTO PRIVATE AREA FOR UNITS 25, 26, 27, 28, 29, & 30. THE SPACE BEING CONVERTED IS LOCATED ON LEVEL 1 AND LEVEL 2 IN ALL UNITS (25, 26, 27, 28, 29, & 30 AS NOTED AND SHOWN HEREON).

2. THIS PLAT ALSO REPRESENTS AN AMENDMENT OF UNITS 27, 28, 29, & 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT EXTENDS EXISTING COMMON AREA DECK SPACE OF UNITS 27, 28, 29, & 30. THE EXTENDED DECK SPACE IS LOCATED ON LEVEL 1 AND LEVEL 2 FOR UNITS 27, 28, & 30 AND ON LEVEL 1 FOR UNIT 29 AS NOTED AND SHOWN HEREON.

3. THIS PLAT ALSO REPRESENTS AN AMENDMENT OF UNITS 25 & 29 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341.) THIS AMENDMENT ENCLOSES EXISTING HALLWAYS AND CONVERTS THEM FROM COMMON AREA INTO PRIVATE SPACE FOR UNITS 25 & 29. THE ENCLOSED HALLWAYS ARE ON LEVEL 1 FOR BOTH UNITS 25 & 29.

4. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.

5. ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 11TH AMENDED AND RESTATED LARGE SCALE MPD AND THE ORIGINAL SILVER BIRD CONDOMINIUMS AT DEER VALLEY APPROVAL SHALL CONTINUE TO APPLY.

6. THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN PARK CITY ORDINANCE 14-43.

7. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

RECORDING INFORMATION

LEGAL DESCRIPTION OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY

BEGINNING AT A POINT WHICH LIES EAST 566.74 FEET AND SOUTH 365.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 55°00'00" WEST 208.11 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; THEN ALONG THE ARC OF SAID 125.00 FOOT RADIUS CURVE TO THE LEFT 118.55 FEET (LONG CHORD BEARS NORTH 1°00'10" EAST 114.16 FEET); THENCE NORTH 26°10'00" WEST 157.00 FEET; THENCE NORTH 63°50'00" EAST 61.00 FEET; THENCE SOUTH 65°22'36" EAST 81.07 FEET; THENCE NORTH 70°30'00" EAST 60.00 FEET; THENCE SOUTH 19°30'00" EAST 157.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.807 ACRES FOR SIX CONDO UNITS.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

SURVEYOR'S SEAL — PROFESSIONAL LAND SURVEYOR — No.145796 BING CHRISTENSEN — 11-11-14 — State of Utah

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

11-11-14
DATE

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: Bruce S. Morra
BRUCE S. MORRA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

ON THIS 7th DAY OF January, 2015, PERSONALLY APPEARED BEFORE ME BRUCE S. MORRA, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

Susan Brose McKeon
NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 25

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 25 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: Bruce S. Morra
BRUCE S. MORRA, TRUSTEE OF THE BRUCE S. MORRA REVOCABLE TRUST OF JULY 17, 2014 AN UNDIVIDED 50% TENANCY IN COMMON INTEREST

BY: Catherine T. Morra 3/31/15
CATHERINE T. MORRA, TRUSTEE OF THE CATHERINE T. MORRA REVOCABLE TRUST OF JULY 17, 2014 AN UNDIVIDED 50% TENANCY IN COMMON INTEREST

ACKNOWLEDGEMENT

STATE OF UTAH
COUNTY OF SUMMIT

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

ON THIS 7th DAY OF January, 2015, PERSONALLY APPEARED BEFORE ME BRUCE S. MORRA AND CATHERINE T. MORRA, WHO BEING DULY SWORN, DID EACH SAY THAT THEY ARE THE OWNERS OF UNIT 25 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE AND SHE SIGNED THE FOREGOING INSTRUMENT.

Susan Brose McKeon
NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 26

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 26 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: Trustee
JOHN C. MURPHY, TRUSTEE OF THE MURPHY FAMILY TRUST DATED JULY 26, 1996

ACKNOWLEDGEMENT

STATE OF CA
COUNTY OF Orange

ON THIS 31st DAY OF February, 2015, PERSONALLY APPEARED BEFORE ME JOHN C. MURPHY, WHO BEING DULY SWORN, DID SAY THAT HE IS THE TRUSTEE OF THE MURPHY FAMILY TRUST DATED JULY 26, 1996, WHICH OWNS UNIT 26 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

J. GALLARDO COMM # 1924642 RIVERSIDE COUNTY NOTARY PUBLIC-CALIFORNIA MY COMMISSION EXPIRES OCT. 01, 2015

OWNER'S CONSENT TO RECORD - UNIT 27

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 27 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT WE DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: Robert Scott Michal
RONALD SCOTT MICHAL AS JOINT TENANT

BY: Eleanor M Michal
ELEANOR M. MICHAL AS JOINT TENANT

BY: Wesley D Millican
WESLEY MILLICAN AS JOINT TENANT

BY: Kristie L Millican
KRISTIE MILLICAN AS JOINT TENANT

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

ACKNOWLEDGEMENT

STATE OF
COUNTY OF

WANDA S MCFAUL My Commission Expires April 22, 2017

ON THIS 2 DAY OF January, 2015, PERSONALLY APPEARED BEFORE ME RONALD SCOTT MICHAL AND ELEANOR M. MICHAL, WHO BEING DULY SWORN, DID SAY THAT HE AND SHE ARE OWNERS OF UNIT 27 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT EACH SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC
Expire April 22, 2017

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit

ON THIS 2 DAY OF January, 2015, PERSONALLY APPEARED BEFORE ME WESLEY MILLICAN AND KRISTIE MILLICAN, WHO BEING DULY SWORN, DID SAY THAT HE AND SHE ARE OWNERS OF UNIT 27 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT EACH SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 28

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 28 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: John O. Lehner, Trustee
JOHN O. LEHNER, TRUSTEE OF JOHN O LEHNER REVOCABLE TRUST DATED DEC 22, 1987

BY: Dienna A. Lehner, Trustee
DIENNA A. LEHNER, TRUSTEE OF JOHN O LEHNER REVOCABLE TRUST DATED DEC. 22, 1987

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

ON THIS 13 DAY OF January, 2015, PERSONALLY APPEARED BEFORE ME JOHN O. LEHNER AND DIENNA A. LEHNER, WHO BEING DULY SWORN, DID EACH SAY THAT THEY ARE THE TRUSTEES OF THE JOHN O. LEHNER REVOCABLE TRUST THAT OWNS UNIT 28 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND EACH DULY ACKNOWLEDGED TO ME THAT HE AND SHE SIGNED THE FOREGOING INSTRUMENT.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 29

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 29 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY:
DAVID C. OXMAN, TRUSTEE OF THE SILVER BIRD 29 TRUST DATED APRIL 3, 2002

BY: Phyllis S Oxman
PHYLLIS S. OXMAN, TRUSTEE OF THE SILVER BIRD 29 TRUST DATED APRIL 3, 2002

ACKNOWLEDGEMENT

STATE OF Utah
COUNTY OF Summit

SUSAN BROSE McKEON Notary Public, State of Utah Commission #670051 My Commission Expires September 13, 2017

ON THIS 6 DAY OF February, 2015, PERSONALLY APPEARED BEFORE ME DAVID C. OXMAN & PHYLLIS S. OXMAN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE TRUSTEES OF THE SILVER BIRD 29 TRUST AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

Susan Brose McKeon
NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 30

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY:
ROBERT E. WARD AS TO AN UNDIVIDED ONE-HALF INTEREST

KNOW ALL MEN BY THESE PRESENT THAT I, THE UNDERSIGNED OWNER OF UNIT 30-A AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT I DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: Philip K Sullivan
PHILIP K. SULLIVAN AS TO AN UNDIVIDED ONE-HALF INTEREST

ACKNOWLEDGEMENT

STATE OF PA
COUNTY OF Chester

ON THIS 3 DAY OF December, 2014, PERSONALLY APPEARED BEFORE ME ROBERT E. WARD, WHO BEING DULY SWORN, DID SAY THAT HE IS AN OWNER OF UNIT 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

Tamara F Swavely
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Tamara F. Swavely, Notary Public
West Vincent Township, Chester County
My Commission Expires August 10, 2016

ACKNOWLEDGEMENT

STATE OF Pennsylvania
COUNTY OF Delaware

ON THIS 10th DAY OF December 2014, PERSONALLY APPEARED BEFORE ME PHILIP A. SULLIVAN, WHO BEING DULY SWORN, DID SAY THAT HE IS AN OWNER OF UNIT 30 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT HE SIGNED THE FOREGOING INSTRUMENT.

Deborah A Vasek
NOTARY PUBLIC

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
DEBORAH A. VASEK, Notary Public
Radnor Twp., Delaware County
My Commission Expires October 6, 2015

Summit Engineering Group Inc.
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROJECT NO.:	S14-025
DRAWN BY:	MPJ
REVIEWED BY:	BC
APPROVED BY:	BC
DATE:	NOV 7, 2014

SHEET 1 OF 2

PARK CITY PLANNING COMMISSION

APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 13TH DAY OF AUGUST, 2014.

CHAIR

PARK CITY ENGINEER

THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS 12th DAY OF March 2015

CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 12 DAY OF Feb. 2015

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY

APPROVED AS TO FORM ON THIS 15th DAY OF April 2015

CITY ATTORNEY

CITY COUNCIL APPROVAL

APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THE 4TH DAY OF SEPTEMBER, 2014

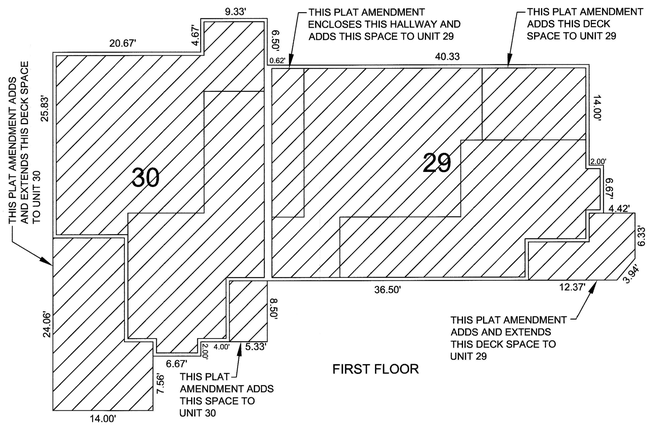
MAYOR

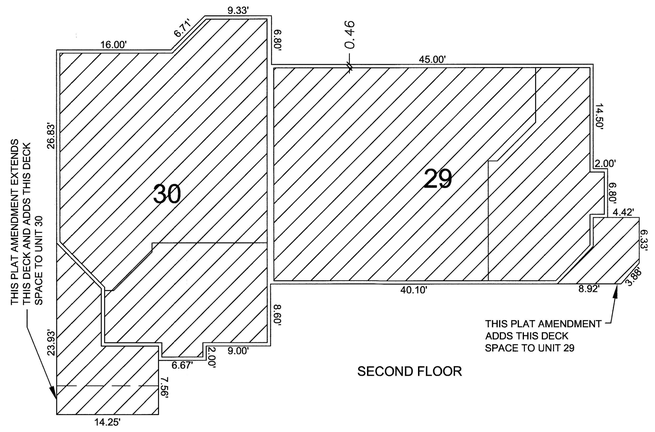
CERTIFICATE OF ATTEST

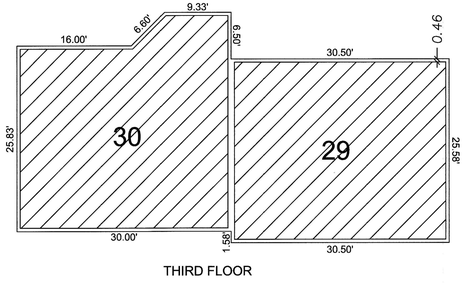
I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE 16 DAY OF April 2014.

CITY RECORDER

FEE: 65.00 RECORDED
ENTRY NO. 1017277
TIME 10:52 AM
STATE OF UTAH, COUNTY OF SUMMIT
DATE: 4/24/15
RECORDED AT THE REQUEST OF FIRST AMERICAN TITLE
C O'Shaughnessy - Deputy
SUMMIT COUNTY RECORDER







OWNERSHIP LEGEND

PRIVATE

COMMON

1. ALL AREAS DESCRIBED HEREIN ARE COMMON AREAS AND FACILITIES AND PRIVATE OWNERSHIP.
2. DIMENSIONS SHOWN ARE TO UNFINISHED SURFACES OF THE BOUNDING WALLS.
3. SQUARE FOOTAGES OF UNITS SHOWN BELOW IN TABULATIONS INCLUDE THE GARAGE AREAS OF ALL UNITS
4. BENCHMARK ELEVATION 8124.96 ~ SPIKE ON POWER POLE NORTHEAST CORNER INTERIOR SILVER LAKE KNOLL ROAD AND LAKE FLAT 'E' ROAD.
5. SEE WVW ENTRANCE ROAD DESIGN FOR LOCATION OF PRIVATE ROADS AND DRIVEWAYS

TABULATIONS

UNIT 25
PRIVATE AREA = 3310.2 SQ.FT.

UNIT 26
PRIVATE AREA = 3320.38 SQ.FT.

UNIT 27
PRIVATE AREA = 3663.39 SQ.FT.

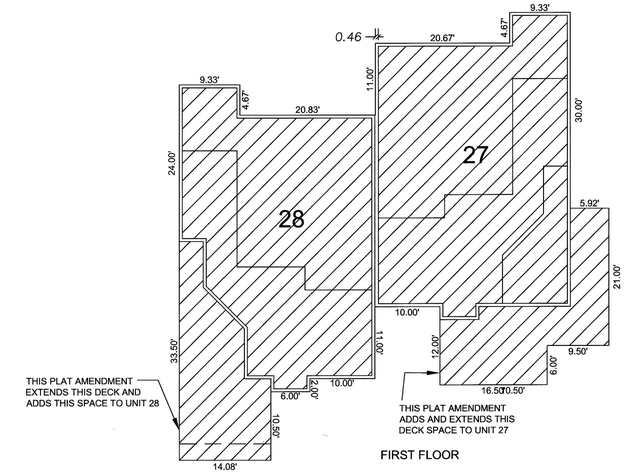
UNIT 28
PRIVATE AREA = 3356.93 SQ.FT.

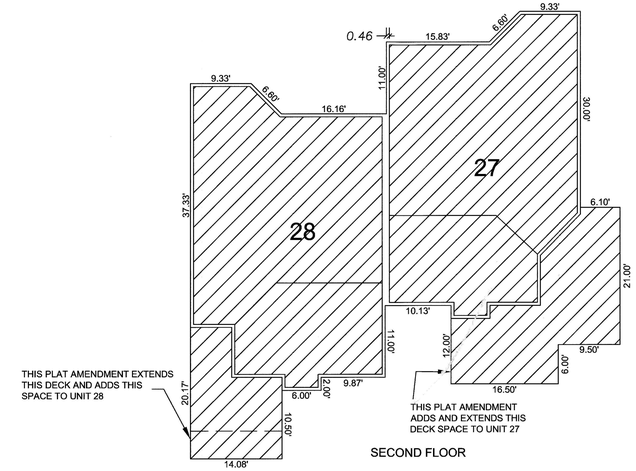
UNIT 29
PRIVATE AREA = 3453.13 SQ.FT.

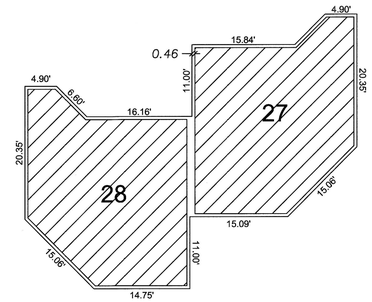
UNIT 30
PRIVATE AREA = 3475.87 SQ.FT.

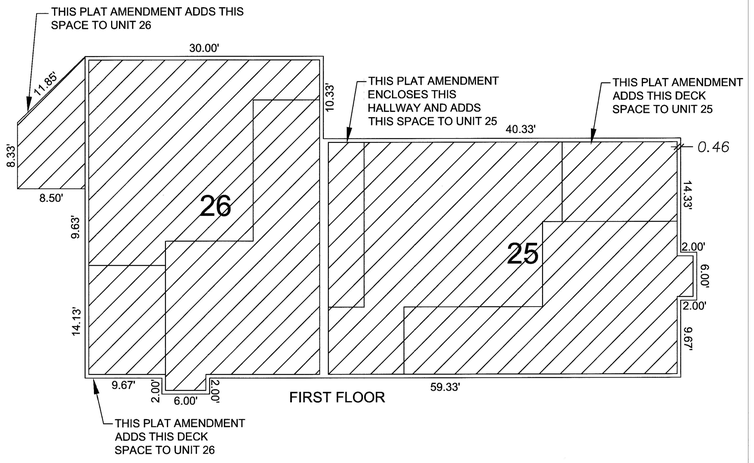
NOTES

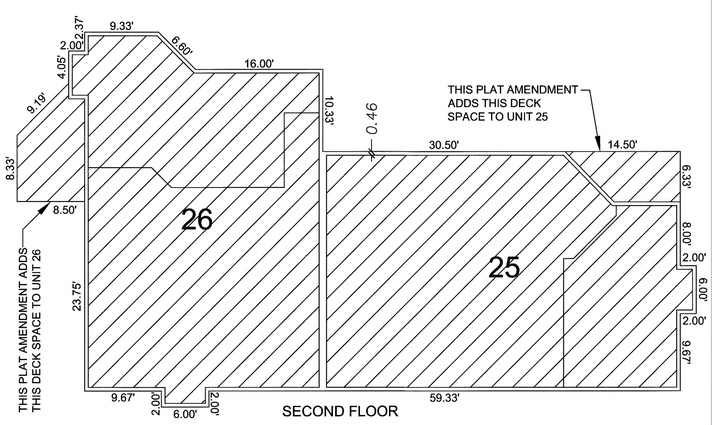
1. THIS AMENDED CONDO PLAT IS SUBJECT TO CONDITIONS OF APPROVAL IN CITY ORDINANCE 14-43.
2. ALL CONDITIONS OF APPROVAL OF THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY CONDOMINIUM PLAT SHALL CONTINUE TO APPLY.

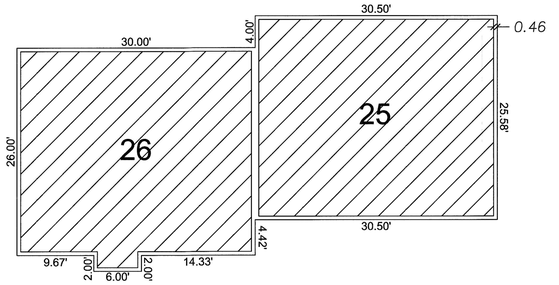












Summit Engineering Group Inc.
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROJECT NO.: S14-025
DRAWN BY: JE
REVIEWED BY: MPJ
APPROVED BY: BC
DATE: NOV 7, 2014

CONDOMINIUM PLAT

SILVER BIRD CONDOMINIUMS AT DEER VALLEY FIRST AMENDMENT

-A UTAH CONDOMINIUM PROJECT-

SHEET 2 OF 2

ENTRY NO. 01017277
04/24/2015 10:52:44 AM B: [illegible] P: [illegible]
Plat PAGE 1/1
TOMMY ERIN TRUSSELL, SUMMIT COUNTY RECORDER
FEE 65.00 BY FIRST AMERICAN TITLE CO UTAH

SILVER BIRD CONDOMINIUMS AT DEER VALLEY SECOND AMENDMENT

-A UTAH CONDOMINIUM PROJECT- AMENDING UNIT 29

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 27. TOWNSHIP 2 SOUTH, RANGE 4 EAST SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY

BEGINNING AT A POINT WHICH LIES EAST 566.74 FEET AND SOUTH 365.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 55°00'00" WEST 208.11 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 125.00 FOOT RADIUS CURVE TO THE LEFT 118.55 FEET (LONG CHORD BEARS NORTH 1°00'10" EAST 114.16 FEET); THENCE NORTH 26°10'00" WEST 157.00 FEET; THENCE NORTH 63°50'00" EAST 61.00 FEET; THENCE SOUTH 65°22'36" EAST 81.07 FEET; THENCE NORTH 70°30'00" EAST 60.00 FEET; THENCE SOUTH 19°30'00" EAST 157.89 FEET TO THE POINT OF BEGINNING, ~~CONTAINING 0.967 ACRES FOR SIX CONDO UNITS.~~

LESS AND EXCEPTING UNITS 25, 26, 27, 28, AND 30 OF SILVER BIRD CONDOMINIUM ENTRY # 191561 AND SILVERBIRD CONDOMINIUM AT DEER VALLEY FIRST AMENDMENT ENTRY # 1017277, ACCORDING TO THE OFFICIAL PLATS ON FILE IN SUMMIT COUNTY OFFICIAL RECORDS.

SURVEYOR'S CERTIFICATE

I, BING CHRISTENSEN, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 145796 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

SURVEYOR'S SEAL — No.145796 BING CHRISTENSEN 1-23-17 — PROFESSIONAL LAND SURVEYOR — State of Utah

BING CHRISTENSEN
PROFESSIONAL LAND SURVEYOR

1-23-17
DATE

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: Bruce S. Morra
BRUCE S. MORRA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SUMMIT

SUSAN BROSE McKEON
Notary Public, State of Utah
Commission #670951
My Commission Expires
September 13, 2017

ON THIS 6 DAY OF February, 2017, PERSONALLY APPEARED BEFORE ME BRUCE S. MORRA, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 29

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 29 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____
DAVID C. OXMAN, TRUSTEE OF
THE SILVER BIRD 29 TRUST,
DATED APRIL 3, 2002,
MADE BY PHYLLIS S. OXMAN

BY: Phyllis S. Oxman
PHYLLIS S. OXMAN, TRUSTEE OF
THE SILVER BIRD 29 TRUST,
DATED APRIL 3, 2002,
MADE BY PHYLLIS S. OXMAN

ACKNOWLEDGEMENT

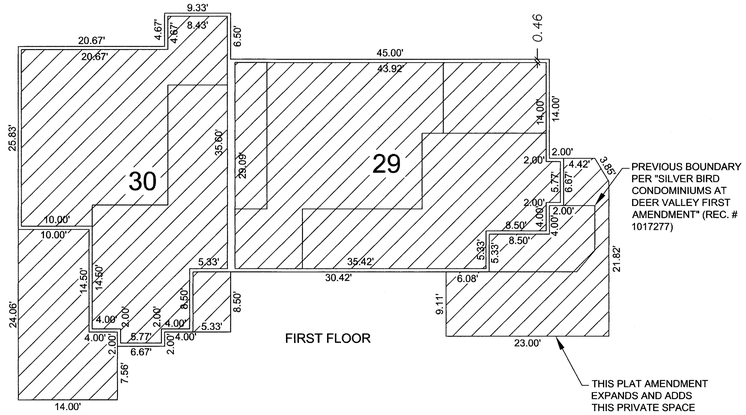
STATE OF UTAH

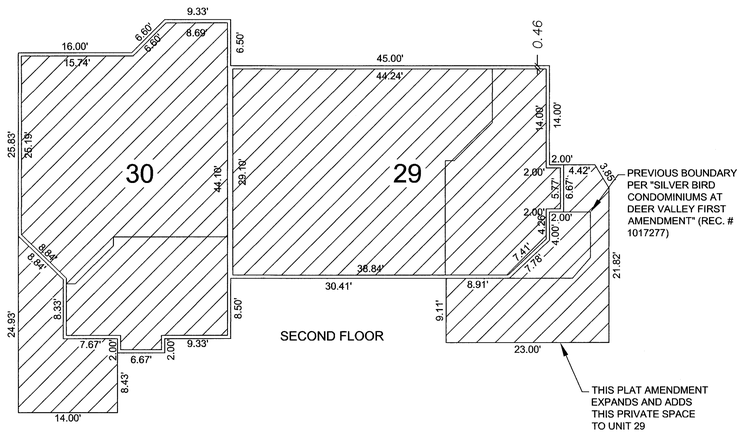
COUNTY OF WASATCH

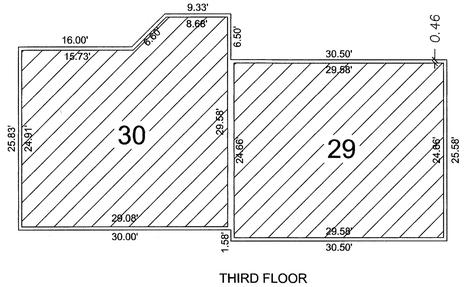
ON THIS 31 DAY OF DECEMBER ~~2017~~ 2016, PERSONALLY APPEARED BEFORE ME DAVID C. OXMAN & PHYLLIS S. OXMAN, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE TRUSTEES OF THE SILVER BIRD 29 TRUST, DATED APRIL 3, 2002, MADE BY PHYLLIS S. OXMAN, AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

JENNIFER BALLS
Notary Public
State of Utah
Comm. No. 681001
My Comm. Expires Jan 2, 2019

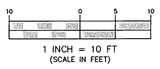
NOTARY PUBLIC







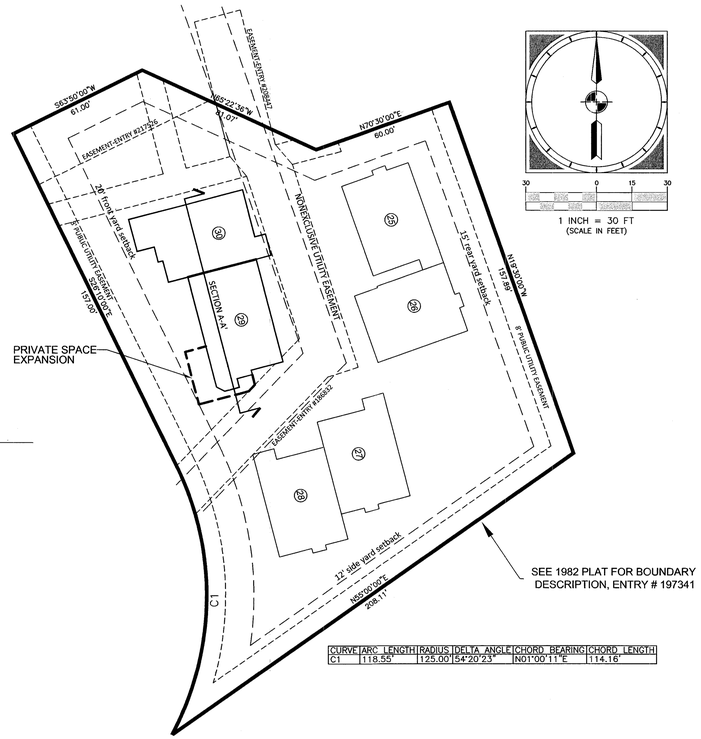
THIRD FLOOR



OWNERSHIP LEGEND

PRIVATE

COMMON



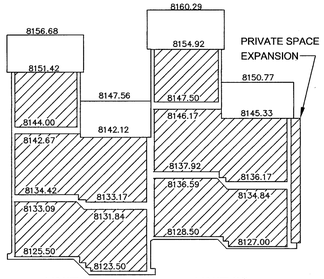
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.55'	125.00'	54°20'23"	N01°00'11"E	114.16'

SILVER BIRD CONDOMINIUM SITE MAP

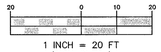
NOTES

1. DIMENSIONS SHOWN ARE TO UNFINISHED SURFACES OF THE BOUNDING WALLS.
2. SQUARE FOOTAGES OF UNIT 29 SHOWN BELOW INCLUDE THE GARAGE AREA OF UNIT 29

UNIT 29
PRIVATE AREA = 3973.2 SQ.FT.



ELEVATIONS



PLAT NOTES

1. THIS PLAT REPRESENTS A SECOND AMENDMENT OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341), AMENDING UNIT 29. THIS AMENDMENT EXPANDS THE PRIVATE SPACE ON THE FIRST AND SECOND LEVELS OF UNIT 29.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN 29, REFER TO "SILVER BIRD CONDOMINIUMS" WITH RECORDATION NO. 197341 AND "SILVER BIRD CONDOMINIUMS AT DEER VALLEY FIRST AMENDMENT" WITH RECORDATION NO. 1017277,ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 11TH AMENDED AND RESTATED LARGE SCALE MPD AND THE ORIGINAL SILVER BIRD CONDOMINIUMS AT DEER VALLEY APPROVAL SHALL CONTINUE TO APPLY.
5. THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN PARK CITY ORDINANCE 16-47.
6. FIRE SUPPRESSION MUST EXTEND INTO THE ADDITION.
7. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.

Summit Engineering Group Inc.
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROJECT NO.:	L16-052
DRAWN BY:	JDE
REVIEWED BY:	BC
APPROVED BY:	BC
DATE:	DECEMBER 30, 2016

PARK CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION THIS 14TH DAY OF SEPTEMBER, 2016.
CHAIR

PARK CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS 3RD DAY OF MARCH, 2017.
CITY ENGINEER

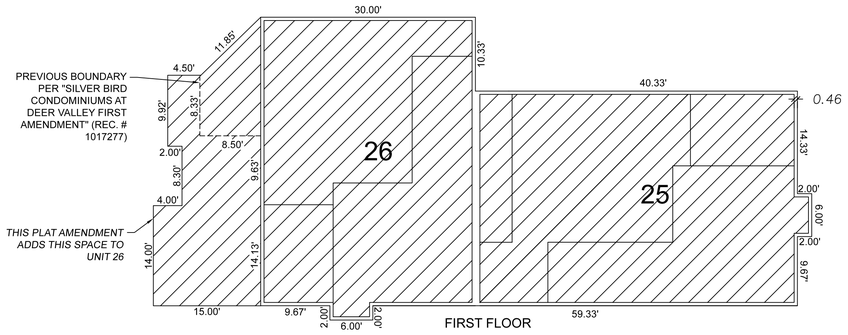
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS 25TH DAY OF JAN, 2017.
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY
APPROVED AS TO FORM ON THIS 28TH DAY OF March 2017.
CITY ATTORNEY

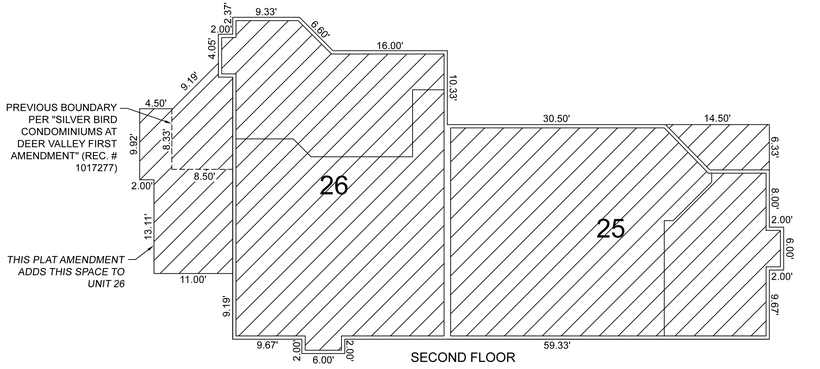
CITY COUNCIL APPROVAL
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS 6TH DAY OF OCTOBER, 2016.
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THE 6TH DAY OF OCTOBER, 2016.
CITY RECORDER

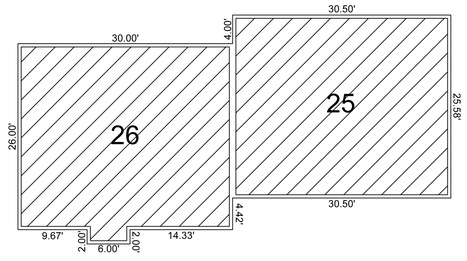
RECORDER
ENTRY NO. 1066496 BOOK 2665 PAGE 1
STATE OF UTAH, COUNTY OF SUMMIT
fee $31.00
DATE: 03/30/2017 09:42:31 AM
RECORDED AT THE REQUEST OF Park City TitleCo
Maura Wright, Dept. Rec.
SUMMIT COUNTY RECORDER



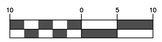
FIRST FLOOR



SECOND FLOOR



THIRD FLOOR
(UNCHANGED)

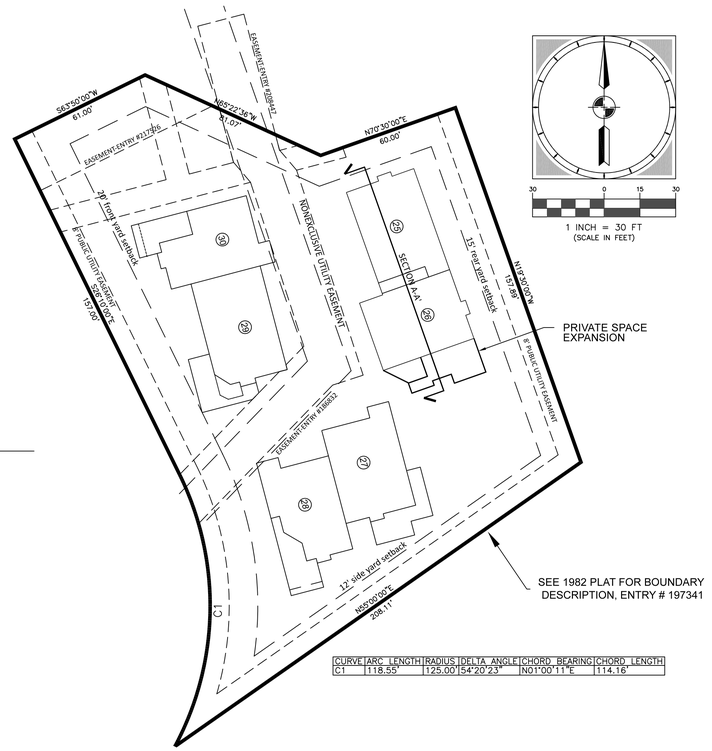


1 INCH = 10 FT
(SCALE IN FEET)

OWNERSHIP LEGEND

PRIVATE

COMMON



CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.55'	125.00'	54°20'23"	N01°00'11"E	114.16'

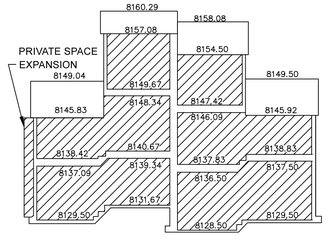
1 INCH = 30 FT
(SCALE IN FEET)

SILVER BIRD CONDOMINIUM SITE MAP

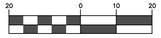
NOTES

1. DIMENSIONS SHOWN ARE TO UNFINISHED SURFACES OF THE BOUNDING WALLS.
2. SQUARE FOOTAGES OF UNIT 26 SHOWN BELOW INCLUDE THE GARAGE AREA OF UNIT 26

UNIT 26
NEW TOTAL PRIVATE AREA = 3880 SQ.FT.
AREA TRANSFERRED FROM COMMON TO PRIVATE = 559.62 SQ. FT.



ELEVATIONS



1 INCH = 20 FT
(SCALE IN FEET)

PLAT NOTES

1. THIS PLAT REPRESENTS A THIRD AMENDMENT OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER (RECORDATION NUMBER 197341), AMENDING UNIT 26. THIS AMENDMENT EXPANDS THE PRIVATE SPACE ON THE FIRST AND SECOND LEVELS OF UNIT 26.
2. ADDITIONAL UNITS ARE SHOWN HEREON FOR REFERENCE ONLY, AND ARE NOT CHANGED WITH THIS DOCUMENT. FOR INFORMATION ON ANY UNIT OTHER THAN 26, REFER TO "SILVER BIRD CONDOMINIUMS" WITH RECORDATION NO. 197341 AND "SILVER BIRD CONDOMINIUMS AT DEER VALLEY FIRST AMENDMENT" WITH RECORDATION NO. 1017277 AND "SILVER BIRD CONDOMINIUMS AT DEER VALLEY SECOND AMENDMENT" WITH RECORDATION NO. 1066496, ON FILE AND OF RECORD IN THE OFFICE OF THE SUMMIT COUNTY RECORDER.
3. COVENANTS, CONDITIONS, RESTRICTIONS, REQUIREMENTS, EASEMENTS, OR ITEMS PREVIOUSLY ASSOCIATED WITH THE PROPERTY DESCRIBED HEREON REMAIN IN EFFECT. ALL REQUIREMENTS SET FORTH TO THIS AMENDMENT ARE IN ADDITION TO PREVIOUSLY ASSOCIATED ITEMS.
4. ALL CONDITIONS OF APPROVAL OF THE DEER VALLEY RESORT 11TH AMENDED AND RESTATED LARGE SCALE MPD AND THE ORIGINAL SILVER BIRD CONDOMINIUMS AT DEER VALLEY APPROVAL SHALL CONTINUE TO APPLY.
5. THIS CONDOMINIUM PROJECT IS SUBJECT TO THE CONDITIONS OF APPROVAL IN PARK CITY ORDINANCE 16-47.
6. THE UNITS OF THIS CONDOMINIUM ARE SERVED BY A COMMON PRIVATE LATERAL WASTEWATER LINE. THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY OWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR OWNERSHIP, OPERATION, AND MAINTENANCE OF ALL COMMON PRIVATE LATERAL WASTEWATER LINES.
7. PRIVATE AREAS ADDED TO UNIT 26 AS SHOWN HEREON ARE PROHIBITED FROM BEING ENCLOSED AND CONVERTED TO INTERIOR SPACE. THIS AREA IS RESTRICTED TO DECKS AND PATIOS.

SILVER BIRD CONDOMINIUMS AT DEER VALLEY THIRD AMENDMENT

-A UTAH CONDOMINIUM PROJECT- AMENDING UNIT 26

A PARCEL OF LAND LOCATED
IN THE NORTHWEST QUARTER OF SECTION 27. TOWNSHIP 2 SOUTH, RANGE 4 EAST
SALT LAKE BASE & MERIDIAN, PARK CITY, SUMMIT COUNTY, UTAH

LEGAL DESCRIPTION OF SILVER BIRD CONDOMINIUMS AT DEER VALLEY

BEGINNING AT A POINT WHICH LIES EAST 566.74 FEET AND SOUTH 365.26 FEET FROM THE SOUTHWEST CORNER OF SECTION 22 TOWNSHIP 2 SOUTH, RANGE 4 EAST, SALT LAKE BASE AND MERIDIAN; AND RUNNING THENCE SOUTH 55°00'00" WEST 208.11 FEET TO A POINT ON A 125.00 FOOT RADIUS CURVE TO THE LEFT; THENCE ALONG THE ARC OF SAID 125.00 FOOT RADIUS CURVE TO THE LEFT 118.55 FEET (LONG CHORD BEARS NORTH 1°00'10" EAST 114.16 FEET); THENCE NORTH 26°10'00" WEST 157.00 FEET; THENCE NORTH 63°50'00" EAST 61.00 FEET; THENCE SOUTH 65°22'36" EAST 81.07 FEET; THENCE NORTH 70°30'00" EAST 60.00 FEET; THENCE SOUTH 19°30'00" EAST 157.89 FEET TO THE POINT OF BEGINNING, CONTAINING 0.807 ACRES FOR SIX CONDO UNITS.

SURVEYOR'S CERTIFICATE

I, KEVIN M. BALLS, DO HEREBY CERTIFY THAT I AM A LICENSED PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 11207308 AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. BY AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE PROPERTY SHOWN ON THIS PLAT AND DESCRIBED ABOVE, AND HAVE AMENDED SAID CONDO UNITS AS SHOWN HEREON. I FURTHER CERTIFY THAT THIS CONDOMINIUM PLAT AMENDMENT IS A CORRECT REPRESENTATION OF THE PROPERTY SURVEYED, AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REGULATIONS OF THE LAW AND AS SPECIFIED IN SECTION 57-8-13 OF CHAPTER 8 OF THE CONDOMINIUM OWNERSHIP ACT, UTAH CODE TITLE 57.

SURVEYOR'S SEAL

_____ _____
KEVIN M. BALLS *DATE*
PROFESSIONAL LAND SURVEYOR

OWNER'S CONSENT TO RECORD - H.O.A.

KNOW ALL MEN BY THESE PRESENT THAT SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION (THE ASSOCIATION), THE AUTHORIZED REPRESENTATIVE OF ALL OF THE UNIT OWNERS HOLDING AT LEAST A TWO-THIRDS OWNERSHIP INTEREST IN THE COMMON AREA AND FACILITIES OF THE PROJECT PURSUANT TO THE PROVISIONS OF SECTION 27 OF THE DECLARATION OF CONDOMINIUM OF THE SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFIES THAT IT HAS APPROVED THIS PLAT AMENDMENT TO BE PREPARED, AND ON BEHALF OF ALL OF THE UNIT OWNERS DOES HEREBY CONSENT TO THE RECORDATION OF THE PLAT.

SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION
A UTAH NON-PROFIT CORPORATION

BY: _____,
BRUCE S. MORRA, PRESIDENT

ACKNOWLEDGEMENT

STATE OF UTAH

COUNTY OF SUMMIT

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME BRUCE S. MORRA, WHO BEING DULY SWORN, DID SAY THAT HE IS PRESIDENT OF SILVER BIRD CONDOMINIUM OWNERS ASSOCIATION, A UTAH NON-PROFIT CORPORATION, AND DULY ACKNOWLEDGED TO ME THAT HE IS AUTHORIZED TO SIGN THE FOREGOING INSTRUMENT ON BEHALF OF THE CORPORATION, AND FURTHER ACKNOWLEDGED TO ME THAT THE CORPORATION EXECUTED THE SAME.

_____
NOTARY PUBLIC

OWNER'S CONSENT TO RECORD - UNIT 26

KNOW ALL MEN BY THESE PRESENT THAT WE, THE UNDERSIGNED OWNERS OF UNIT 26 AT SILVER BIRD CONDOMINIUMS AT DEER VALLEY, CERTIFY THAT WE CAUSED THIS PLAT AMENDMENT TO BE PREPARED, AND DO HEREBY CONSENT TO THE RECORDATION OF THIS PLAT.

BY: _____,
JOHN L. WRIGHT, TRUSTEE OF
THE 1999 WRIGHT FAMILY TRUST,
DATED 5/25/99

BY: _____,
JODENE S. WRIGHT, TRUSTEE OF
THE 1999 WRIGHT FAMILY TRUST,
DATED 5/25/99

ACKNOWLEDGEMENT

STATE OF

COUNTY OF

ON THIS _____ DAY OF _____, 2021, PERSONALLY APPEARED BEFORE ME JOHN L. WRIGHT AND JODENE S. WRIGHT, WHO BEING DULY SWORN, DID SAY THAT THEY ARE THE TRUSTEES OF THE 1999 WRIGHT FAMILY TRUST, DATED 5/25/99, AND DULY ACKNOWLEDGED TO ME THAT THEY EACH SIGNED THE FOREGOING INSTRUMENT.

_____
NOTARY PUBLIC

Summit Engineering Group Inc.
Structural • Civil • Surveying
55 WEST CENTER • P.O. BOX 176
HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

PROJECT NO.: S19-014
DRAWN BY: JDE
REVIEWED BY: KMB
APPROVED BY: KMB
DATE: MARCH 26, 2021

PARK CITY PLANNING COMMISSION
APPROVED BY THE PARK CITY PLANNING COMMISSION ON THIS _____ DAY OF _____, 2021.
CHAIR

PARK CITY ENGINEER
THIS PLAT IS IN CONFORMANCE WITH THE INFORMATION ON FILE IN THE OFFICE OF THE PARK CITY ENGINEERING DEPT. ON THIS _____ DAY OF _____, 2021.
CITY ENGINEER

SNYDERVILLE BASIN WATER RECLAMATION DISTRICT
REVIEWED FOR CONFORMANCE TO THE SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021.
SNYDERVILLE BASIN WATER RECLAMATION DISTRICT

PARK CITY ATTORNEY
APPROVED AS TO FORM ON THIS _____ DAY OF _____, 2021.
CITY ATTORNEY

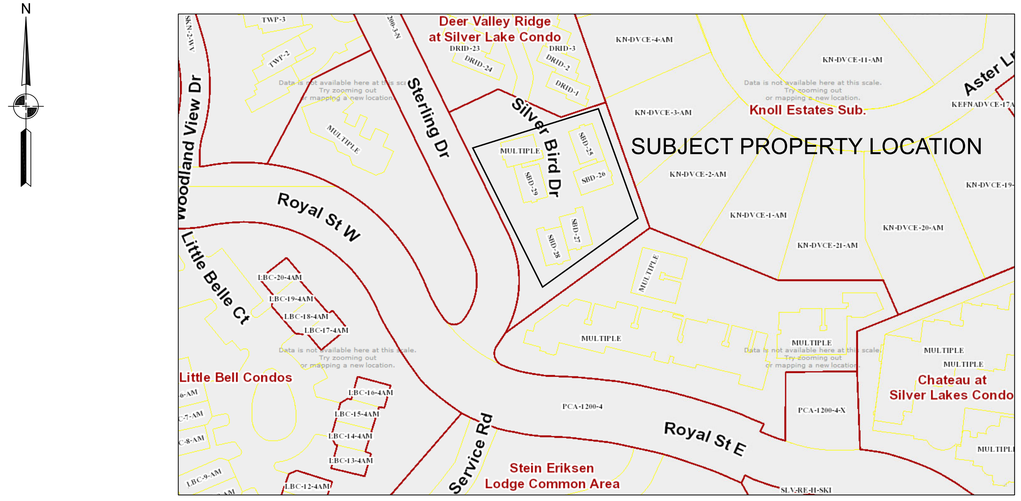
CITY COUNCIL APPROVAL
APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 2021.
MAYOR

CERTIFICATE OF ATTEST
I CERTIFY THAT THIS PLAT AMENDMENT WAS APPROVED BY THE PARK CITY COUNCIL ON THIS _____ DAY OF _____, 2021.
CITY RECORDER

RECORDER
ENTRY NO. _____, BOOK _____, PAGE _____.
STATE OF UTAH, COUNTY OF SUMMIT
DATE: _____
RECORDED AT THE REQUEST OF _____.
SUMMIT COUNTY RECORDER

SILVER BIRD CONDOMINIUMS
AT DEER VALLEY
THIRD AMENDMENT
EXHIBIT #1

AERIAL PHOTO OF SUBJECT PROPERTY



SURROUNDING PROPERTIES MAP

UNIT 26 EAST VIEW

UNIT 26 SOUTH VIEW

UNIT 26 WEST VIEW

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HEBER CITY, UTAH 84032
P: 435-654-9229 • F: 435-654-9231

HANDRAILS & GUARDRAILS (IRC R311.7.7 and R312)

1. A continuous handrail is required along each stairway, from a point directly above the bottom riser to a point directly above the top riser. Handrail height shall be 34" – 38" above the nosing of the steps. Each end of the handrail shall terminate in a safety terminal or return to the wall. Handgrip shall have a circular cross-section between 1 ¼" and 2" in diameter. Other handrail shapes that provide an equivalent grasping surface are permissible. Minimum space between a handrail and the adjacent wall shall be 1.5".
2. A guardrail not less than 36" high is required where any step is greater than 30" above the floor or grade below.
3. A guardrail not less than 36" high is required where any floor, porch, deck, or balcony is greater than 30" above finish grade.
4. The maximum clear opening between intermediate rails shall be less than 4". Required guards shall not be constructed with horizontal rails that result in a ladder effect. (The triangular opening formed by the riser, tread, and bottom rail of a guard is permitted to be larger, but not allow a 6" sphere to pass through.

BUILDING CODE REQUIREMENTS FOR HOT TUB INSTALLATIONS

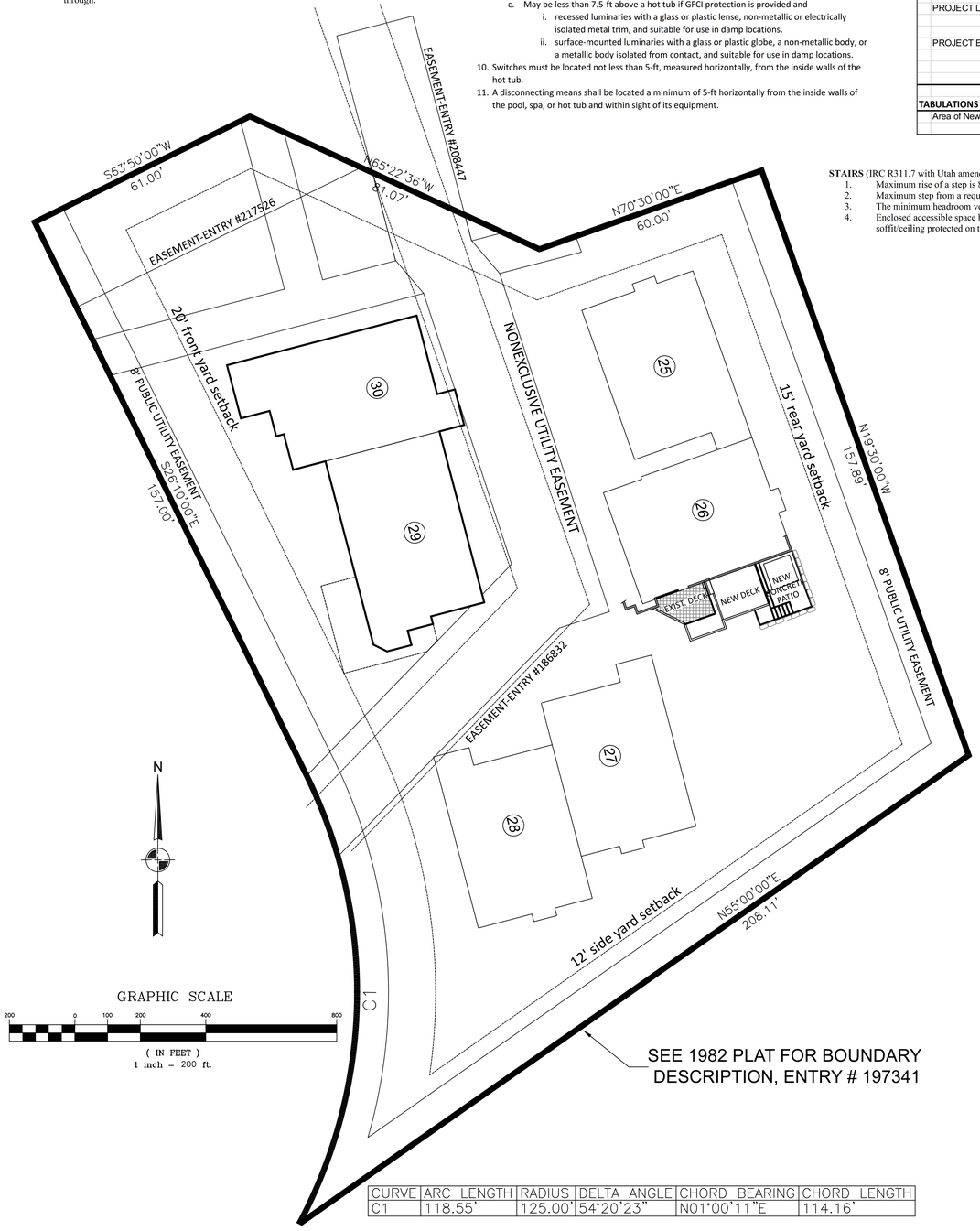
1. Existing or new glazing in walls or fences within 5-ft horizontally of the water's edge and less than 5-ft above the floor or deck surface on the tub side of the glazing must be tempered safety glazing.
2. All hot tub installations require a separate electrical permit.
3. Outdoor installations shall comply with 2014 NEC Article 680, parts 1 & 2 and 680-24 & 680-42.
4. Indoor installations shall comply with Article 680-40 and 680-43.
5. At least one 15-A or 20A 125V receptacle outlet shall be located a minimum of 6-ft and maximum of 10-ft from the inside wall of the hot tub or spa.
6. Other receptacles must be located not less than 6-ft horizontally from the inside walls of the hot tub.
7. All outlets within 10-ft of the hot tub shall be GFCI-protected.
8. Receptacles that provide power to a hot tub must be GFCI-protected.
9. Lighting fixtures (luminaires) and ceiling fans shall not be installed within 5-ft of the tub/spa as measured horizontally from the inside wall of the tub, unless they meet the following requirements:
   a. Not be less than 7.5-ft above a hot tub if GFCI protection is provided.
   b. Not be less than 12-ft above a hot tub if GFCI protection is not provided.
   c. May be less than 7.5-ft above a hot tub if GFCI protection is provided and
      i. recessed luminaries with a glass or plastic lense, non-metallic or electrically isolated metal trim, and suitable for use in damp locations.
      ii. surface-mounted luminaries with a glass or plastic globe, a non-metallic body, or a metallic body isolated from contact, and suitable for use in damp locations.
10. Switches must be located not less than 5-ft, measured horizontally, from the inside walls of the hot tub.
11. A disconnecting means shall be located a minimum of 5-ft horizontally from the inside walls of the pool, spa, or hot tub and within sight of its equipment.

PROJECT NARRATIVE: THE PURPOSE OF THIS PROJECT IS TO ADD A PATIO AND TO EXTEND A DECK ON AN EXISTING CONDO.

PROJECT INFORMATION		
PROJECT NAME:	Deck Extension	
OWNER/APPLICANT:	J. Chip & Jodene Wright 1841 Port Abbey Newport Beach, CA 92660	
PARCEL NUMBER:	SBD-26-1AM	
PROJECT LOCATION:	7374 Silver Bird Dr. Park City, UT	
PROJECT ENGINEER	Michael P Johnston, SE Summit Engineering Group, Inc. 435-654-9229	
TABULATIONS		
Area of New Deck =	208	sq.ft.

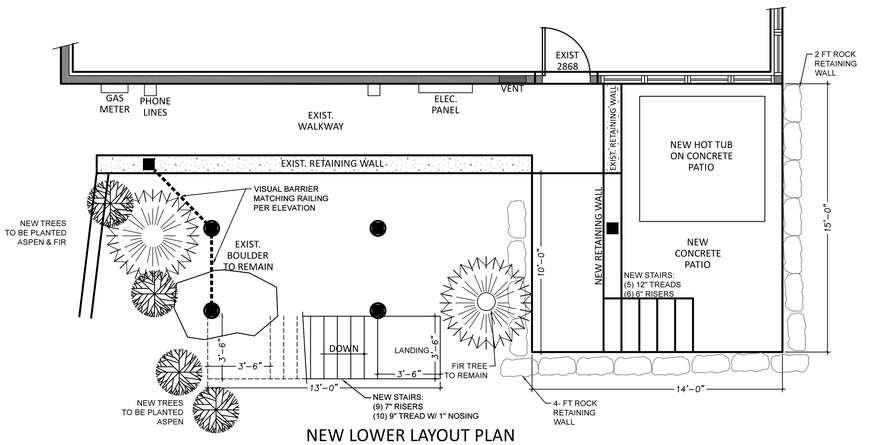
STAIRS (IRC R311.7 with Utah amendments)

1. Maximum rise of a step is 8". Minimum tread width is 9".
2. Maximum step from a required egress door is 7.75" drop on the exterior side.
3. The minimum headroom vertically from nosing line is 6'-8".
4. Enclosed accessible space below the stairway shall have walls and soffit/ceiling protected on the enclosed side with ½" gypsum board.

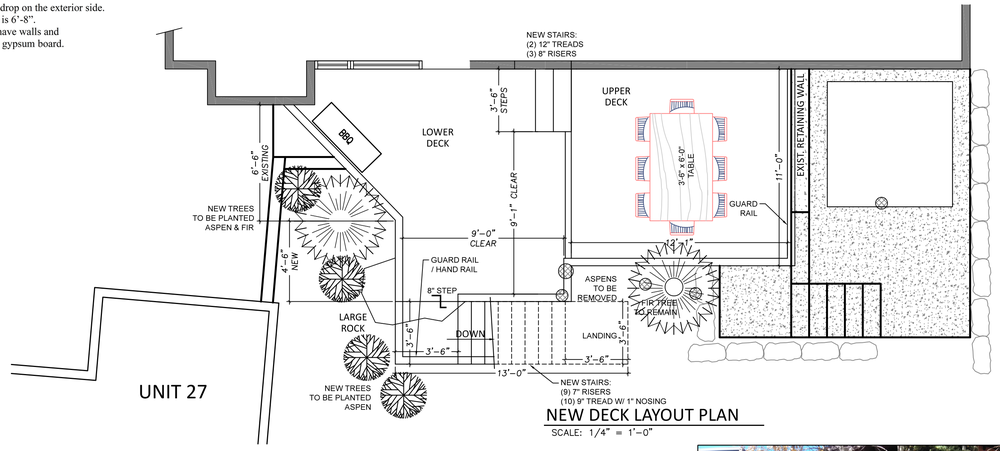


SEE 1982 PLAT FOR BOUNDARY DESCRIPTION, ENTRY # 197341

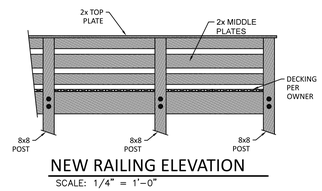
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	118.55'	125.00'	54°20'23"	N01°00'11"E	114.16'



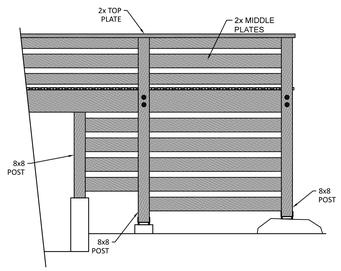
NEW LOWER LAYOUT PLAN
SCALE: 1/4" = 1'-0"



NEW DECK LAYOUT PLAN
SCALE: 1/4" = 1'-0"



NEW RAILING ELEVATION
SCALE: 1/4" = 1'-0"



VISUAL BARRIER AND RAILING ELEVATION
SCALE: 1/4" = 1'-0"

PHOTO: RAILING EXAMPLE

PHOTO: EXIST. AREA TO BE REMODELED

PHOTO: EXIST. AREA TO BE REMODELED

PHOTO: EXIST. AREA TO BE REMODELED

55 WEST CENTER STREET
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: 435.654.9229
FAX: 435.654.9231

Summit Engineering Group Inc.
Structural • Civil • Surveying

REGISTERED PROFESSIONAL ENGINEER
No. 10393820-2202
JARED D EDGEL
STATE OF UTAH

WHEN IN DOUBT, CALL THE ENGINEER AND ASK!
435-654-9229

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DATE ISSUED
MAY 6, 2021

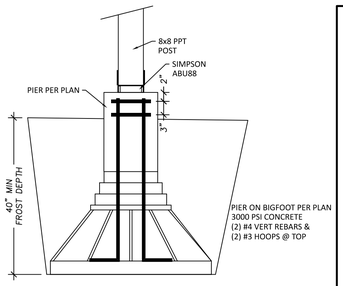
REVISION DATES
1 --/--/--
2
3

WRIGHT DECK & PATIO REMODEL
7374 SILVER BIRD DR, PARK CITY, UT

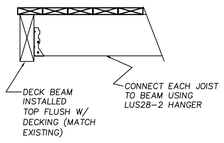
ARCHITECTURAL PLANS

PROJECT NO.
S19-014

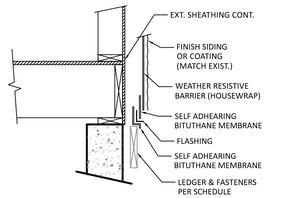
SHEET NO.
A1.1



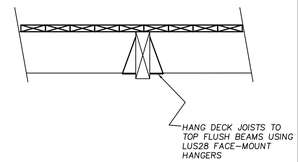
A BIGFOOT DETAIL



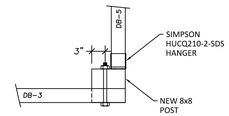
B DECK JOISTS AT NEW DECK BEAM



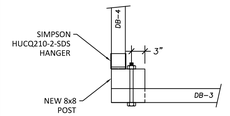
C LEDGER FLASHING - EXPLODED VIEW
NTS



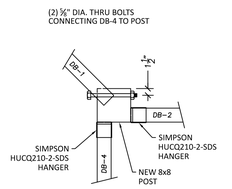
D TYP. DECK JOIST CONNECTION TO DB-2



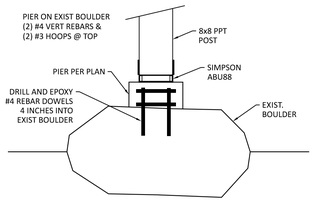
E DB-3 & DB-5 AT POST



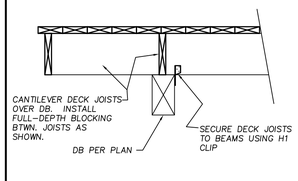
F DB-3 & DB-4 AT POST



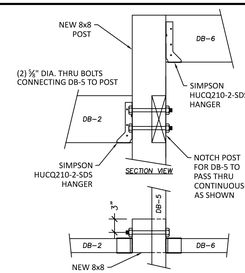
G DB-1, DB-2 & DB-4 AT POST



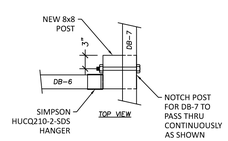
H BIGFOOT DETAIL



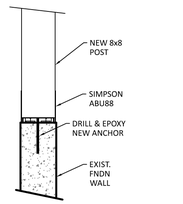
I CANT DECK JOIST CONNECTION TO DB



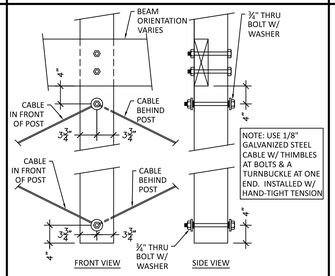
J DB-2, DB-5 & DB-6 AT POST



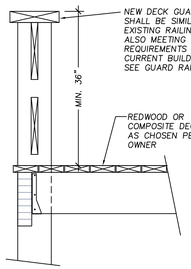
K DB-6 & DB-7 AT POST



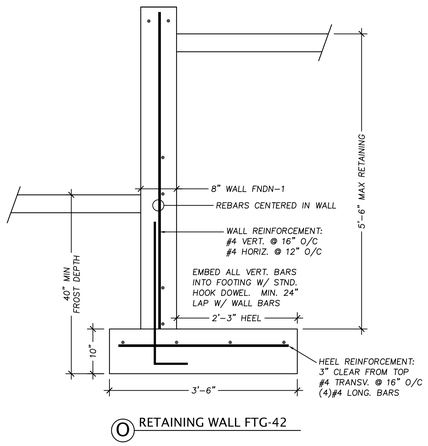
L NEW POST ON NEW. FNDN



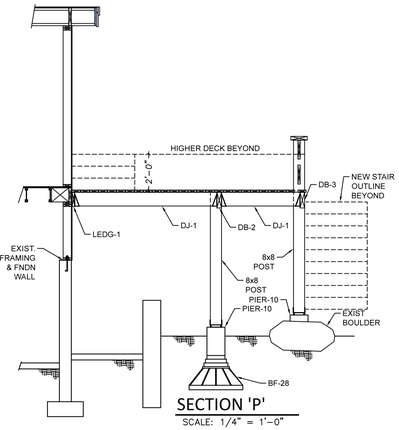
M DECK BEAM AT TIMBER POSTS



N NEW RAILING



O RETAINING WALL FTG-42



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

GENERAL FOOTING & FOUNDATION NOTES:

1 A soil investigation has not been performed at this site. Contractor shall verify that natural soils are sand, silty sand, or gravel, w ith no clays or organic materials present. Contractor shall inform the engineer if any other soil types are present before placing footings.
2 Base allow able soil bearing pressure = **2000 psf** as per 2018 I.B.C. Table 1806.2
3 The base of all exterior footings shall bear at a minimum of 40" below finish grade, or deeper if required by the building inspector.
4 All footings shall bear 12" minimum into undisturbed earth or on engineered fill placed in 6" lifts and compacted to minimum 95% of maximum relative density based on ASTM D-1557
5 No footings shall be placed in w ater or on frozen ground.
6 All concrete w ork and concrete reinforcement shall conform to ACI 318-99
7 Concrete for all footings shall have minimum compressive strength of **3000 psi** at 28 days.
8 Concrete for all w alls, piers, columns, and slabs shall have minimum compressive strength of **3000 psi** at 28 days.
9 Concrete for exterior slabs shall have a minimum air content of 6%.
10 All concrete reinforcing steel shall be deformed bars conforming to ASTM A-615 **grade 60**.

SPECIFICATIONS:

FOOTING SCHEDULE

MARK	SIZE	REINFORCEMENT		REMARKS
	WIDTH x LENGTH x THICK	LONGIT.	TRANSVERSE	
BF-24	BIGFOOT BF-24	none	none	
BF-28	BIGFOOT BF-28	none	none	
FTG-42	42" x contin. x 10"	(4) #4	#4 @ 16" o/c	27" heel

NOTES: 1. Rebars placed at center of footing unless noted otherw ise
2. Grade 60 steel, min. **3000 psi** concrete unless noted otherw ise
3. Run all w all ftg. steel continuous through spread ftgs.

WALL & PIER SCHEDULE

MARK	SIZE	REINFORCEMENT		REMARKS
	THICKNESS	VERTICAL	HORIZONTAL	
PIER-10	10" DIA.	(2) #4	(2) #3 hoops at top	
FNDN-1	8"	#4 @ 16" o/c	#4 @ 12" o/c	Retaining wall

NOTES: 1. Rebars centered in w all unless noted otherw ise
2. Grade 60 steel, min. **3000 psi** concrete unless noted otherw ise
3. All vertical steel dow eled to footing w ith stnd. hook, min. 40 bar diameter lap w ith w all steel

DECK BEAM SCHEDULE

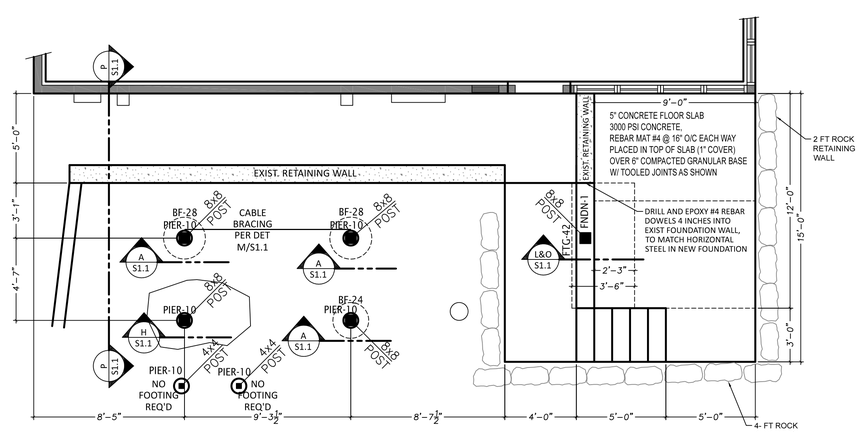
MARK	SIZE	TYPE	BEARING	CONNECTION	REMARKS
DB-1	(2) 2 x 10	#2 DF-L	1.5"	LGU3.25-SDS	skew ed hanger, TOP FLUSH
DB-2	(2) 2 x 10	#2 DF-L	1.5"	HUCQ210-2-SDS	TOP FLUSH
DB-3	3 1/8 x 10 1/2	GLULAM	1.5"	framing	TOP FLUSH
DB-4	3 1/8 x 10 1/2	GLULAM	1.5"	HUCQ210-2-SDS	TOP FLUSH
DB-5	3 1/8 x 10 1/2	GLULAM	1.5"	HUCQ210-2-SDS	TOP FLUSH
DB-6	3 1/8 x 10 1/2	GLULAM	1.5"	HUCQ210-2-SDS	Dropped
DB-7	3 1/8 x 10 1/2	GLULAM	1.5"	framing	TOP FLUSH
DB-8	(2) 2x4	#2 DF-L	1.5"	LUS24-2	

Note #1 GLULAM beams shall be Architectural grade type 24F-V4 (1.8E) unless noted otherw ise.
* - Hi-CLEAR II preservative treatment is a special order w ith 4 w eek lead time

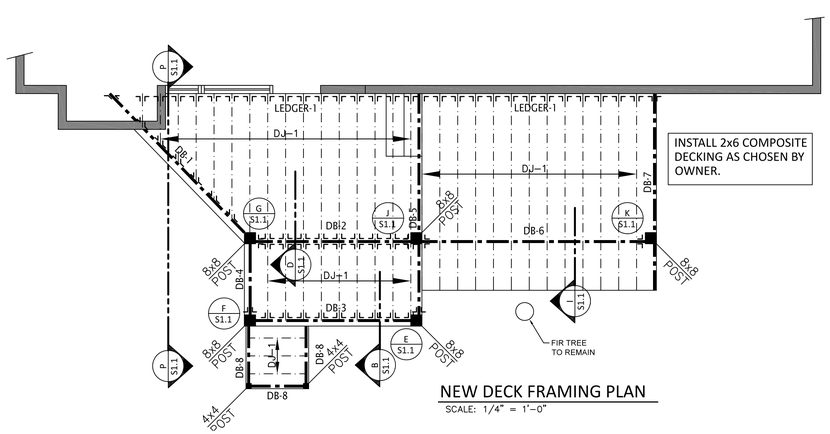
JOIST SCHEDULE

MARK	SIZE	TYPE	SPACING	REMARKS	HANGER
DJ-1	2 x 10	#2 DF-L	16" o/c		LU28 / LSSR1.81Z
DJ-2	2 x 4	#2 DF-L	16" o/c		LU24
LEDGER-1	2 x 10	#2 DF-L	Attach to solid framing w / (3) row s Simpson SDS 1/4" x 3.5" screw s @ 16" o/c		

Note #1 All dimension lumber to be grade #2 DF-L unless specifically noted otherw ise.
Note #2 Place full-depth blocking betw een joists at all bearing points (or rim joist at exterior w alls).



NEW FTG & FNDN PLAN
SCALE: 1/4" = 1'-0"



NEW DECK FRAMING PLAN
SCALE: 1/4" = 1'-0"

55 WEST CENTER STREET
P.O. BOX 176
HEBER CITY, UTAH 84032
PHONE: 435.654.9229
FAX: 435.654.9231

Summit Engineering Group Inc.
Structural • Civil • Surveying

WHEN IN DOUBT, CALL THE ENGINEER AND ASK!
435-654-9229

All plans, drawings, and details contained hereon are instruments of professional service, and are the property of Summit Engineering Group, Inc. These plans are not suitable for reuse or intended for any other project. This design is an original work and may not be duplicated, published, or used without written permission of Summit Engineering Group, Inc.

DATE ISSUED
MAY 6, 2021

REVISION DATES
1 --/--/--
2
3

WRIGHT DECK & PATIO REMODEL
7374 SILVER BIRD DR, PARK CITY, UT

STRUCTURAL PLANS

PROJECT NO.
S19-014

SHEET NO.
S1.1

May 18, 2021

To Park City Planning Dept.,

This letter is to certify that I, David C. Oxman, acting in my capacity as a member of the Management Committee of and Secretary of the Silver Bird Home Owner's Association, confirm that:

1. The Management Committee of Silverbird Homeowners Association has notified the owner(s) of each unit within Silver Bird Condominiums of the proposed conversion of some Common Area to Private Area of Unit 26;

2. all the owners of Silver Bird Condominiums have voted unanimously to approve the proposed change; and

3. this vote meets the requirements of the Condominium Declaration and By-Laws of Silver Bird Condominiums.

BY: _____

David C. Oxman, Silver Bird HOA Secretary

ACKNOWLEDGEMENT

State of Connecticut
County of Fairfield

On the 18 day of May, 2021 personally appeared before me David C. Oxman, who did say that he is a member of the Management Committee of and is the Secretary of the Silver Bird Home Owners Association, and that this instrument was signed on behalf of said Homeowners Association, and he acknowledged to me that he executed the same.

WITNESS my hand and official stamp:

_____

Notary Public

My commission expires: _____

DONALD MIGLIARDI
Notary Public, Fairfield County
My Comm. Exp. January 31, 2025

Planning Commission
Staff Report

PARK CITY 1884
PLANNING DEPARTMENT

Subject: 1129 Park Avenue & 1128 Woodside Avenue
Project: PL-21-04818
Author: Brendan Conboy
Date: June 9, 2021
Type of Item: Administrative – Duplex Conditional Use Permit

Recommendation
Staff recommends that the Planning Commission review the application for a Conditional Use Permit for the Duplex Dwelling at 1129 Park Avenue and 1128 Woodside Avenue, hold a public hearing, and consider approving the request based on the Findings of Fact, Conclusions of Law, and Conditions of Approval (Exhibit A).

Description

Applicant:	Wendy Smith c/o Jonathan DeGray
Location:	1129 Park Avenue & 1128 Woodside Avenue
Zoning District:	Historic Residential – 1 (HR-1)
Adjacent Land Uses:	Single-Family and Multi-Unit Dwellings
Reason for Review:	Conditional Use Permit applications are reviewed and approved by the Planning Commission

Proposal
The applicant is proposing to renovate an existing Historic Single-Family Dwelling listed as a Significant Site on the Park City Historic Sites Inventory and add an addition to the rear of the structure that will serve as a separate unit accessed from Woodside Avenue.

Background
Staff deemed the Conditional Use Permit (CUP) for a Duplex Dwelling at 1129 Park Avenue & 1128 Woodside Avenue complete on May 3, 2021. The property is in the Historic – 1 (HR-1) Zoning District.

On May 13, 2021, City Council enacted Ordinance No. 2021-23, approving a 4,699-square-foot lot for 1129 Park Avenue that extends from Park Avenue to Woodside Avenue and meets minimum Lot requirements for a Duplex Use in the HR – 1 Zoning District.

Staff is reviewing a Historic District Design Review application for the proposed rehabilitation of the Significant Historic Structure and the Duplex addition. On June 2, 2021, the Historic Preservation Board approved the Material Deconstruction of non-Historic rear additions to accommodate the Duplex addition, pending Planning Commission approval of the Duplex Conditional Use Permit (Staff Report; Audio).

Analysis
The purpose of the HR – 1 Zoning District is to:

A. preserve present land Uses and character of the Historic residential Areas of Park City,
B. encourage the preservation of Historic Structures,
C. encourage construction of Historically Compatible Structures that contribute to the character and scale of the Historic District and maintain existing residential neighborhoods,
D. encourage single family Development on combinations of 25' x 75' Historic Lots,
E. define Development parameters that are consistent with the General Plan policies for the Historic core, and
F. establish Development review criteria for new Development on Steep Slopes which mitigate impacts to mass and scale and the environment.

Per LMC § 15-2.2-2(B)(1), a Duplex Dwelling in the HR – 1 Zoning District is a Conditional Use. Conditional Uses are subject to review according to the Conditional Use Permit Criteria set forth in LMC § 15-1-10.

There are certain Uses that, because of unique characteristics or potential impacts on the municipality, surrounding neighbors, or adjacent land Uses, may not be Compatible in some Areas or may be Compatible only if certain conditions are required that mitigate or eliminate the detrimental impacts.

The Planning Department evaluates all proposed Conditional Uses and may recommend Conditions of Approval to preserve the character of the zone, and to mitigate potential adverse effects of the Conditional Use.

A Conditional Use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed Use in accordance with applicable standards.

If the reasonable anticipated detrimental effects of a proposed Conditional Use cannot be substantially mitigated by the proposal or imposition of reasonable conditions to achieve compliance with applicable standards, the Planning Commission may deny the Conditional Use.

Staff has provided analysis for each Conditional Use Permit Criteria below:

LMC 15-1-10(E) Review: The Planning Department and/or Planning Commission must review each of the following items when considering whether the proposed Duplex Use mitigates impacts of and addresses the following items:

1. Size and location of the site
   No Unmitigated Impacts
   The Lot containing the Duplex Dwelling is 4,699 square feet. Per LMC 15-2.2-3 Lot And Site Requirements, Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.

The subject property is in the vicinity of other residential dwellings, including Single-Family and Duplex Dwellings.

The following table identifies the applicable lot and site requirements for this property.

	LMC Requirement	Proposal
Lot Size	Minimum of 3,750 square feet for Duplex Dwellings	4,699 square feet, complies.
Building Footprint	The maximum Building Footprint for a 4,699-square-foot lot is 1,804 square feet.	1,777.5 square feet, complies.
Front Setback	15 feet	Existing in excess of 12 feet, complies
Rear Setback	15 feet	15 feet, complies
Side Setback	3 feet	3-foot setback for new addition. Existing historic structure legally Nonconforming, complies.
Height	27 feet above existing grade, maximum.	Maximum 27 feet, complies.
Height (continued)	A Structure shall have a maximum height of 35 feet measured from the lowest finish floor plane to the point of the highest wall top plate that supports the ceiling joists or roof rafters.	Maximum 35 feet, complies.
Final grade	Final grade must be within four (4) vertical feet of existing grade around the periphery of the structure.	4 feet, complies.
Vertical articulation	A ten foot (10') minimum horizontal step in the downhill façade is required unless the First Story is located completely under the finish Grade on all sides of the Structure. The horizontal step shall take place at a maximum height of twenty three feet (23') from where Building Footprint meets the lowest point of existing Grade. Architectural features, that provide articulation to the upper story façade setback may encroach into the minimum 10 ft. setback but shall be limited to no more than 25% of the width of the building encroaching no more than 4 ft. into the setback.	The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet, complies. New construction must also comply.

2. Traffic considerations including capacity of the existing Streets in the Area
   No Unmitigated Impacts
   The Duplex Dwelling will be adding additional vehicles to Woodside Avenue. Staff does not find that the proposed Duplex will add any more vehicles to Park Avenue than what would be added if two Single-Family Dwellings were constructed on this site (had it been divided into two lots). This site could hold two (2) Single-Family Dwellings on two lots within the same property boundary, but the applicant has proposed to construct a Duplex Dwelling on a single lot instead. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.

3. Utility capacity
   No Unmitigated Impacts
   The Development Review Committee did not identify any utility concerns.

4. Emergency vehicle access
   No Unmitigated Impacts
   Emergency vehicles will access the site directly from Park Avenue and Woodside Avenue. No issues have been identified at this time.

5. Location and amount of off street parking
   No Unmitigated Impacts
   Duplex Dwellings require two parking spaces per unit for a total of four parking spaces for the entire site. The following table identifies the proposed parking:

	LMC Requirement	Proposed
Parking Regulations	Two parking spaces per unit for a total of four parking spaces for the entire site.	Historic Buildings that do not comply with Off-Street parking are valid Non-complying Structures. Additions to Historic Buildings that create a new unit must comply with Off-Street parking. LMC § 15-2.2-4. Two on-site parking spaces are provided for each unit, based on the Historic District Design Review plans that will be approved pending Planning Commission approval for the Duplex CUP. The unit accessed from Woodside Avenue provides one parking space in a garage and one parking

		space in the driveway. The unit accessed from Park Avenue provides two tandem parking spaces. Tandem parking is allowed for Duplexes in the HR – 1 Zoning District. LMC § 15-3-3(I).

6. Internal vehicular and pedestrian circulation system
   No Unmitigated Impacts
   Vehicular and pedestrian access to the site is from Park Avenue and Woodside Avenue, both public roads.

7. Fencing, Screening and landscaping to separate the Use from adjoining Uses
   No Unmitigated Impacts
   Fencing and/or screening has not been proposed for the site. This is consistent with the Park Avenue streetscape.

8. Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots
   No Unmitigated Impacts
   The proposed Duplex Dwelling is located on the lot in a manner that reduces the visual impacts from Park Avenue to the Significant Historic Site and complies with the Historic District Design Guidelines outlined in LMC Chapter 15-13.

   The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.

   Exterior elements of the new development—roofs, entrances, eaves, porches, windows, doors, steps, retaining walls, garages, etc.—are of human scale and are compatible with the neighborhood and the style of architecture selected. The scale and height of the new structure follows the predominant pattern of the neighborhood which is comprised of one- and two-story buildings as well as historic houses with two-story additions in the back. Further, the style of this structure is consistent with the Design Guidelines.

9. Usable Open Space

No Unmitigated Impacts
The proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other residential development on Park Avenue.

10. Signs and lighting
No Unmitigated Impacts
The proposal does not include any signs. All new exterior lighting will be Fully Shielded and must comply with LMC § 15-5-5(J).

11. Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing
No Unmitigated Impacts
The proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the Duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with existing houses in the neighborhood overall.

12. Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site
No Unmitigated Impacts
The proposed residential use is consistent with adjacent uses.

13. Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas
No Unmitigated Impacts
No delivery, loading, or trash pick-up areas will be more intensive than the existing residential development on the street.

14. Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities
No Unmitigated Impacts
The Duplex will be under one owner, unless the property owner submits a condominium plat amendment to the Planning Department to separate unit ownership, the Planning Commission reviews and recommends the condominium plat, and the City Council approves the condominium plat.

15. Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and appropriateness of the proposed Structure to the topography of the Site
No Unmitigated Impacts
The property is located outside the Soils Ordinance and therefore is not regulated by

the City for mine-related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

16. Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding.
No Unmitigated Impacts
Staff finds that the proposed Duplex involves rehabilitation of a Significant Historic Structure with an addition that complies with the Historic District Design Guidelines and fulfills Goal 15 of the General Plan to preserve the integrity, mass, scale, compatibility and historic fabric of the Historic District.

Department Review
The Planning, Engineering, and Legal Departments reviewed this application.

Notice
Staff posted notice to the property and mailed notice to property owners within 300 feet on May 26, 2021. The *Park Record* published legal notice on May 26, 2021.

Public Input
No public input was received at the time this report was published.

Alternatives
- The Planning Commission may approve the Conditional Use Permit for 1129 Park Avenue & 1128 Woodside Avenue as conditioned or amended, or
- The Planning Commission may deny the Conditional Use Permit for 1129 Park Avenue & 1128 Woodside Avenue and provide staff with Findings for this decision, or
- The Planning Commission may request specific additional information and continue the discussion to a date uncertain.

Exhibits
Exhibit A: Draft Final Action Letter
Exhibit B: Proposed Plans

June 9, 2021

Jonathan Degray
degrayarch@qwestoffice.net
435-649-7263

CC: Wendy Smith

NOTICE OF PLANNING COMMISSION ACTION

Description

Address:	1129 Park Avenue & 1128 Woodside Avenue
Zoning District:	Historic Residential – 1
Application:	Conditional Use Permit
Project Number:	PL-21-04818
Action:	Approved
Date of Final Action:	June 9, 2021
Project Summary:	Conditional Use Permit for a Duplex with one unit—a Significant Historic Structure—accessed from Park Avenue and one unit accessed from Woodside Avenue

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Action Taken

On June 9, 2021, the Planning Commission conducted a public hearing and approved a Duplex Conditional Use Permit for 1129 Park Avenue and 1128 Woodside Avenue according to the following findings of fact, conclusions of law, and conditions of approval.

Findings of Fact

1. The property is located at 1129 Park Avenue and 1128 Woodside Avenue.
2. The Historic District Design Review (HDDR) application for the new Duplex Dwelling is under review, pending Planning Commission approval of the Duplex Dwelling

Conditional Use Permit and recordation of the Jupiter Moons Plat Amendment. The Historic Preservation Board approved Material Deconstruction to accommodate the proposed Duplex addition on June 2, 2021, pending Planning Commission approval of the Conditional Use Permit.

3. The property is located within the Historic Residential – 1 (HR-1) Zoning District and meets the purpose of the zone.
4. A Duplex Dwelling is a Conditional Use in the HR-1 Zoning District.
5. Following recording of the plat amendment, the lot will contain 4,699 square feet.
6. Access to the property is from Park Avenue and Woodside Avenue, both public streets.
7. Two parking spaces are provided for each unit.
8. The neighborhood is characterized by a mix of historic and non-historic residential structures (single-family and Duplex Dwellings). The homes are a mix of one- to two-story residential developments.
9. An overall building footprint of 1,777.5 square feet is proposed. The maximum allowed footprint for this lot is 1,804 square feet.
10. The proposed Duplex Dwelling complies with the front and rear setbacks. The minimum front and rear setbacks are 15 feet, for a total of 30 feet.
11. The proposed addition complies with the side setbacks. The minimum side setbacks are 3 feet, for a total of 6 feet.
12. The proposed Duplex Dwelling complies with the twenty-seven feet (27') maximum building height requirement measured from existing grade. Portions of the house are less than twenty seven feet (27') in height. The 10 foot minimum horizontal step in the downhill façade has a maximum height of 23 feet. The Contributory Roof Form has a 7:12 pitch which complies with the Contributing Roof Form requirement of 7:12 – 12:12 pitch. The Secondary Roof Form has a 3:12 pitch and is subordinate to the Contributory Roof Form.
13. The proposed addition has an interior height of 35 feet, which complies with the required interior height of 35 feet.
14. There are no unmitigated impacts to LMC 15-1-10(E)(1) Size and location of the site, as the Lot containing the Duplex Dwelling is 5,329 square feet. Per LMC 15-2.2-3 Lot And Site Requirements, Developments consisting of a Duplex Dwelling require a Lot Area at least equal to 3,750 square feet. The proposed site complies with the minimum lot size for a Duplex Dwelling.
15. There are no unmitigated impacts to LMC 15-1-10(E)(2) Traffic considerations including capacity of the existing Streets in the Area, as the Duplex Dwelling will not be adding additional vehicles to Park Avenue. The proposed design meets the requirements for parking as indicated in the Review Criteria 5.
16. There are no unmitigated impacts to LMC 15-1-10(E)(3) Utility capacity, as this project has been reviewed by the applicable utility companies and internal departments. No concerns were brought up by those entities during their review.
17. There are no unmitigated impacts to LMC 15-1-10(E)(4) Emergency vehicle access as Emergency vehicles will access the site directly from Park/Woodside Avenue. No issues have been identified at this time.

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18. There are no unmitigated impacts to LMC 15-1-10(E)(5) Location and amount of off-street parking, as two parking spaces are provided for each unit. The entire site provides a total of four parking spaces.
19. There are no unmitigated impacts to LMC 15-1-10(E)(6) Internal vehicular and pedestrian circulation system, as vehicular and pedestrian access to the site is from Park/Woodside Avenue, a public road.
20. There are no unmitigated impacts to LMC 15-1-10(E)(7) Fencing, Screening and landscaping to separate the Use from adjoining Uses, as Fencing and/or screening has not been proposed for the site.
21. There are no unmitigated impacts to LMC 15-1-10(E)(8) Building mass, bulk, and orientation, and the location of Buildings on the Site; including orientation to Buildings on adjoining Lots, as the proposed Duplex Dwelling is located on the lot in a manner that reduces the visual and environmental impacts.
22. There are no unmitigated impacts to LMC 15-1-10(E)(9) Usable Open Space, as the proposed structure complies with all applicable lot and site requirements, thus providing open space similar to that provided by other development on Park Avenue.
23. There are no unmitigated impacts to LMC 15-1-10(E)(10) Signs and lighting, as the proposal does not include any signs. All exterior lighting features must be Fully Shielded and comply with the Outdoor Lighting Code.
24. There are no unmitigated impacts to LMC 15-1-10(E)(11) Physical design and Compatibility with surrounding Structures in mass, scale, style, design, and architectural detailing, as the proposed design is visually compatible with the neighborhood, similar in scale and mass to surrounding structures, and visual impacts are mitigated. The applicant has staggered the units of the duplex to reduce the overall width and bulk at the street. The applicant broke up the mass of the new structure by incorporating multiple roof lines and articulation of the wall planes. By breaking up the structure into a series of smaller components, the entire structure is more compatible with the Historic District. The areas of the structure above grade will appear to be one to two stories in height, which is compatible with the existing house and the neighborhood overall.
25. There are no unmitigated impacts to LMC 15-1-10(E)(12) Noise, vibration, odors, steam, or other mechanical factors that might affect people and property Off-site.
26. There are no unmitigated impacts to LMC 15-1-10(E)(13) Control of delivery and service vehicles, loading and unloading zones, and Screening of trash pickup Areas, as this is a Duplex Dwelling which is consistent with other residential uses on Park Avenue. No delivery, loading, or trash pick-up areas will be more intensive than the existing development on the street.
27. There are no unmitigated impacts to LMC 15-1-10(E)(14) Expected Ownership and management of the project as primary residences, Condominiums, time interval ownership, nightly rental, or commercial tenancies, how the form of ownership affects taxing entities, as this property with be sold to a private property owner. The Duplex will be under one owner unless the property owner files a condominium plat amendment with the Planning Department for Planning Commission review and recommendation, and City Council approval.
28. There are no unmitigated impacts to LMC 15-1-10(E)(15) Within and adjoining the Site, impacts on Environmentally Sensitive Lands, Slope retention, and

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appropriateness of the proposed Structure to the topography of the Site, as the property is located outside the Soils Ordinance and therefore is not regulated by the City for mine related impacts. If the property owner does encounter mine waste or mine waste impacted soils they must handle the material in accordance to State and Federal law.

29. There are no unmitigated impacts to LMC 15-1-10(E)(16) Reviewed for consistency with the goals and objectives of the Park City General Plan; however such review for consistency shall not alone be binding, as the proposed Duplex Dwelling fulfills the Goals, Objectives, and/or Implantation Strategies of the General Plan, including Goal 15: Preserve the integrity, mass, scale, compatibility and historic fabric of the nationally and locally designated historic resources and districts for future generations.
30. Staff posted legal notice to the property and mailed notice to property owners within 300 feet on May 26, 2021. The *Park Record* published legal notice on May 26, 2021.

Conclusions of Law

1. The application complies with all requirements of the LMC and satisfies all Conditional Use Permit review criteria for a Duplex as established by the LMC 15-1-10.
2. The Use, as conditioned, is Compatible with surrounding Structures in Use, scale, mass and circulation; and
3. The effects of any differences in Use or scale have been mitigated through careful planning.

Conditions of Approval

1. All Standard Project Conditions shall apply.
2. City approval of a construction mitigation plan is a condition precedent to the issuance of any building permits.
3. City Engineer review and approval of all appropriate grading, utility installation, public improvements and drainage plans for compliance with City standards, to include driveway and Parking Area layout, is a condition precedent to building permit issuance. An approved shoring plan is required prior to excavation.
4. A landscape plan is required to be submitted with the building permit. Changes to an approved landscape plan must be reviewed and approved by the Planning Department prior to landscape installation.
5. This approval will expire on June 9, 2022, if a complete building permit submittal has not been received, unless a written request for an extension is received and approved by the Planning Director prior to the date of expiration.
6. Recordation of the Jupiter Moons Plat Amendment is required prior to building permit issuance.

If you have questions or concerns regarding this Final Action Letter, please call 435-615-5059 or email brendan.conboy@parkcity.org.

Sincerely,

DRAFT

John Phillips, Planning Commission Chair

CC: Brendan Conboy

DRAFT

1129 PARK AVE RESIDENCE

1129 PARK AVENUE
PARK CITY, UT 84060
HISTORIC DISTRICT DESIGN REVIEW

CONSULTANTS

ARCHITECTURAL
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EMAIL: sheneng@msn.com

LEGEND

- BRICK & STONE
- EARTH
- CONCRETE
- CONCRETE MASONRY UNIT
- STEEL (LARGE SCALE)
- RIGID INSULATION
- ROUGH WOOD
- BLOCKING
- ALUMINUM (LARGE SCALE)
- GRAVEL
- FINISHED WOOD
- BATT OR BLOWN INSULATION
- PLASTER, SAND, GROUT, MORTAR
- STEEL (SMALL SCALE)
- BITUMINOUS PAVING
- PLYWOOD
- GYPSUM BOARD

- OFFICE 103 — ROOM NAME & NUMBER
- FLOOR, POINT ELEV.
- ℄ — CENTER LINE
- ∅ — ROUND, DIA.
- CHANNEL
- ANGLE
- A / A1.1 — DETAIL
- A / A1.1 — SECTION CUT, DETAIL
- AA / A3.1 — BUILDING SECTION
- 1 — KEYED NOTES
- A — WINDOW TYPE
- 101 — DOOR NUMBER
- 3 — REVISION
- A / D A4.0 B / C — INTERIOR WALL ELEV.
- WALL TYPE

CODE ANALYSIS

APPLICABLE CODES
2018 IRC 2018 IBC
2018 IPC 2018 IMC
2020 NEC 2015 IFGC
2018 IECC 2018 IFC

OCCUPANCY: R3

CONSTRUCTION TYPE: VB

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

BACKFLOW PREVENTERS (3 TOTAL)
1. LAWN SPRINKLER
SYSTEM
2. BOILER
3. FIRE SPRINKLER SYSTEM

AREA SQUARE FOOT CALCULATIONS

	EXISTING	NEW	
		UNIT A	UNIT B
LOWER LEVEL	-	727 SF	1,050.5 SF
MAIN LEVEL	874 SF	727 SF	777.5 SF
UPPER LEVEL	-	289 SF	1050.5 SF
TOTAL LIVING SPACE	874 SF	1,743 SF	2,878.5 SF
GARAGE	-	-	273 SF
MAX FOOTPRINT	-	1,777.5 SF	
FOOTPRINT	-	1,777.5 SF	

INDEX TO DRAWINGS

#	Sheet #	SHEET DESCRIPTION
GENERAL		
1	G0.0	COVER
SURVEY		
2	1 of1	JUPITER MOONS PLAT AMENDMENT
3	1 of 1	LOT LINE ADJUSTMENT SURVEY
4	1of1	EXISTING CONDITIONS SURVEY
AS-BUILT		
5	AB.1	AS-BUILT FLOOR PLAN AND ROOF PLAN
6	AB.2	AS-BUILT ELEVATIONS
ARCHITECTURAL		
7	A0.1	SITE PLAN
8	A0.2	LANDSCAPE PLAN
9	A1.1	LOWER LEVEL PLAN
10	A1.2	MAIN LEVEL PLAN
11	A1.3	UPPER LEVEL PLAN
12	A1.4	ROOF PLAN
13	A2.1	NORTH AND EAST ELEVATIONS
14	A2.2	SOUTH AND WEST ELEVATIONS
15	A3.1	BUILDING SECTIONS
16	A5.1	GENERAL NOTES AND DETAILS
17	A5.2	GENERAL NOTES AND DETAILS
18	A6.1	DOOR, WINDOW, ROOM SCHEDULE
IMAGERY		
19	AI-01	BIRDSEYE IMAGES
20	AI-02	GROUND VIEW IMAGES
21	AI-03	STREETSCAPE
22	AI-04	STREETSCAPE

ABBREVIATIONS

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

GENERAL NOTES

1. THIS DESIGN IS AN ORIGINAL UNPUBLISHED WORK AND MAY NOT BE DUPLICATED, PUBLISHED AND/OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT/ENGINEER.

2. THESE SHEETS - LISTED BY DRAWING INDEX , ALL ACCOMPANYING SPECIFICATIONS FOR MATERIALS, WORKMANSHIP QUALITY, AND NOTES HAVE BEEN PREPARED SOLELY FOR THE CONSTRUCTION AND FINISH OF PROJECT IMPROVEMENTS, COMPLETE AND READY FOR OCCUPANCY AND USE.

3. ALL WORK IS TO BE PERFORMED IN ACCORDANCE WITH PERTINENT JURISDICTIONAL CODES, RESTRICTIONS, COVENANTS, AND/OR ORDINANCES. ANY CONFLICT BETWEEN DESIGN AND REQUIREMENT SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

4. ANY AND ALL PROPOSED CHANGE, MODIFICATIONS AND/OR SUBSTITUTION SHALL BE REPORTED TO THE ARCHITECT/ENGINEER BEFORE PROCEEDING.

5. IN THE EVENT OF CONFLICT BETWEEN THE DESIGN DOCUMENTS AND/OR JURISDICTIONAL REQUIREMENTS, THE MORE RESTRICTIVE FROM THE STANDPOINT OF SAFETY AND PHYSICAL SECURITY SHALL APPLY.

6. ANY INSTALLATION, FINISH, OR COMPONENT INTENDED TO PROVIDE ENCLOSURE, WEATHER ABILITY OR APPEARANCE QUALITY SHALL BE PRODUCED AS A REPRESENTATIVE SAMPLE PRIOR TO PROCEEDING WITH COMPLETION. WORK PERFORMED WITHOUT WRITTEN APPROVAL OF SUCH SAMPLE BY THE ARCHITECT/ENGINEER SHALL BE DONE AT THE RISK OF THE CONTRACTOR. A MINIMUM OF TWO (2) WORKING DAYS NOTICE SHALL BE GIVEN.

7. ALL WORK SHALL BE INSPECTED BY GOVERNING AGENCIES IN ACCORDANCE WITH THEIR REQUIREMENTS. JURISDICTIONAL APPROVAL SHALL BE SECURED BEFORE PROCEEDING WITH WORK.

8. BUILDING DESIGN IS GENERALLY PREDICATED UPON PROVISIONS OF THE 2015 IRC AND AMENDMENTS AS MAY HAVE BEEN LOCALLY ENACTED. ALL REQUIREMENTS OF THE JURISDICTIONAL FIRE SAFETY/PREVENTION DISTRICT SHALL BE ACCOMMODATED BY THIS DESIGN AND ANY CONSEQUENT CONSTRUCTION.

9. ALL 2/5 lb. GAS PIPE SYSTEM METER SETS REQUIRES PRIOR APPROVAL FROM QUESTAR GAS COMPANY. PROVIDE A LETTER FROM QUESTAR APPROVING SYSTEM.

10. ALL FIELD WELDING OR TORCH WORK, WILL REQUIRE A SEPARATE "HOT WORK" PERMIT PRIOR TO BEGINNING WORK. IFC 105.6.11

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED
JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.

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

PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVENUE
PARK CITY, UTAH 84060

SHEET DESCRIPTION:
COVER

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
G0.0

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that Wendy Jean Smith and Gordon Miller Saul, wife and husband as joint tenants, the owners of Parcel 1, hereby certify that they have caused this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owners also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this _____ day of _____, 2021.

By:_____
Wendy Jean Smith

In witness whereof, the undersigned set his hand this _____ day of _____, 2021.

By:_____
Gordon Miller Saul

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Wendy Jean Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

_____
A Notary Public commissioned in _____

_____
Printed Name

Residing in: _____

My commission expires:_____

Commission No: _____

ACKNOWLEDGMENT

State of _____)
: ss.
County of _____)

On this _____ day of _____, 2021, Gordon Miller Saul personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, that he acknowledged to me that he executed the JUPITER MOONS PLAT AMENDMENT.

_____
A Notary Public commissioned in _____

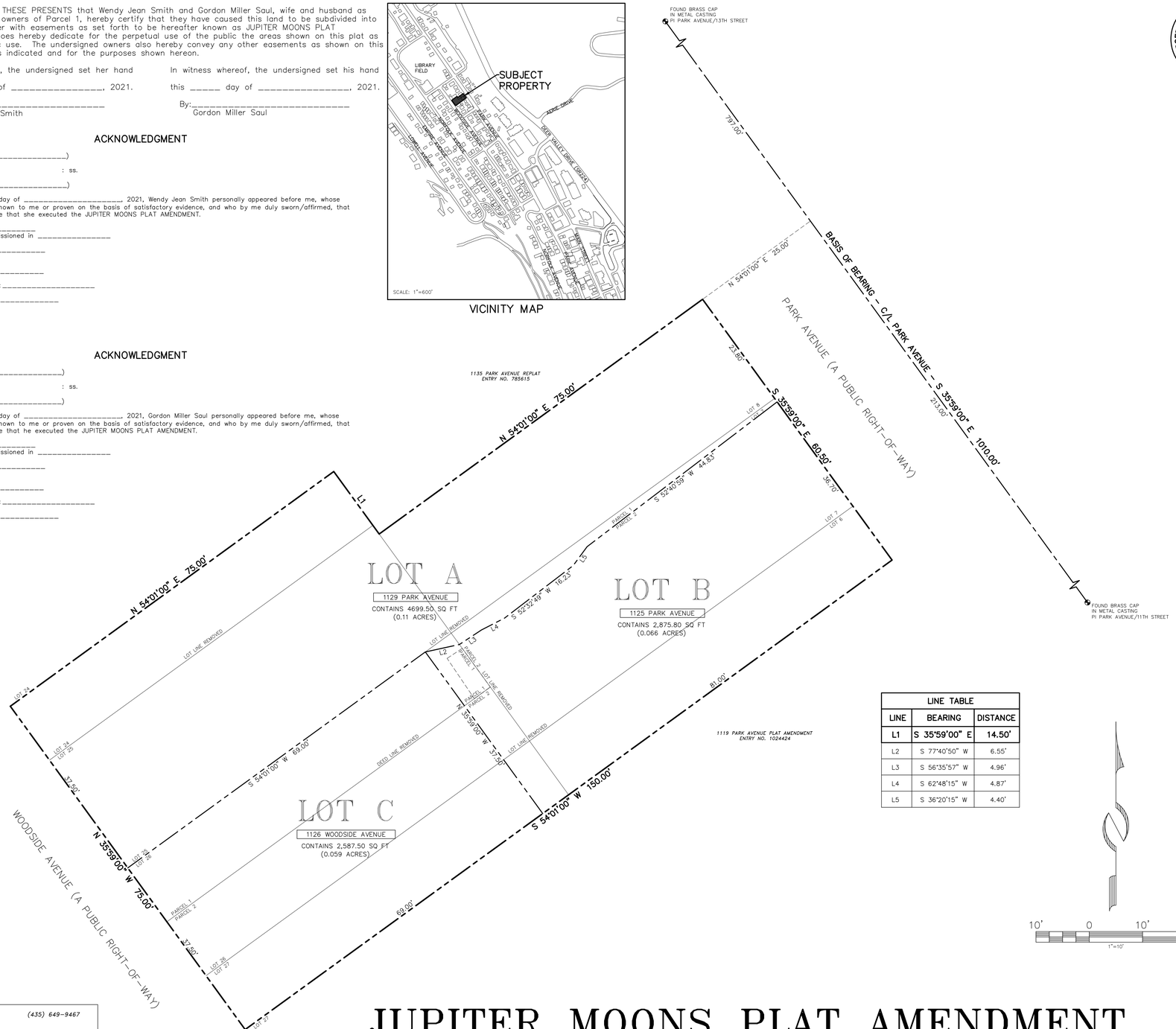
_____
Printed Name

Residing in: _____

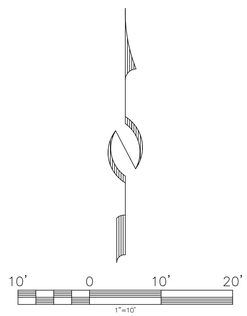
My commission expires:_____

Commission No: _____

VICINITY MAP



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 35°59'00" E	14.50'
L2	S 77°40'50" W	6.55'
L3	S 56°35'57" W	4.96'
L4	S 62°48'15" W	4.87'
L5	S 36°20'15" W	4.40'



SURVEYORS CERTIFICATE

PROFESSIONAL LAND SURVEYOR No.7248891 CHARLES GALATI State of Utah

I, Charles Galati, do hereby certify that I am a Professional Land Surveyor and that I hold License No. 7248891 as prescribed under the laws of the State of Utah. I further certify that by authority of the owner I have made a survey of the land shown on this plat and described hereon, and have combined said land into three (3) lots, hereafter to be known as JUPITER MOONS PLAT AMENDMENT and that the same has been correctly surveyed and monumented on the ground as shown on this plat.

LEGAL DESCRIPTIONS

Parcel 1

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly most corner of Lot 7, Block 5, SNYDER'S ADDITION TO PARK CITY, according to the official plat thereof, on file and of record in the Office of the Summit County Recorder, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 52°40'59" West along said retaining wall 44.83 feet; thence South 36°20'15" West 4.40 feet to a corner of the existing house; thence South 52°32'49" West along said house line 16.23 feet; thence South 62°48'15" West 4.87 feet; thence South 56°35'57" West 4.96 feet; thence South 35°59'00" East 9.87 feet; thence South 54°01'00" West 75.00 feet; thence North 35°59'00" West 50.00 feet; thence North 54°01'00" East 75.00 feet; thence South 35°59'00" East 14.50 feet; thence North 54°01'00" East 75.00 feet to a point on the Southerly right-of-way line of Park Avenue; thence South 35°59'00" East 23.80 feet to the point of beginning.

Parcel 2

Beginning at a point on a retaining wall, said point being 0.80 feet South 35°59'00" East along the block line from the Northerly-most corner of Lot 7, Block 5, Snyder's Addition to Park City, according to the official plat thereof, on file and of record in the office of the Recorder, Summit County, said point also being 190.00 feet North 35°59'00" West along the monument line from a street monument at the intersection of 11th Street and Park Avenue and 25.00 feet South 54°01'00" West to said Northerly-most corner of Lot 7, and 0.80 feet South 35°59'00" East to the point of beginning; and running thence South 35°59'00" East 36.70 feet along said block line; thence South 54°01'00" West 150.00 feet to a point on the Southwesterly line of said block; thence North 35°59'00" West 25.00 feet; thence North 54°01'00" East 75.00 feet; thence North 35°59'00" West 9.87 feet; thence North 56°35'57" East 4.96 feet; thence North 62°48'15" East 4.87 feet to a house corner; thence North 52°32'49" East 16.23 feet along the building line to the front of the existing house to the West; thence North 36°20'15" East 4.40 feet to a point on said retaining wall; thence North 52°40'59" East 44.83 feet along said retaining wall to the point of beginning.

OWNER'S DEDICATION AND CONSENT TO RECORD

KNOW ALL BY THESE PRESENTS that the undersigned is the owner of Parcel 2, and hereby causes this land to be subdivided into three lots, together with easements as set forth to be hereafter known as JUPITER MOONS PLAT AMENDMENT and does hereby dedicate for the perpetual use of the public the areas shown on this plat as intended for public use. The undersigned owner also hereby conveys any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof, the undersigned set her hand this _____ day of _____, 2021.

Jupiter Moons, LLC, a Utah limited liability company

By: _____
Wendy Smith, Manager

ACKNOWLEDGMENT

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2021, Wendy Smith personally appeared before me, whose identity is personally known to me or proven on the basis of satisfactory evidence, and who by me duly sworn/affirmed, did say that she is the Manager of Jupiter Moons, LLC, a Utah limited liability company, and that said document was signed by her on behalf of said limited liability company by authority of its Operating Agreement or Resolution of its Members, and she acknowledged to me that she executed the JUPITER MOONS PLAT AMENDMENT.

By:_____
Notary Public

_____
Printed Name

Residing in: _____

My commission expires:_____

Commission No. _____

NOTES

1. This plat amendment is subject to the Conditions of Approval in Ordinance 2021-_____.
2. The property is located in Zone X, 0.2% annual chance flood hazard, areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile, as shown on the Flood Insurance Rate Map on the Federal Emergency Management Agency, Panel 919, Map Number 49043C0919C, updated by LOMR 16-08-1092P, and has an effective date of August 31, 2017.

(435) 649-9467
Alliance Engineering Inc
CONSULTING ENGINEERS LAND PLANNERS SURVEYORS
323 Main Street P.O. Box 2664 Park City, Utah 84060-2664

JUPITER MOONS PLAT AMENDMENT

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

2/26/21 JOB NO.: 5-2-21 FILE: X:\SnydersAddition\dwg\srv\plat2021\050221.dwg

PUBLIC SAFETY ANSWERING POINT APPROVAL	SNYDERVILLE BASIN WATER RECLAMATION DISTRICT	PLANNING COMMISSION	ENGINEER'S CERTIFICATE	APPROVAL AS TO FORM	COUNCIL APPROVAL AND ACCEPTANCE	CERTIFICATE OF ATTEST	RECORDED
APPROVED THIS _____ DAY OF _____, 2021	REVIEWED FOR CONFORMANCE TO SNYDERVILLE BASIN WATER RECLAMATION DISTRICT STANDARDS ON THIS _____ DAY OF _____, 2021	APPROVED BY THE PARK CITY PLANNING COMMISSION THIS ____ DAY OF _____, 2021	I FIND THIS PLAT TO BE IN ACCORDANCE WITH INFORMATION ON FILE IN MY OFFICE THIS _____ DAY OF _____, 2021	APPROVED AS TO FORM THIS _____ DAY OF _____, 2021	APPROVAL AND ACCEPTANCE BY THE PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	I CERTIFY THIS PLAT WAS APPROVED BY PARK CITY COUNCIL THIS _____ DAY OF _____, 2021	STATE OF UTAH, COUNTY OF SUMMIT, AND FILED AT THE REQUEST OF _____
BY _____ SUMMIT COUNTY GIS COORDINATOR	BY _____ ENGINEERING DEPARTMENT	BY _____ CHAIR	BY _____ PARK CITY ENGINEER	BY _____ PARK CITY ATTORNEY	BY _____ MAYOR	BY _____ PARK CITY RECORDER	_____ FEE _____ RECORDER TIME _____ DATE _____ ENTRY NO. _____

N

W E

S

SYMBOL LEGEND	
— ——— —	DEED LINE
———	SURVEY BOUNDARY
———x———x———	FIELD FENCE
△	FOUND REBAR WITH CAP (AS NOTED)
▲	SET REBAR WITH CAP (7736336)

SURVEYOR'S CERTIFICATE

I, CHAD A. ANDERSON, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR AND THAT I HOLD CERTIFICATE NO. 7736336, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I HEREBY CERTIFY THAT I HAVE MADE A SURVEY OF THE HEREON DESCRIBED PARCEL AND THAT THIS PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

CHAD A ANDERSON - PLS _____ DATE

REGISTERED LAND SURVEYOR
7736336
CHAD A. ANDERSON
10/23/2020
STATE OF UTAH

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO PROVIDE BOUNDARY INFORMATION TO AID IN THE SALE OF THE SUBJECT PROPERTY. SURVEY WAS PERFORMED IN OCTOBER OF 2020.

DESCRIPTION

LOT 1:

BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF IITH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 36.70 FEET ALONG SAID BLOCK LINE; THENCE S54°01'00" W 150.00 FEET TO A POINT ON THE SOUTHWESTERLY LINE OF SAID BLOCK; THENCE N35°59'00" W 25.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE N35°59'00" W 9.87 FEET; THENCE N56°35'57" E 4.96 FEET; THENCE N62°48'15" E 4.87 FEET TO A HOUSE CORNER; THENCE N52°32'49" E 16.23 FEET ALONG THE BUILDING LINE TO THE FRONT OF THE EXISTING HOUSE TO THE WEST; THENCE N36°20'15" E 4.40 FEET TO A POINT ON SAID RETAINING WALL; THENCE N52°40'59" E 44.83 FEET ALONG SAID RETAINING WALL TO THE POINT OF BEGINNING.

CONTAINING 0.10 ACRES

LOT 2:

BEGINNING AT A POINT A RETAINING WALL, SAID POINT BEING 0.80 FEET S35°59'00" E ALONG THE BLOCK LINE FROM THE NORTHERLY MOST CORNER OF LOT 7, BLOCK 5, SNYDER'S ADDITION TO PARK CITY, ACCORDING TO THE OFFICIAL PLAT THEREOF ON FILE AND OF RECORD IN THE OFFICE OF THE RECORDER, SUMMIT COUNTY, SAID POINT ALSO BEING 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF IITH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7, AND 0.80 FEET S35°59'00" E TO THE POINT OF BEGINNING; AND RUNNING THENCE S52°40'59" W ALONG SAID RETAINING WALL 44.83 FEET; THENCE S36°20'15" W 4.40 FEET TO A CORNER OF THE EXISTING HOUSE; THENCE S52°32'49" W ALONG SAID HOUSE LINE 16.23 FEET; THENCE S62°48'15" W 4.87 FEET; THENCE S56°35'57" W 4.96 FEET; THENCE S35°59'00" E 9.87 FEET; THENCE S54°01'00" W 75.00 FEET; THENCE N35°59'00" W 50.00 FEET; THENCE N54°01'00" E 75.00 FEET; THENCE S35°59'00" E 14.50 FEET; THENCE N54°01'00" E 75.00 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF PARK AVE; THENCE S35°59'00" E 23.80 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.13 ACRE

EASEMENT:

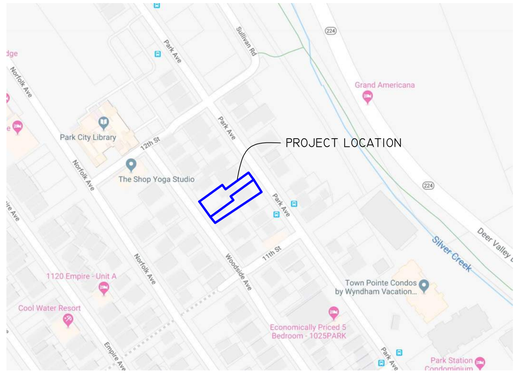
BEGINNING AT A POINT 190.00 FEET N35°59'00" W ALONG THE MONUMENT LINE FROM A STREET MONUMENT AT THE INTERSECTION OF IITH STREET AND PARK AVE. AND 25.00 FEET S54°01'00" W TO SAID NORTHERLY MOST CORNER OF LOT 7 AND S54°01'00" W 75.00 FEET AND S35°59'00" E 3.53 FEET TO THE POINT OF BEGINNING; AND RUNNING THENCE S35°59'00" E 8.97 FEET; THENCE S54°01'00" W 3.71 FEET; THENCE N34°03'25" W 9.13 FEET; THENCE N56°35'57" E 3.40 FEET TO THE POINT OF BEGINNING.

CONTAINING 32 SQUARE FEET

BASIS OF BEARINGS

BASIS OF BEARINGS: S35°59'00"E MEASURED BETWEEN FOUND STREET MONUMENTS AS SHOWN HEREON.

VICINITY MAP



GRAPHIC SCALE

10 0 5 10 20 40

(IN FEET)
1 inch = 10 ft.

ELEMENT
LAND SURVEYING
WWW.ELEMENTSURVEYING.COM 2296 SOUTH 270 EAST, HEBER CITY, UT 84032
(801) 592-5975

EXISTING CONDITIONS

SUMMIT COUNTY

IN THE NW1/4 OF SEC 16, T2S, R4E, SLB&M

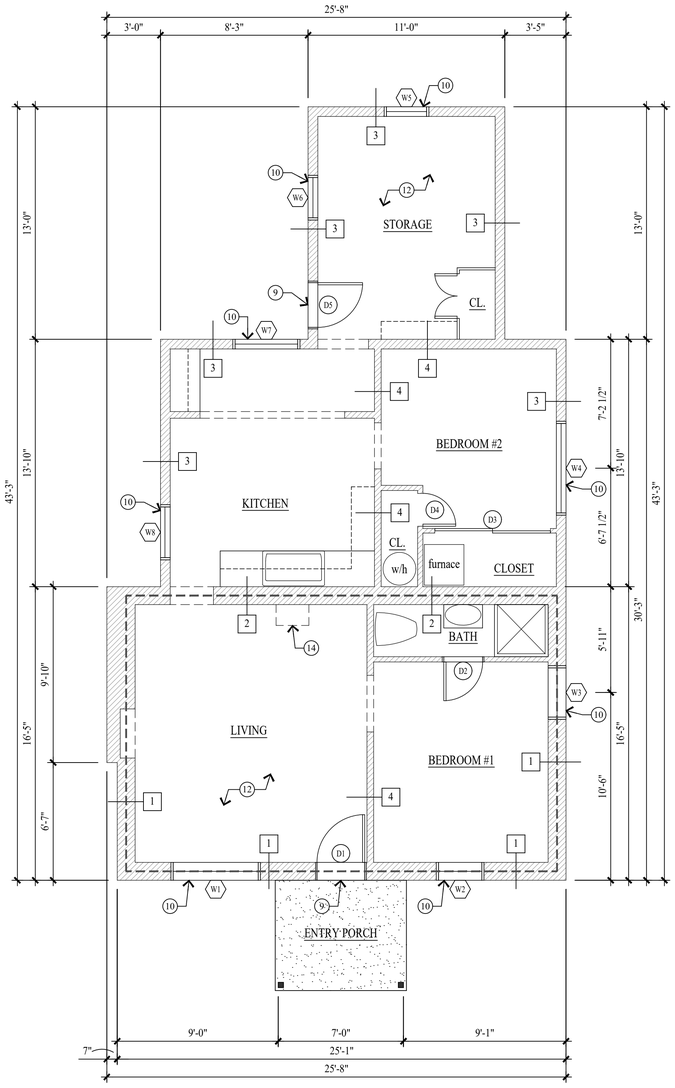
PREPARED FOR: WENDY SMITH

PROJECT: PARK AVENUE EXISTING CONDITIONS

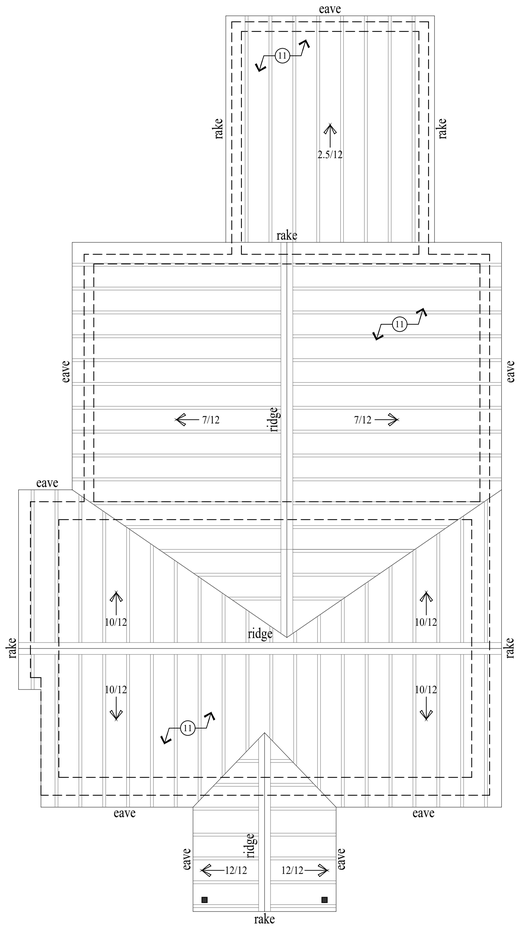
PROJECT NO. 20-10-280

SHEET 1 OF 1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
JONATHAN DEGRAY - ARCHITECT P.C. ALL RIGHTS RESERVED



MAINLEVEL PLAN
SCALE: 1/4" = 1'-0"
MAIN LEVEL FOOTPRINT = 874 S/F



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

WALL LEGEND

EXISTING WALL

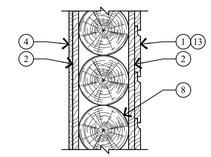
EXISTING HISTORIC LOG WALL

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

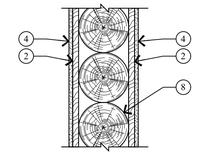
KEY NOTES

1. 1x8 HORIZONTAL LAP SIDING.
2. 1x12 VERTICAL SKIP PLANK.
3. EXTERIOR PLYWOOD SHEATHING.
4. 1/2" GYPSUM BOARD / WALL PAPER / WOOD PANELING / PAINT.
5. 1x2 VERTICAL BLOCKING @ 12" O.C.
6. 2x4 STUDS @ 24" O.C.
7. BATT INSULATION.
8. 7"-8" DIA. STACKED LOG WALL (HISTORIC).
9. EXTERIOR DOORS WERE REPLACED AFTER 1949.
10. WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1949.
11. STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING ON 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
12. FLOOR ASSEMBLY: CARPET/VINYL OVER 1x3 T&G PLANK ON 2x6 FLOOR JOIST @ 24" O.C.
13. T1-11 PLYWOOD SIDING REPLACED THE 1x8 HORIZONTAL LAP SIDING AFTER 1949 ON THE SOUTH AND NORTH ELEVATION.
14. DASHED LINE INDICATES THE MASONRY CHIMNEY ABOVE. THE CHIMNEY NO LONGER FUNCTIONS AND TERMINATES BEFORE THE ROOF.

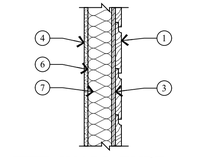
WALL TYPES



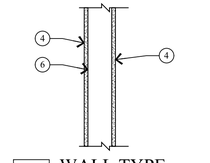
1 WALL TYPE
SCALE: 1"=1'-0"



2 WALL TYPE
SCALE: 1"=1'-0"



3 WALL TYPE
SCALE: 1"=1'-0"



4 WALL TYPE
SCALE: 1"=1'-0"

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

PROJECT DESCRIPTION:
1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
1129 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
FLOOR PLAN & ROOF PLAN

REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

SHEET NUMBER:
AB.1

THE GRAPHIC MATERIAL AND DESIGN ON THIS SHEET ARE INSTRUMENTS OF SERVICE AND REMAIN AT ALL TIMES THE PROPERTY OF JONATHAN DEGRAY - ARCHITECT P.C. REPRODUCTION OR REUSE OF THE MATERIAL AND DESIGN CONTAINED HEREIN IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF JONATHAN DEGRAY - ARCHITECT P.C. VIOLATORS WILL BE PROSECUTED TO THE FULLEST EXTENT OF THE LAW.
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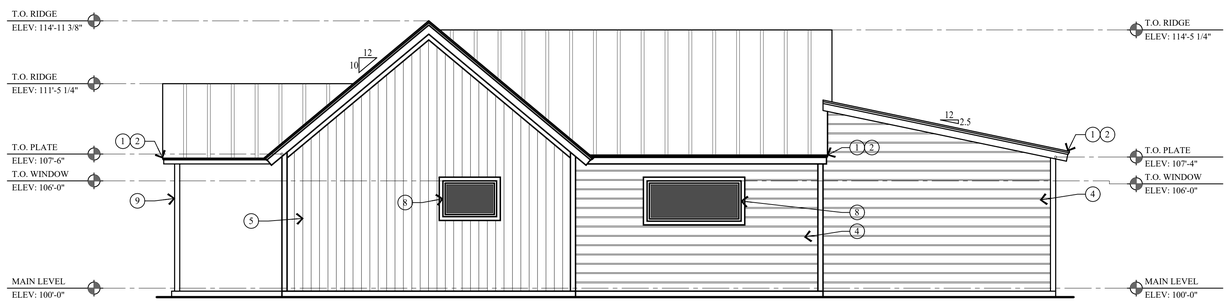
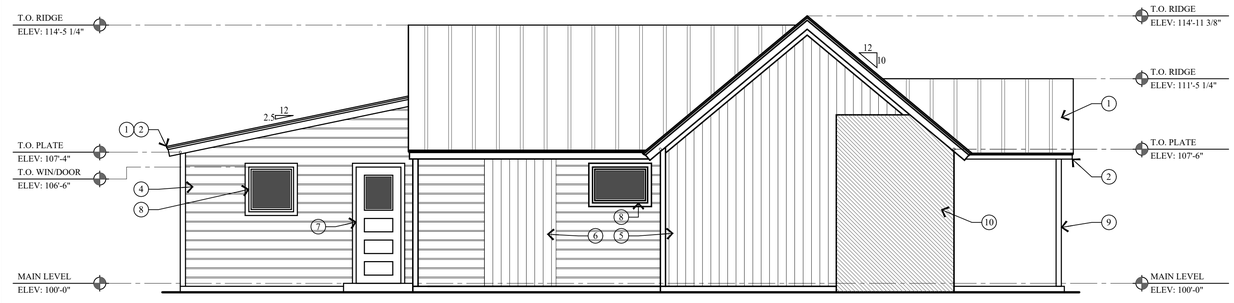
KEY NOTES

1. STANDING SEAM METAL ROOF ON PLYWOOD SHEATHING OVER 1x12 SKIP PLANK ON 2x4 ROOF JOISTS @ 24" O.C.
2. ALL 1x TRIM, FASCIA, SOFFIT, FLASHING AND DRIP METAL ARE IN NEED OF REPAIR.
3. 1x8 HORIZONTAL LAP SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
4. 1x8 HORIZONTAL LAP SIDING ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
5. T1-11 PLYWOOD SIDING ON 1x12 VERTICAL SKIP PLANK ON 7"-8" DIA. STACKED LOG WALL ON 1x12 VERTICAL SKIP PLANK.
6. T1-11 PLYWOOD SIDING ON ON EXTERIOR SHEATHING ON 2x4 STUDS @ 24" O.C.
7. EXTERIOR ENTRY DOORS WERE REPLACED AFTER 1949.
8. WINDOWS ARE ALUMINUM FRAME W/ INSULATED GLASS, REPLACED AFTER 1941.
9. THE COVERED ENTRY PORCH WAS BUILT AFTER 1949.
10. THE HATCHED AREA INDICATES WERE THE HOUSE CONNECTS TO THE ADJACENT HOUSE TO THE SOUTH (1125 PARK AVE).

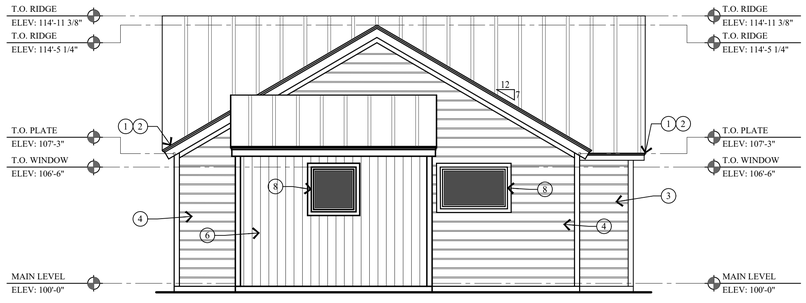
1 AB.2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



2 AB.2 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



4 AB.2 WEST ELEVATION
SCALE: 1/4" = 1'-0"

Jonathan DeGray
A r c h i t e c t
P.O. Box 1674, 614 Main Street, Suite 302, Park City, Utah 84060
Tel. 435-649-7263, E-mail: degrayarch@qwestoffice.net

PROJECT DESCRIPTION:
1129 PARK AVE SMITH RESIDENCE
HISTORIC DISTRICT DESIGN REVIEW
1129 PARK AVENUE, PARK CITY, UTAH 84060

SHEET DESCRIPTION:
AS-BUILTS
ELEVATIONS

REVISIONS:

DATE:
DECEMBER 01, 2020

PROJECT NUMBER:
2010-02

SHEET NUMBER:
AB.2

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1 SITE PLAN
1/8" = 1'-0"

SITE PLAN NOTES

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

STABILIZATION CONSTRUCTION ENTRANCE

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

GRADING NOTES

1. DRAINAGE TO COMPLY WITH IRC CHAPTER 4
2. MAXIMUM ALTERED SLOPES AT 2:1
3. MINIMUM SLOPE FOR DRAINAGE= 2%
4. DRAIN AWAY FROM BUILDING
5. CONTAIN DRAINAGE ON PROPERTY
6. BOULDER RETAINING WALLS NOT TO EXCEED 4'-0" EXPOSED HEIGHT

UTILITY NOTES

1. ALL UTILITY LINES TO BE UNDERGROUND
2. ABOVE GRADE UTILITY BOX TO BE IN SCREEN LOCATION
3. EACH SIDE OF DUPLEX MUST HAVE SEPARATE LATERAL CONNECTION TO PUBLIC SEWER SYSTEM.

SNOW REMOVAL

1. SNOW PLOWED FROM DRIVE SHALL NOT BE PUSHED ONTO THE STREET

SYMBOL LEGEND

- INDICATES SURFACE DRAINAGE
- 7060 EXISTING GRADE
- 7060 PROPOSED GRADE
- SETBACK LINE
- PROPERTY LINE
- L.O.D. FENCE
- SEWER MANHOLE
- SIGN
- POWER POLE
- FOUND REBAR W/ CAP
- WATER SERVICE LID
- ELECTRICAL MANHOLE
- EXISTING TREE TO REMAIN

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

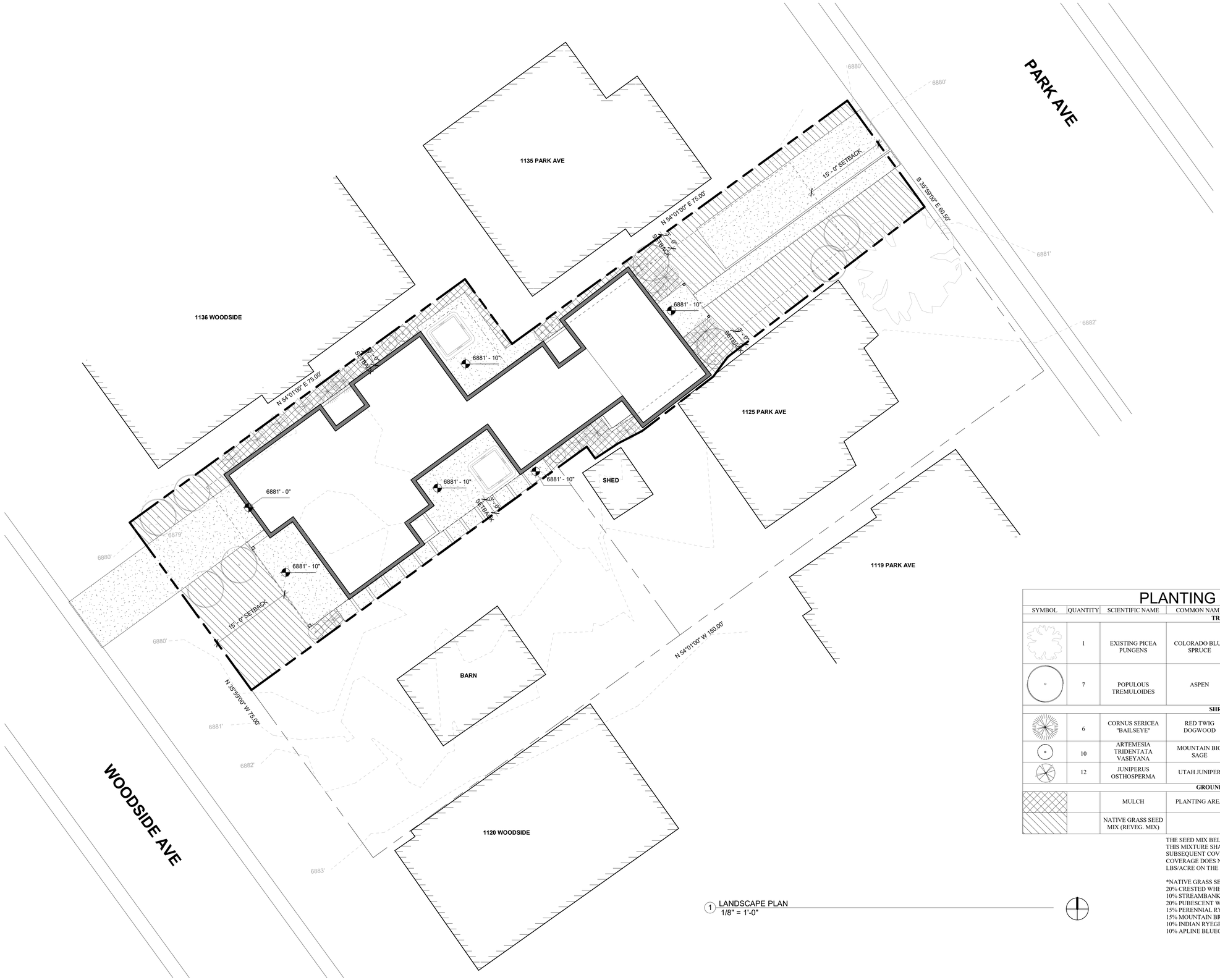
SHEET DESCRIPTION:
SITE PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A0.1



1 LANDSCAPE PLAN
1/8" = 1'-0"

PLANTING NOTES

1. CONTRACTOR TO VERIFY LOCATION OF ALL UTILITIES PRIOR TO INITIATION OF EXCAVATION OR PLANTING OPERATIONS. ANY DAMAGE TO EXISTING UTILITIES ON SITE OR ADJACENT PROPERTY SHALL BE CONTRACTORS RESPONSIBILITY
2. ALL PLANT MATERIAL SHALL CONFORM TO CURRENT AMERICAN ASSOCIATION OF NURSERYMAN'S STANDARD SPECIFICATIONS.
3. ALL PLANT MATERIAL SHALL BE INSTALLED AS PER DRAWINGS, DETAILS, AND SPECIFICATIONS.
4. CONTRACTOR SHALL VERIFY ALL QUANTITIES. IN CASE OF DISCREPANCY, THE ILLUSTRATES LOCATIONS SHALL DICTATE COUNT.
5. CONTRACTOR SHALL COORDINATE ALL PLANTING WITH IRRIGATION CONTRACTOR, AS NEEDED.
6. IN THE EVENT OF A DISCREPANCY NOTIFY THE ARCHITECT OR OWNER IMMEDIATELY.
7. NO SUBSTITUTIONS SHALL BE ALLOWED WITHOUT WRITTEN PERMISSION OF THE ARCHITECT OR OWNER.
8. SHRUB BEDS SHALL RECEIVE 6" OF TOPSOIL.
9. ALL SHRUB BEDS SHALL HAVE 3" OF DECOMPOSED BARK MULCK INSTALLED.
10. SHRUB BED EDGING SHALL BE PRESSURE TREATED WOOD OR "TREX" EDGING. IT SHALL SEPARATE ALL SHRUB BEDS/NATIVE GRASS LOCATIONS.
11. ALL PLANTS AND ALL PLANT STAKES SHALL BE SET PLUMB.
12. ALL ROOT WRAPPING MATERIAL MADE OF SYNTHETICS OR PLASTICS SHALL BE REMOVED AT TIME OF PLANTING AND PROPERLY DISCARDED.
13. NO BARE ROOT STOCK SHALL BE USED.
14. FOR PLANTING BACK FILL SOIL MIX, SEE SPECIFICATIONS.

VEGETATION NOTES

THE LMC INDICATES THAT THE PROPERTY OWNER MUST PROTECT SIGNIFICANT VEGETATION DURING ANY DEVELOPMENT ACTIVITY. SIGNIFICANT VEGETATION INCLUDES LARGE TREES 6" IN DIAMETER OR GREATER MEASURED 4'-6" ABOVE GROUND, GROVES OF SMALLER TREES OR CLUMPS OF OAK AND MAPLE COVERING AN ARE 50 SQUARE FEET OR MORE MEASURED AT THE DRIP LINE. THE DEVELOPMENT PLANS MUST SHOW ALL SIGNIFICANT VEGETATION WITHIN TWENTY FEET OF A PROPOSED DEVELOPMENT. THE PROPERTY OWNER MUST DEMONSTRATE THE HEALTH AND VIABILITY OF ALL LARGE TREES THROUGH A CERTIFIED ARBORIST. THE PLANNING DIRECTOR SHALL DETERMINE THE LIMITS OF DISTURBANCE AND MAY REQUIRE MITIGATION FOR LOSS OF SIGNIFICANT VEGETATION CONSISTENT WITH LANDSCAPE CRITERIA IN LMC CHAPTER 15-3-3 AND TITLE 14.

PLANTING SCHEDULE

SYMBOL	QUANTITY	SCIENTIFIC NAME	COMMON NAME	SIZE	SPACING	COMMENTS
TREES						
	1	EXISTING PICEA PUNGENS	COLORADO BLUE SPRUCE			
	7	POPULOUS TREMULOIDES	ASPEN	3" DIA	6'-8" O.C.	
SHRUBS						
	6	CORNUS SERICEA "BAILSEYE"	RED TWIG DOGWOOD	5 GAL.		SPACING AS NOTED ON PLAN
	10	ARTEMESIA TRIDENTATA VASEYANA	MOUNTAIN BIG SAGE	5 GAL.		SPACING AS NOTED ON PLAN
	12	JUNIPERUS OSTHOSPERMA	UTAH JUNIPER	5 GAL.		SPACING AS NOTED ON PLAN
GROUND COVER						
		MULCH	PLANTING AREA			
		NATIVE GRASS SEED MIX (REVEG. MIX)		1LB/1500SF	HYDRO-SEED	SEE SEED MIX BELOW

THE SEED MIX BELOW SHALL BE UTILIZED IN AREAS SPECIFIED FOR NATIVE GRASSES. THIS MIXTURE SHALL BE APPLIED AT A SUFFICIENT RATE SO THAT GERMINATION AND SUBSEQUENT COVERAGE REACHES 80% IN A REPRESENTATIVE 10'x10' AREA. IF COVERAGE DOES NOT REACH 80% RESEEDING MUST OCCUR. APPLY AT A RATE OF 80 LBS/ACRE ON THE FOLLOWING PERCENTAGES:

*NATIVE GRASS SEED MIX
20% CRESTED WHEATGRASS
10% STREAMBANK WHEATGRASS
20% PUBESCENT WHEATGRASS
15% PERENNIAL RYEGRASS
15% MOUNTAIN BROMEGRASS
10% INDIAN RYEGRASS
10% APLINE BLUEGRASS

*IN ADDITION, ADD 10 LBS/ACRE EACH OF LINUM LEWISII AND PENSTEMON EATONII WITH NATIVE GRASS SEED MIXTURE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

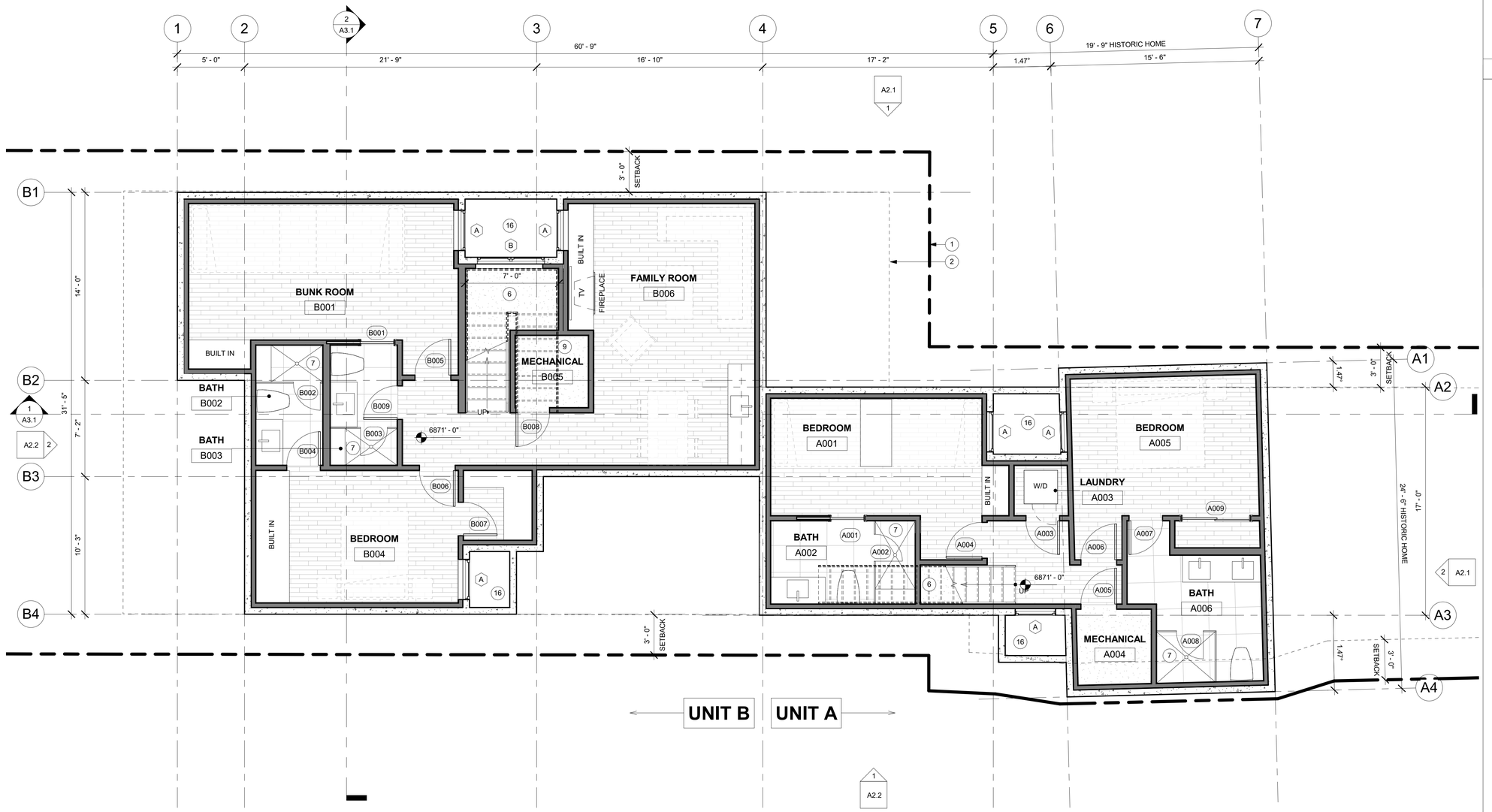
SHEET DESCRIPTION:
LANDSCAPE PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A0.2



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

GENERAL NOTES

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

EXISTING 2x FRAMED WALL

NEW 2x FRAMED WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEYNOTES

1. PROPERTY LINE
2. SET BACK LINE
3. DASHED LINE INDICATES ELEMENTS ABOVE
4. FLAT ROOF. REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
5. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
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10. 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
11. 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
12. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
13. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
14. HEATED DECK: WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
15. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
16. WINDOW WELL W/ EGRESS WINDOW AND STEEL LADDER TO GRADE
17. PORCH COLUMNS TO BE REBUILT TO MATCH (E)
18. 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 /2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
19. NEW WOOD POST TO UNDERSIDE OF DECK
20. 7x7 HOT TUB/ SPA
21. 2X FRAMED WOOD DECK W/ WOOD PLANK FINISH
22. FIRE SEPARATION WALL BETWEEN UNITS

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
LOWER LEVEL PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A1.1

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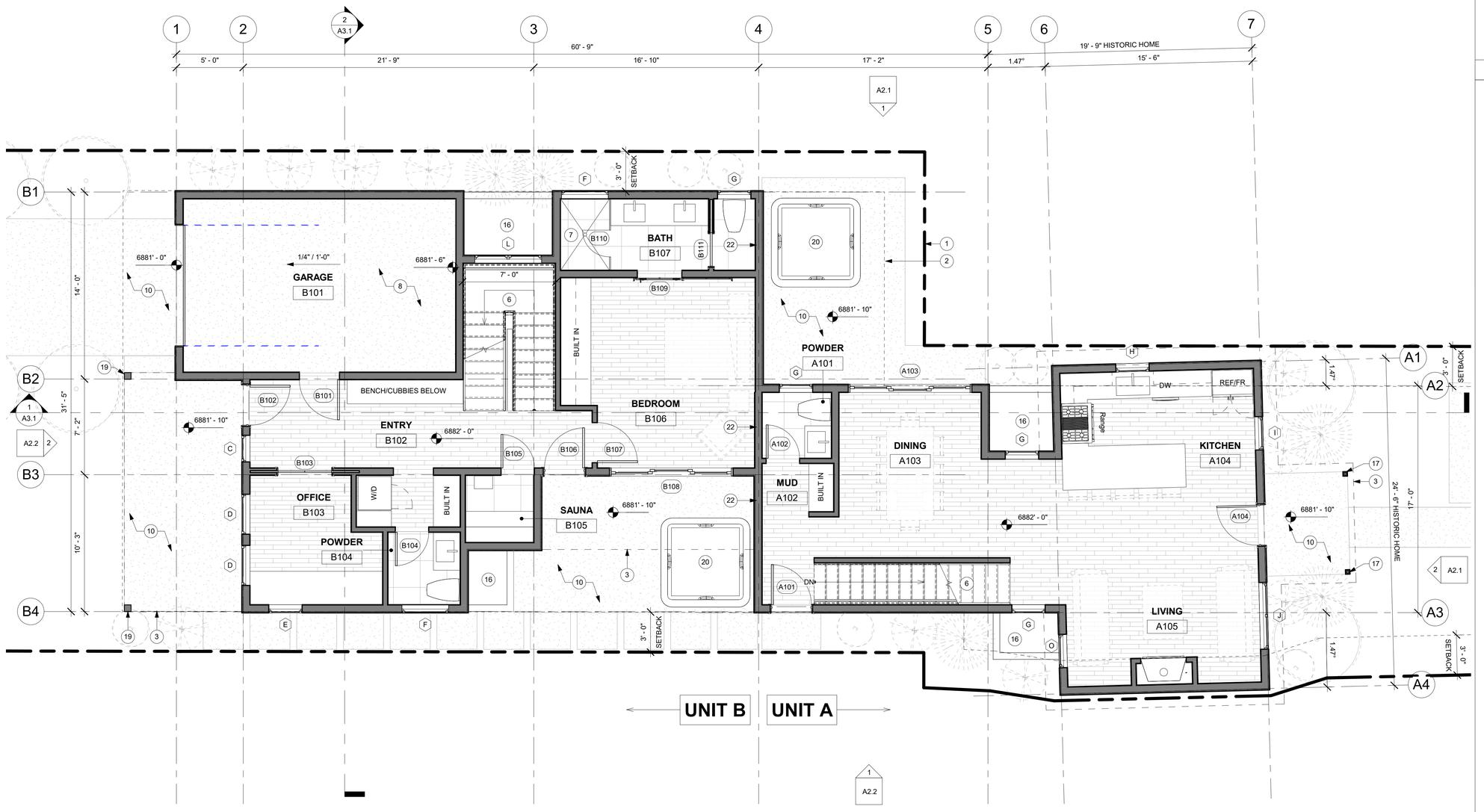

1 MAIN LEVEL PLAN
1/4" = 1'-0"

GENERAL NOTES

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KEYNOTES

1. PROPERTY LINE
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4. FLAT ROOF. REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
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9. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
MAIN LEVEL PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A1.2

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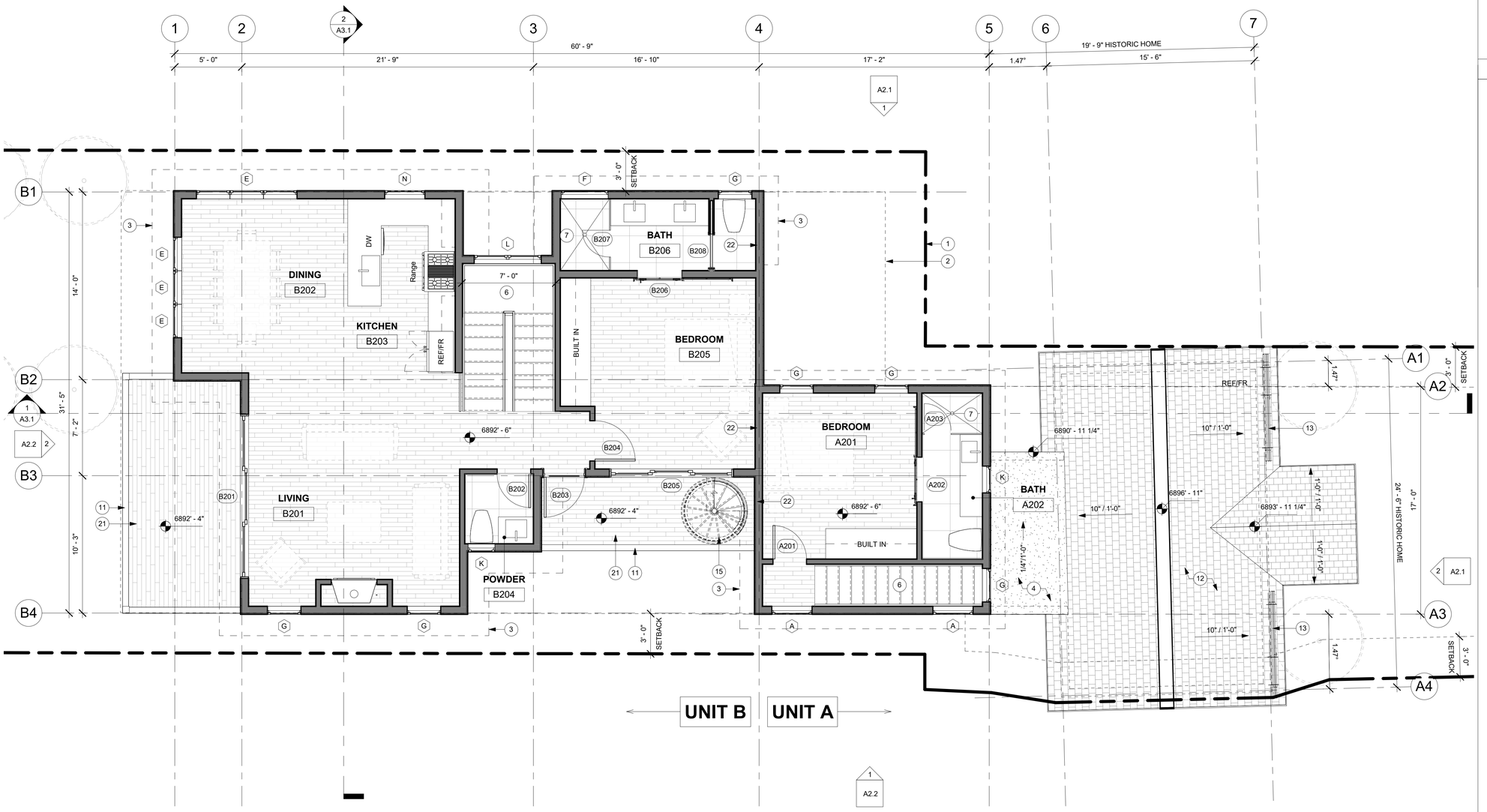

1 UPPER LEVEL
1/4" = 1'-0"

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
UPPER LEVEL PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A1.3

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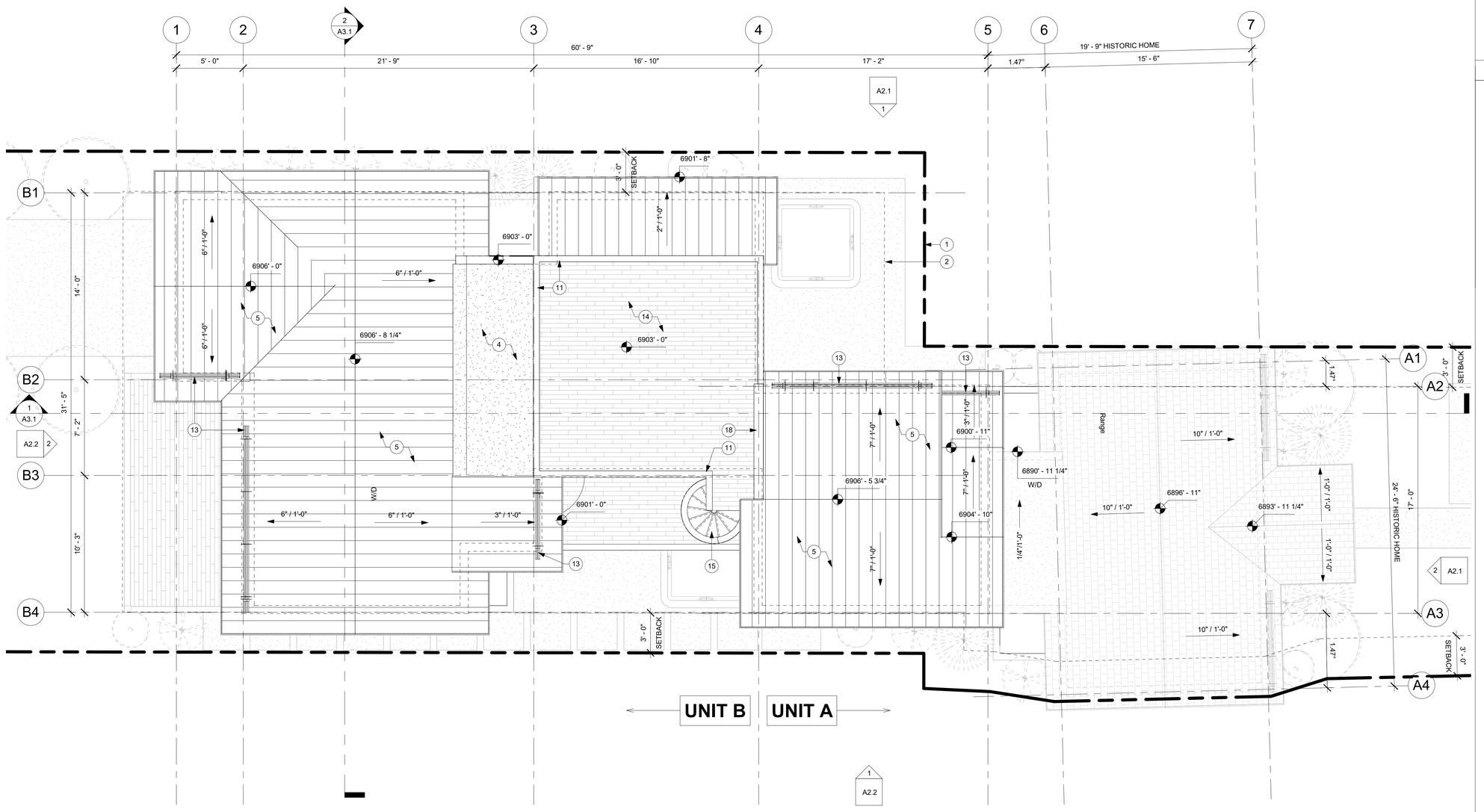

1 ROOF PLAN
1/4" = 1'-0"

GENERAL NOTES

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

EXISTING 2x FRAMED WALL

NEW 2x FRAMED WALL

1. EXTERIOR WALLS TO BE 2x6 FRAMING W/ R-38 INSULATION - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ R-13 INSULATION - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ R-19 INSULATION - TYP. ALL FLOOR JOIST TO BE 2x8 FRAMING U.N.O. W/ R-38 INSULATION - TYP. ALL ROOF JOIST TO BE 2x8 FRAMING U.N.O. W/ R-49 INSULATION - TYP.

KEYNOTES

1. PROPERTY LINE
2. SET BACK LINE
3. DASHED LINE INDICATES ELEMENTS ABOVE
4. FLAT ROOF. REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
5. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
6. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES & DETAILS SEE SHEET A5.1
7. TUBS AND SHOWERS WITH TILED WALLS REQUIRE A PORTLAND CEMENT APPLICATION, FIBER-CEMENT OR GLASS MAT GYPSUM BACKER; GREEN BOARD IS NO LONGER ALLOWED IN THIS APPLICATION
8. 5/8" TYPE "X" ON GARAGE CEILING AND WALLS SEPARATING THE GARAGE AND LIVING SPACE
9. ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL HAVE WALLS, UNDER-STAIR SURFACE AND SOFFIT PROTECTED ON THE ENCLOSED SIDE WITH 1/2" GYP BOARD
10. 4" REINFORCED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE
11. 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
12. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
13. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
14. HEATED DECK: WATERPROOF MEMBRANE ON 7/8" WARMBOARD HEATING SYSTEM ON SLOPED SLEEPERS ON 3/4" PLYWOOD P.T. DECK JOIST
15. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
16. WINDOW WELL W/ EGRESS WINDOW AND STEEL LADDER TO GRADE
17. PORCH COLUMNS TO BE REBUILT TO MATCH (E)
18. 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 /2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
19. NEW WOOD POST TO UNDERSIDE OF DECK
20. 7x7 HOT TUB/ SPA
21. 2X FRAMED WOOD DECK W/ WOOD PLANK FINISH
22. FIRE SEPARATION WALL BETWEEN UNITS

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
ROOF PLAN

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A1.4

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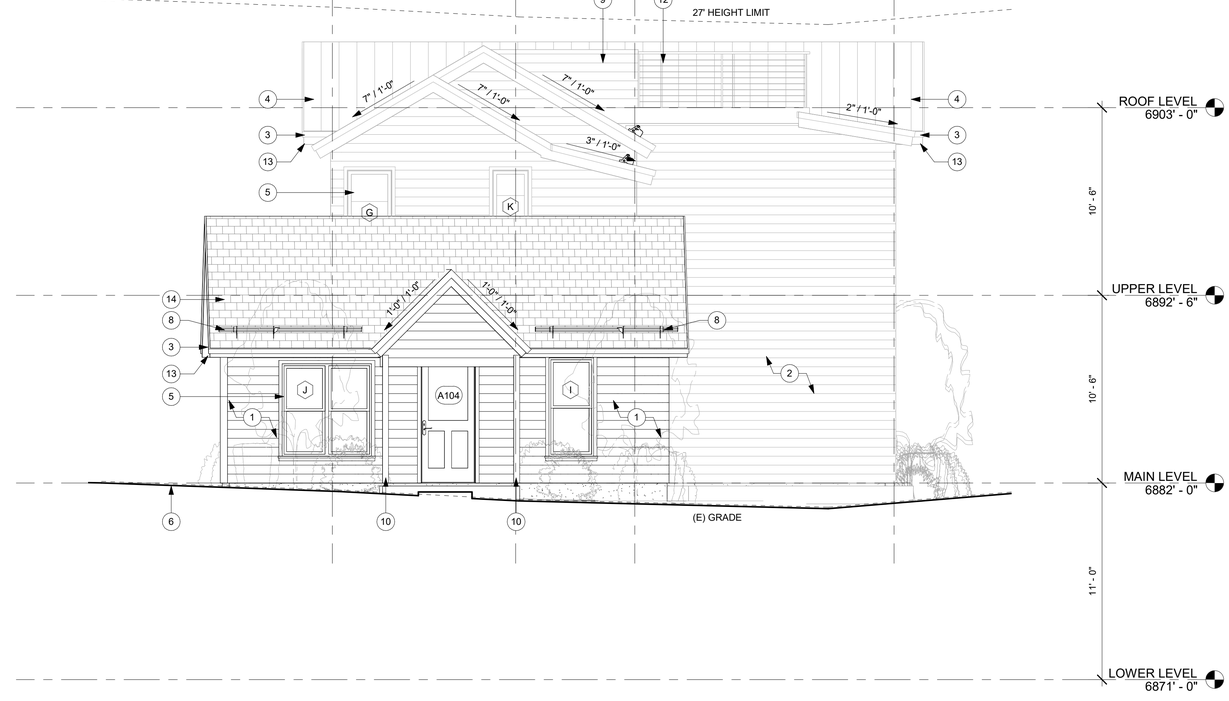
1 NORTH ELEVATION
1/4" = 1'-0"



2 EAST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

1. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
2. 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
3. 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA W/ BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
4. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
5. BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
6. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
7. NEW WOOD POST TO UNDERSIDE OF DECK
8. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/A5.2
9. 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 /2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
10. PORCH COLUMNS TO BE REBUILT TO MATCH (E)
11. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
12. 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
13. CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA
14. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

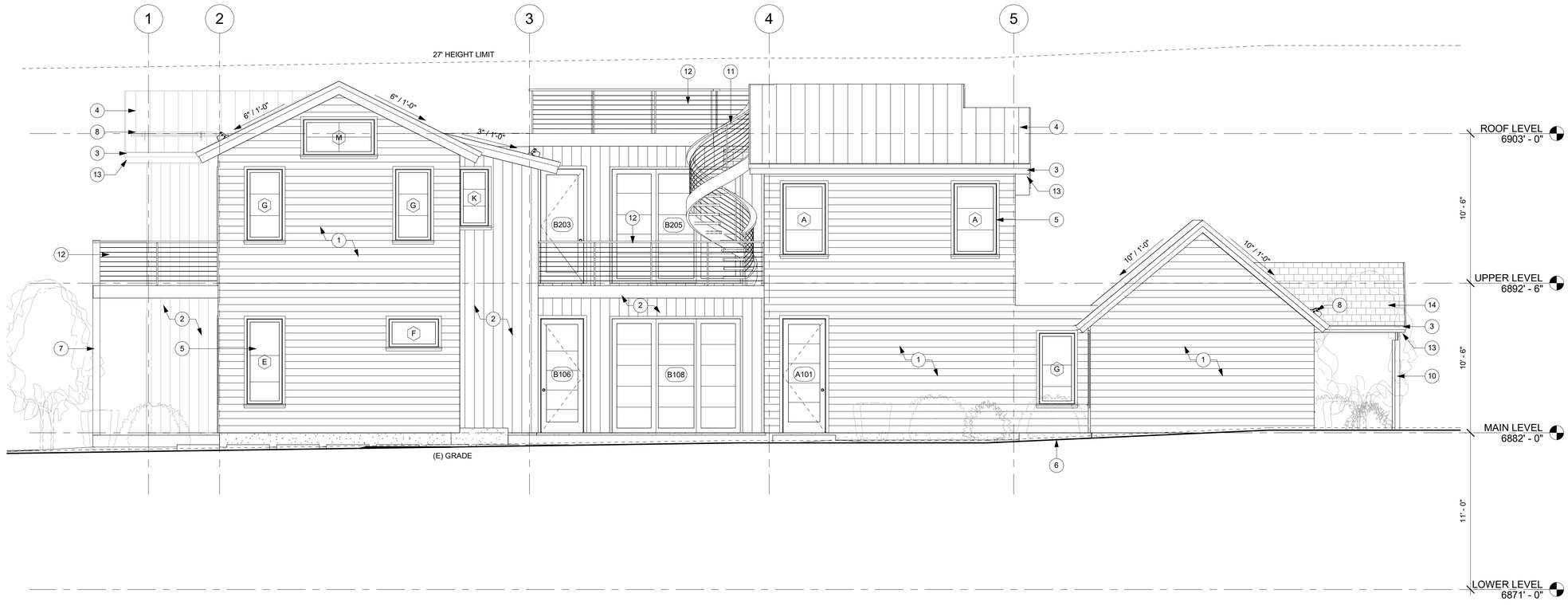
SHEET DESCRIPTION:
NORTH AND EAST ELEVATIONS

REVISIONS:

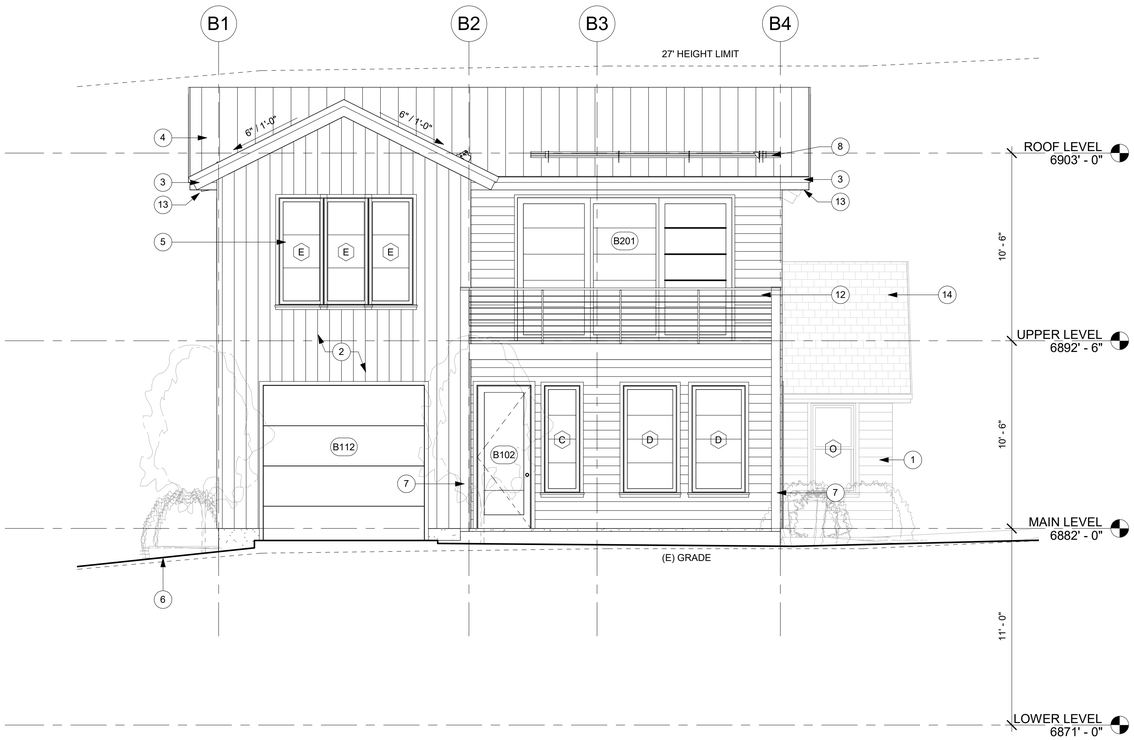
DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A2.1



1 SOUTH ELEVATION
1/4" = 1'-0"



2 WEST ELEVATION
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

1. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
2. 1x8 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
3. 1x4 STAINED CEDAR FASCIA OVER 1x8 BUILT-UP STAINED CEDAR FASCIA W/ BRONZE 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE
4. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
5. BLACK ANODIZED ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
6. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3
7. NEW WOOD POST TO UNDERSIDE OF DECK
8. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 17/A5.2
9. 42" HIGH GUARD WALL W/ CONTINUOUS METAL TOP CAP. W/ METAL SIDING ON TYVEK HOMEWRAP ON 1 /2" EXTERIOR SHEATHING ON 2x6 STUD WALL @ 16" O.C.
10. PORCH COLUMNS TO BE REBUILT TO MATCH (E)
11. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
12. 36" HIGH CABLE GUARD RAILING: CONTINUOUS CABLE HORIZONTALS SPACED LESS THAN 4" W/ SHAPED 2x6 TOP CAP.
13. CEDAR SOFFIT STAINED TO MATCH CEDAR FASCIA
14. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

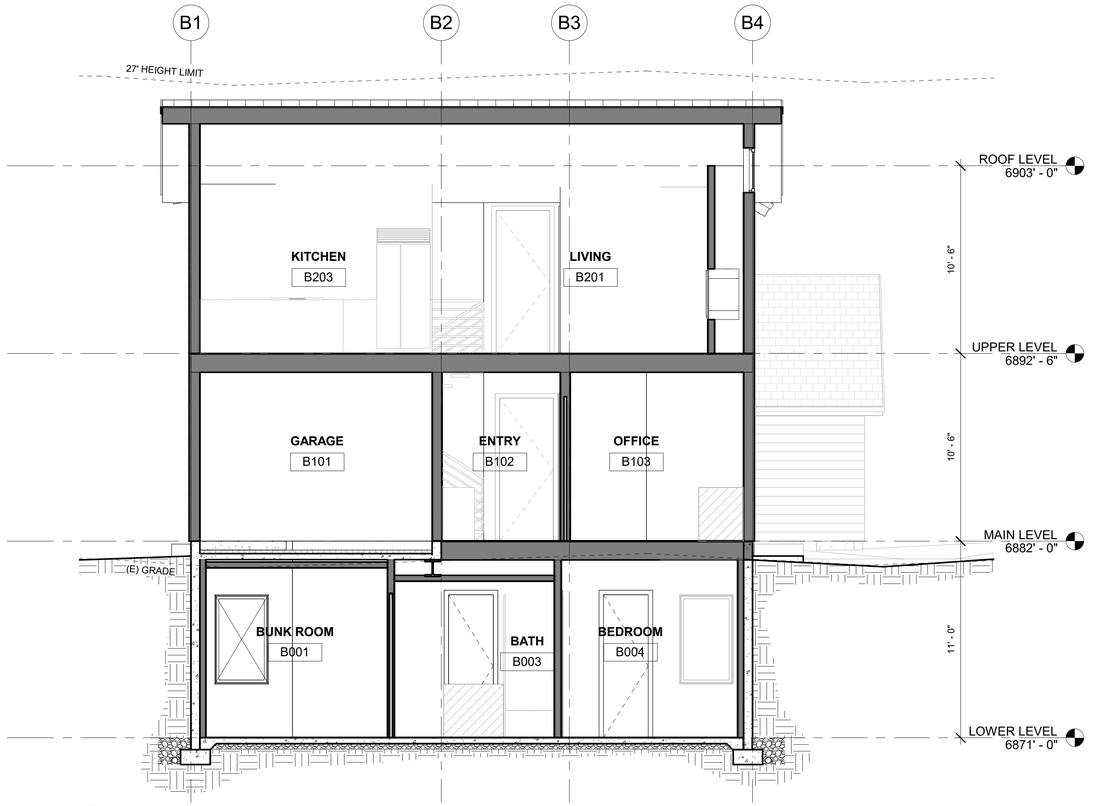
SHEET DESCRIPTION:
SOUTH AND WEST ELEVATIONS

REVISIONS:

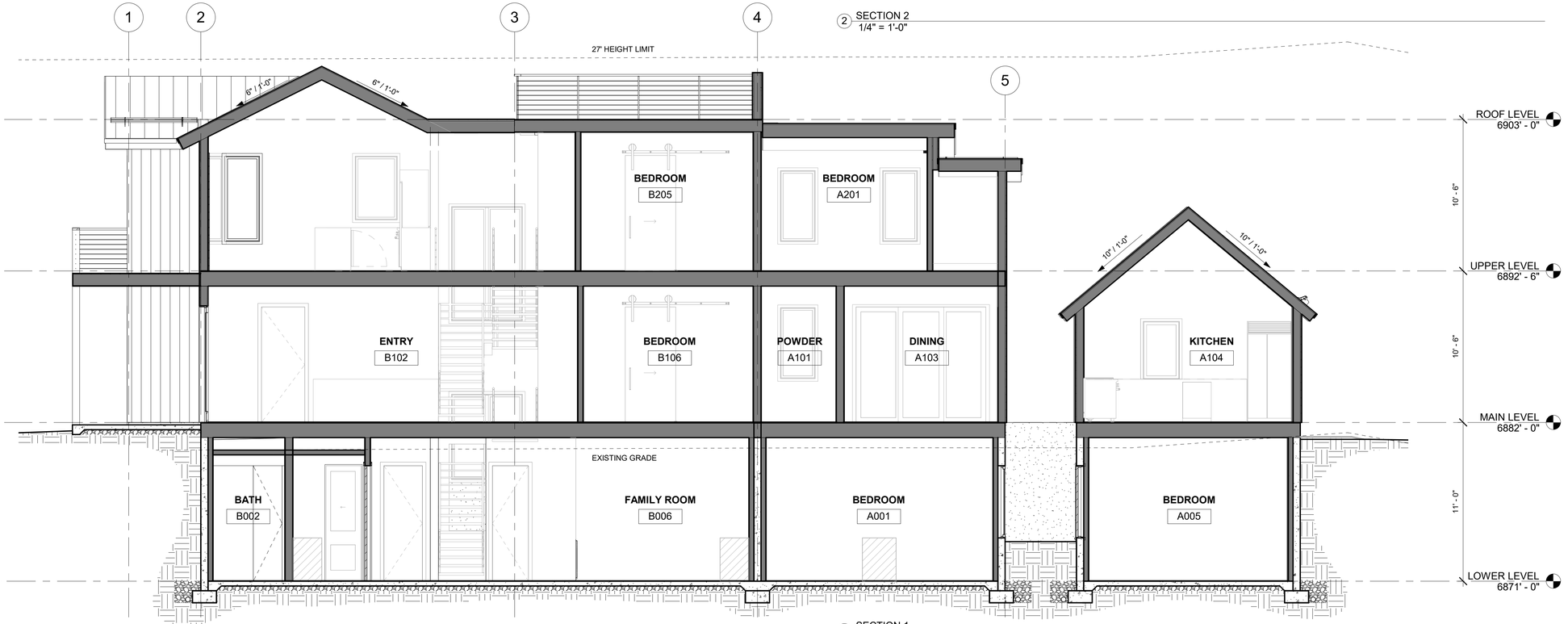
DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A2.2



2 SECTION 2
1/4" = 1'-0"



1 SECTION 1
1/4" = 1'-0"

GENERAL NOTES

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

KEY NOTES

1. 1x10 VERTICAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
2. 1x6 HORIZONTAL WOOD SIDING ON TYVEK HOMEWRAP ON 2x6 FRAMING PROVIDE SOLID BLOCKING @ 24" O.C.
3. NATURAL STONE VENEER
4. ARCHITECTURAL GRADE COMPOSITION SHINGLE 50 YEAR PRESIDENTIAL TL (355# PER SQUARE, MIN.) ON ICE AND WATER MEMBRANE OVER ENTIRE ROOF SURFACE
5. NON-REFLECTIVE STANDING SEAM METAL ROOF. METAL ROOF TO BE ICC-ES APPROVED. ON ICE AND WATER MEMBRANE
6. 1x4 STAINED WOOD FASCIA W/ BRONZE DRIP EDGE OVER 1x8 BUILT-UP STAINED WOOD FASCIA
7. 1 1/2" x 3 1/2" CONTINUOUS METAL DRIP EDGE OVER FASCIA
8. ALUMINUM CLAD WOOD WINDOWS AND DOORS W/ 1" INSULATED GLASS, TYP. - SEE SCHEDULE
9. SIDING TO BUTT INTO WINDOW @ JAMB, SILL, HEAD, TYP. REFER TO DETAILS ON SHEET A5.1 FOR FLASHING DETAILS
10. SIDING TO RUN FLUSH TO BACK FACE OF METAL L SHAPE AT CORNER CONDITIONS. SEE DETAIL 16/A5.2 TYP.
11. 4" REINFORCED HEATED CONCRETE PATIO, PORCH AND DRIVEWAY ON 4" GRAVEL BASE.
12. FINISH GRADE TO SLOPE AWAY FROM HOUSE A MIN. OF 6" WITHIN THE FIRST 10'. IRC R401.3.
13. FOUNDATION - SEE STRUCTURAL FOR SIZE AND REINFORCING
14. FOOTING - SEE STRUCTURAL FOR SIZE AND REINFORCING
15. EXTERIOR WALLS TO BE 2x6 FRAMING W/ BIB INSULATION R-23 - TYP. ALL INTERIOR WALLS TO BE 2x4 FRAMING, U.N.O. W/ BIB INSULATION R-15 - TYP. ALL INTERIOR PLUMBING AND BEARING WALLS TO BE 2x6 FRAMING, U.N.O. W/ BIB INSULATION R-23- TYP. ALL FLOOR JOIST TO BE 12" TRUSS JOIST FRAMING U.N.O. W/ BIB INSULATION R-39-TYP. ALL ROOF JOIST TO BE 9 1/2" LVL FRAMING U.N.O. W/ 7" CLOSED CELL INSULATION R-49 - TYP.
16. ALL LUMBER IN CONTACT W/ CONCRETE OR MASONRY INCLUDING LEDGERS AND FURRING WALLS MUST BE PRESERVATIVELY TREATED OR FOUNDATION GRADE REDWOOD.
17. HURRICANE HOLD DOWN AT EACH RAFTER OR SIMPSON VPA.
18. 1/2" GYP. BD. ON W MIL POLYETHYLENE VAPOR RETARDER AT FLOOR JOIST, ROOF JOIST AND EXTERIOR WALLS.
19. 5/8" TYPE 'X' GYPSUM BOARD ON GARAGE CEILING AND WALL SEPARATING THE GARAGE AND LIVING SPACE.
20. FIRE BLOCK STUD SPACES AT SOFFIT, FLOOR AND CEILING JOIST LINES, AT 10 FT. VERTICALLY AND HORIZONTALLY, AND AT ANY OTHER LOCATIONS NOT SPECIFICALLY MENTIONED WHICH COULD AFFORD PASSAGE FOR FLAMES. -IRC R302.11.
21. TREATED WOOD SILL PLATE W/ 1/2" ANCHOR BOLTS EMBEDDED 7" INTO CONCRETE, SPACED 32" O.C. U.N.O. ON PLANS. PLATE WASHERS SHALL BE 3"x3"x1/4" AND USED ON EACH BOLT. SEE STRUCTURAL SHEAR WALL SCHEDULE.
22. 4" PERF. DRAINAGE PIPE WRAPPED IN FILTER FABRIC IN 12" OF FREE DRAINING GRAVEL TIED INTO STORM DRAIN.
23. DRAINAGE MATT ON WATERPROOF MEMBRANE
24. FOR TYPICAL STAIRWAY, HANDRAILING AND GUARDRAILING NOTES AND DETAILS SEE SHEET A5.1
25. STRUCTURAL BEAM - SEE STRUCTURAL DRAWINGS FOR SIZE AND DETAILS
26. 42" HEAT AND GLO SLIMLINE GAS FIEPLACE, #SL-9X. FRAME ON 10" PLATFORM. SEALED GAS APPLIANCE APPROVED FOR SLEEPING AREAS.
27. FRAMED DOWN CEILING
28. SNOW RETENTION BARS S-5 X-GARD 2.0 OR EQUAL. SEE DETAIL 16/A5.2
29. 4" REINFORCED HEATED CONCRETE SLAB ON 6 MIL POLYETHYLENE VAPOR RETARDER (JOINTS TO LAP 6" MIN.) ON 4" GRAVEL BASE CLEANED/GRADED
30. FLAT ROOF. REINFORCED WATERPROOF MEMBRANE ON RIGID INSULATION SLOPED 1/4" PER FOOT ON 3/4" PLYWOOD ON ROOF JOIST.
31. EXPOSED SPIRAL STEEL STAIRCASE TO ROOF DECK
32. TREX FLOATING DECK ABOVE FLAT ROOF
33. GLASS RAILING AT PERIMETER OF ROOF DECK
34. SEE INTERIOR DESIGN DRAWINGS FOR MORE INFORMATION

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
BUILDING SECTIONS

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A3.1

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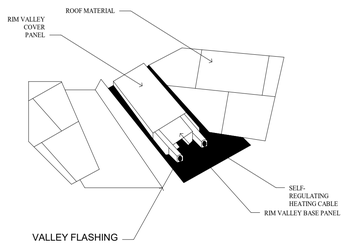
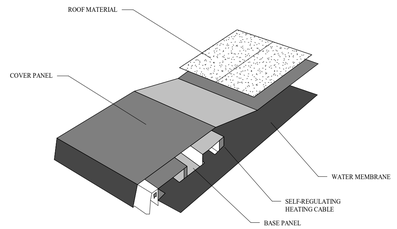


1 A0.2 VALLEY SNOW MELT DETAIL
NO SCALE



2 A0.2 EAVE SNOW MELT DETAIL
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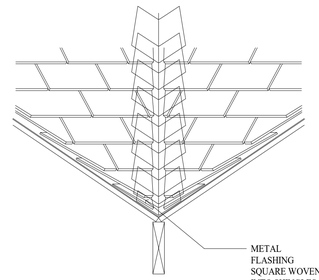

3 A0.2 CLOSED VALLEY FLASHING
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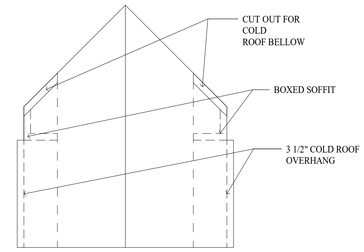

4 A0.2 DORMER ROOF
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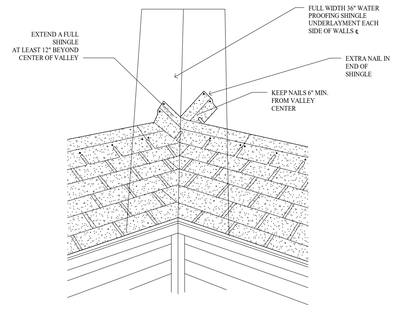

5 A0.2 WOVEN VALLEY DETAIL
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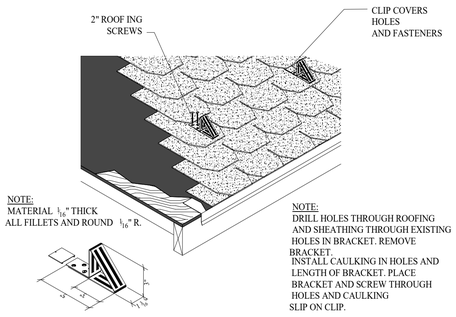

6 A0.2 SNOW BRAKET DETAIL
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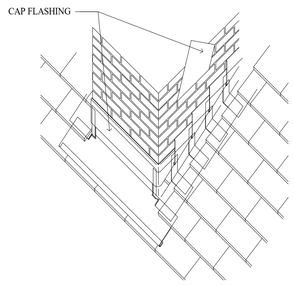

7 A0.2 CHIMNEY FLASHING
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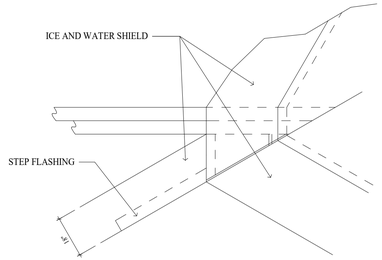

8 A0.2 DORMER FLASHING DETAIL
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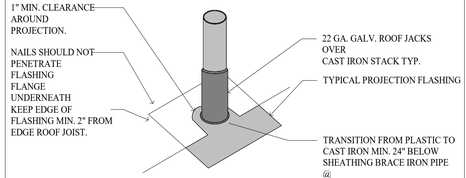

9 A0.2 VENT FLASHING DETAIL
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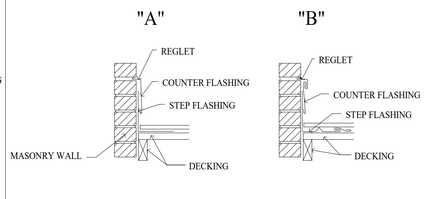

10 A0.2 RAKE WALL FLASHING DETAIL
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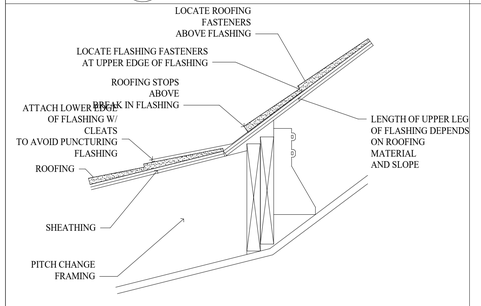

11 A0.2 ROOF PITCH TRANSACTION DETAIL
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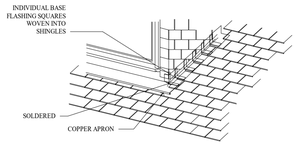
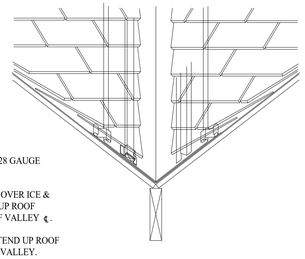


12 A0.2 FLASHING DETAIL
NO SCALE



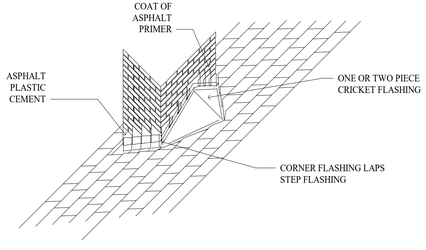
NOTE
1. FLASHING TO BE 28 GAUGE METAL

2. PLACE FLASHING OVER ICE & WATER SHIELD 36" UP ROOF FROM EACH SIDE OF VALLEY ℄.

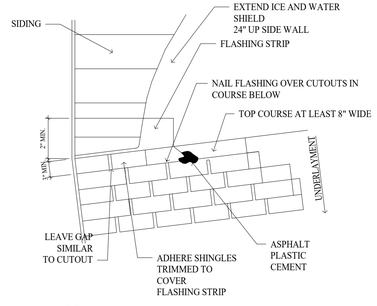
3. FLASHING TO EXTEND UP ROOF MIN 12" FROM ℄ OF VALLEY.

4. IF ROOF PITCH EXCEEDS 6:12 ENLARGE 'V' CRIMP TO 2"

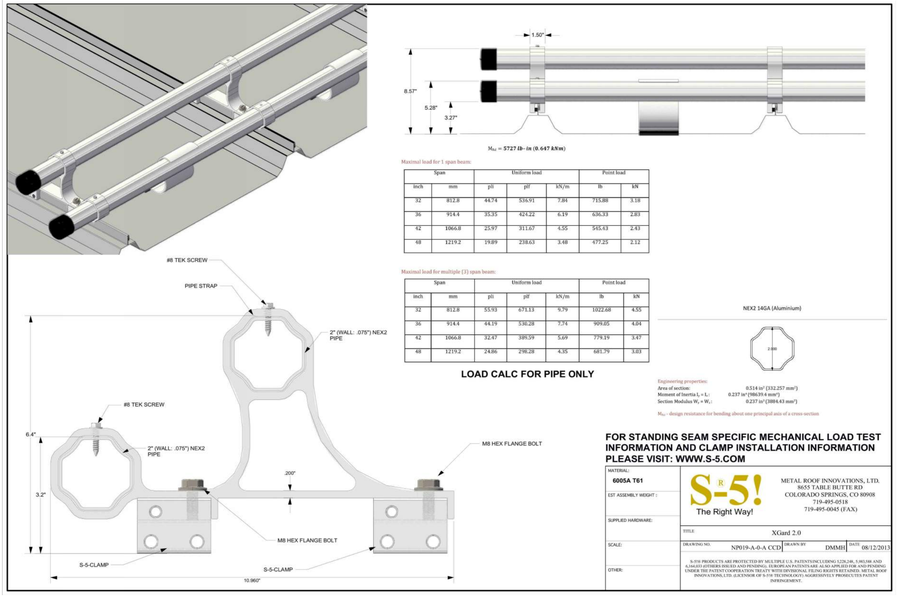
13 A0.2 OPEN VALLEY DETAIL
NO SCALE



14 A0.2 CHIMNEY CRICKET FLASHING
NO SCALE



15 A0.2 ROOF/WALL FLASHING DETAIL
NO SCALE



Maximal load for 1 span beam:

Span		Uniform load			Point load	
inch	mm	psi	pli	kN/m	lb	kN
32	812.8	44.74	516.91	7.84	715.88	3.18
36	914.4	35.35	424.22	6.19	636.33	2.83
42	1066.8	25.97	311.67	5.55	545.13	2.43
48	1219.2	19.89	238.63	3.48	477.25	2.12

Maximal load for multiple (3) span beam:

Span		Uniform load			Point load	
inch	mm	psi	pli	kN/m	lb	kN
32	812.8	53.93	671.13	9.79	1022.68	4.55
36	914.4	44.19	536.28	7.74	909.05	4.04
42	1066.8	32.47	389.59	5.69	779.19	3.47
48	1219.2	24.86	298.28	4.35	681.79	3.03

16 A5.1 SNOW RETENTION BAR DETAIL
1 : 6

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DISCRIPTION:
GENERAL NOTES AND DETAILS

REVISIONS:

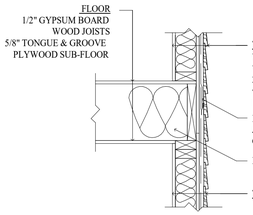
DATE:
April 12th, 2021

PROJECT NUMBER:

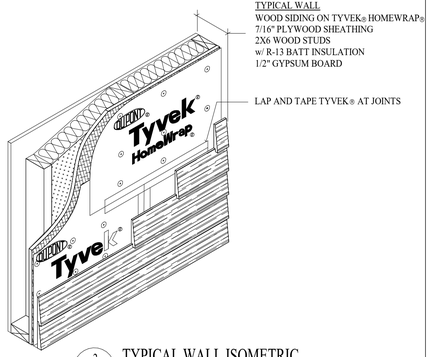
SHEET NUMBER:
A5.1

GENERAL NOTES

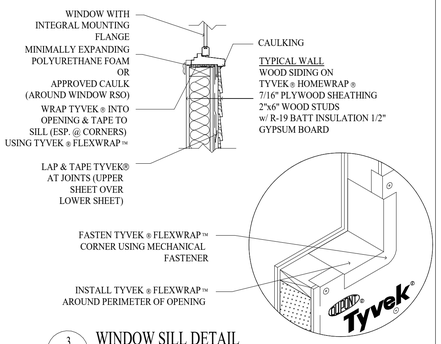
*SEAL ALL TYVEK ® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK ® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS. (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



1 A5.1 FLOOR/WALL INTERFACE DETAIL
NO SCALE



2 A5.1 TYPICAL WALL ISOMETRIC
NO SCALE



3 A5.1 WINDOW SILL DETAIL
NO SCALE

TYVEK "HOME WRAP" INSTALLATION:

1. INSTALL AIR BARRIER AFTER SHEATHING IS INSTALLED AND BEFORE WINDOWS AND DOORS ARE INSTALLED. INSTALL LOWER LEVEL BARRIER PRIOR TO UPPER LAYERS TO ENSURE PROPER SHINGLING OF LAYERS.

2. OVERLAP AIR BARRIER AT CORNERS OF BUILDING BY A MINIMUM OF 12 INCHES.

3. OVERLAP AIR BARRIER VERTICAL SEAMS BY A MINIMUM OF 6 INCHES.

4. ENSURE BARRIER IS PLUM AND LEVEL WITH FOUNDATION, AND UNROLL EXTENDING AIR BARRIER OVER WINDOW AND DOOR OPENINGS.

5. ATTACH AIR BARRIER TO WOOD, INSULATED SHEATHING BOARD OR EXTERIOR GYPSUM WITH PLASTIC CAP NAILS EVERY 12" TO 18" ON VERTICAL STUD LINE WITH WOOD STUD FRAMING, AND SCREWS WITH WASHERS TO METAL STUD FRAMING. WHEN ATTACHING TO WOOD SHEATHING, A MINIMUM 1.0 INCH CROWN STAPLE MAY BE USED. WHEN ATTACHING TO MASONRY, USE ADHESIVE RECOMMENDED BY MANUFACTURER.

6. PREPARE WINDOW AND DOOR ROUGH OPENINGS AS FOLLOWS:
A. PREPARE EACH WINDOW ROUGH OPENING BY CUTTING A MODIFIED "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF HEADER.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF WINDOW OPENINGS FROM THE TOP OF THE WINDOW OPENING DOWN TO 2/3 OF THE WAY TO THE BOTTOM OF THE WINDOW OPENINGS.
3. DIAGONALLY CUT AIR BARRIER FROM THE BOTTOM OF THE VERTICAL CUT TO THE LEFT AND RIGHT CORNERS OF OPENING.
4. FOLD SIDE AND BOTTOM FLAPS INTO WINDOW OPENING AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.
B. PREPARE EACH ROUGH DOOR OPENING BY CUTTING A STANDARD "I" PATTERN IN THE AIR BARRIER.
1. HORIZONTALLY CUT AIR BARRIER ALONG BOTTOM OF DOOR FRAME HEADER AND ALONG TOP OF SILL.
2. VERTICALLY CUT AIR BARRIER DOWN THE CENTER OF DOOR OPENINGS FROM THE TOP OF THE DOOR OPENING (HEADER) DOWN TO THE BOTTOM OF THE DOOR OPENING (SILL).
3. FOLD SIDE FLAPS INSIDE AROUND DOOR OPENINGS AND FASTEN EVERY 6 INCHES. TRIM OFF EXCESS.

7. TAPE ALL HORIZONTAL AND VERTICAL SEAM OF AIR BARRIER WITH DUPONT TYVEK TAPE.

8. SEAL ALL TEARS AND CUTS IN AIR BARRIER WITH DUPONT TYVEK TAPE.

ARCHITECTURAL NOTES:
1. ALL WORKS SHALL COMPLY WITH THE 2015 INTERNATIONAL RESIDENTIAL CODE. STRUCTURAL SHALL COMPLY WITH THE 2015 INTERNATIONAL BUILDING CODE.

2. ALL SUBMITTALS AND CHANGES TO PLANS SHALL BE APPROVED BY THE ARCHITECT PRIOR TO BEING SUBMITTED TO THE BUILDING OFFICIAL FOR APPROVAL. ENGINEER TO APPROVE ALL STRUCTURAL CHANGES.

3. HABITABLE ROOMS, HALLWAYS, CORRIDORS, LAUNDRY ROOMS AND BASEMENTS SHALL HAVE A CEILING HEIGHT NOT LESS THAN 7 FEET MEASURED FROM THE FINISHED FLOOR TO THE FINISHED CEILING, BATHROOMS CAN BE AT 6'-8". NOT MORE THAN 50% OF THE REQUIRED FLOOR AREA IS PERMITTED TO HAVE A SLOPED CEILING LESS THAN 7 FT. WITH NO PORTION OF THE REQUIRED FLOOR AREA LESS THAN 5 FT. IN HEIGHT. -IRC R305

4. ASPHALT SHINGLES SHALL NOT BE INSTALLED ON ROOFS HAVING A SLOPE LESS THAN 4 TO 12 UNLESS DOUBLE UNDERPAYMENT IS INSTALLED IN ACCORDANCE WITH IRC SECTION R905.2.7

5. ICE BARRIER THAT CONSISTS OF TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER OR OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT AT LEAST 24 INCHES INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. - IRC R905.2.7.1

6. EXTERIOR WALLS SHALL PROVIDE THE BUILDING WITH A WEATHER-RESISTANT EXTERIOR WALL ENVELOPE. THE EXTERIOR WALL ENVELOPE SHALL INCLUDE FLASHING. R703.1

7. APPROVED CORROSION-RESISTANT FLASHING SHALL BE APPLIED SINGLE-FASHION IN A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. SELF-ADHERED MEMBRANES USED AS FLASHING SHALL COMPLY WITH AAMA 711. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHING AT ALL OF THE
A. EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE.
B. AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS AND SILLS.
C. UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.
D. CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIM.
E. WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD-FRAME CONSTRUCTION.
F. AT WALL AND ROOF INTERSECTIONS.
G. AT BULT-IN GUTTERS. IRC R703.8

8. ELEVATORS. WHERE PROVIDED, PASSENGER ELEVATORS, LIMITED USE OR LIMITED APPLICATION ELEVATORS OR PRIVATE RESIDENCE ELEVATORS SHALL COMPLY WITH ASME A17.1. IRC R321.1

FRAMING NOTES:
1. PROTECTION OF WOOD AND WOOD BASED PRODUCTS FROM DECAY SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS THE USE OF NATURALLY DURABLE WOOD OR WOOD THAT IS PRESERVATIVE-TREATED IN ACCORDANCE WITH AWPA U1 FOR THE SPECIES, PRODUCT, PRESERVATIVE AND END USE.
A. WOOD JOISTS OR THE BOTTOM OF A WOOD STRUCTURAL FLOOR WHEN CLOSER THAN 18 INCHES OR WOOD GIRDERS WHEN CLOSER THAN 12 INCHES TO THE EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREA LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION.
B. ALL WOOD FRAMING MEMBERS THAT REST ON CONCRETE OR MASONRY EXTERIOR FOUNDATION WALLS AND ARE LESS THAN 8 INCHES FROM THE EXPOSED GROUND.
C. SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB THAT IS IN DIRECT CONTACT WITH THE GROUND UNLESS SEPARATED FROM SUCH SLAB BY AN IMPERVIOUS MOISTURE BARRIER.
D. THE END OF WOOD GIRDERS ENTERING EXTERIOR MASONRY OR CONCRETE WALLS HAVING CLEARANCES OF LESS THAN 1/2 INCH ON TOPS, SIDES AND ENDS.
E. WOOD SIDING, SHEATHING AND WALL FRAMING ON THE EXTERIOR OF A BUILDING HAVING A CLEARANCE OF LESS THAN 6 INCHES FROM THE GROUND OR LESS THAN 2 INCHES MEASURED VERTICALLY FROM CONCRETE STEPS, PORCH SLABS, PATIO SLABS, AND SIMILAR HORIZONTAL SURFACES EXPOSED TO THE WEATHER.
F. WOOD STRUCTURAL MEMBERS SUPPORTING MOISTURE-PERMEABLE FLOORS OR ROOFS THAT ARE EXPOSED TO THE WEATHER, SUCH AS CONCRETE OR MASONRY SLABS, UNLESS SEPARATED FROM SUCH FLOORS OR ROOFS BY AN IMPERVIOUS MOISTURE BARRIER.
G. WOOD FURRING STRIPS OR OTHER WOOD FRAMING MEMBERS ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY WALLS OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED VAPOR RETARDER IS APPLIED BETWEEN THE WALL AND THE FURRING STRIPS OR FRAMING MEMBERS. - IRC R317.1

2. ACCESSIBLE BELOW-FLOOR AREAS SHALL BE PROVIDED WITH A MINIMUM 18" X 24" ACCESS OPENING. IRC R408.4. FOR ACCESS TO MECHANICAL EQUIPMENT IN THESE AREAS SEE IRC M1305.1.4

3. PROVIDE A MINIMUM 22" X 30" ATTIC ACCESS IN A HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. -IRC R807.1. SEE M1305.1.3 FOR ACCESS TO FURNACES AND OTHER MECHANICAL EQUIPMENT IN ATTIC.

4. PROVIDE 24" ON-CENTER BLOCKING FOR VERTICAL SIDING. - IRC TABLE R703.4 FOOTNOTE j.

5. PROVIDE ROOF SHEATHING RATING AND NAILING SCHEDULE AS PER ENGINEERING DESIGN, OR MINIMUM 5/8", 40/20 RATING IF NO PROFESSIONAL DESIGN IS PROVIDED.

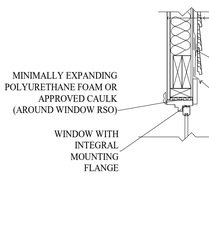
FIREPLACE NOTES:
1. MASONRY OR CONCRETE CHIMNEY'S SHALL BE ANCHORED AT EACH FLOOR, CEILING OR ROOF LINE MORE THAN 6 FEET ABOVE GRADE, EXCEPT WHERE CONSTRUCTED COMPLETELY WITHIN THE EXTERIOR WALLS.- IRC R1001.4

2. TWO 3/16 INCH BY 1 INCH STRAPS SHALL BE EMBEDDED A MINIMUM OF 12 INCHES INTO THE CHIMNEY. STRAPS SHALL HOOKED AROUND THE OUTER BARS AND EXTEND 6 INCHES BEYOND THE BEND. EACH STRAP SHALL BE FASTENED TO A MINIMUM OF FOUR FLOOR CEILING OR FLOOR JOIST OR RAFTERS WITH TWO INCH BOLTS. -IRC R1004.4.1

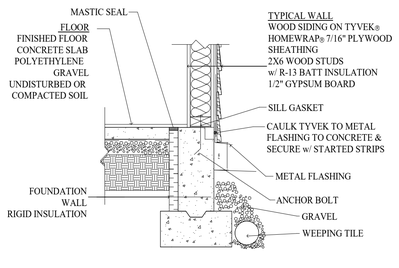
3. ALL WOOD BEAMS, JOIST, STUDS AND OTHER COMBUSTIBLE MATERIAL SHALL HAVE A CLEARANCE OF NOT LESS THAN 2 INCHES FROM THE FRONT FACES AND SIDES OF MASONRY FIREPLACES AND NOT LESS THAN 4 INCHES FROM THE BACK FACES OF MASONRY FIREPLACES. THE AIR SPACE SHALL NOT BE FILLED, EXCEPT TO PROVIDE FIRE BLOCKING IN ACCORDANCE WITH SECTION R1001.12.
EXCEPTIONS:
A. MASONRY FIREPLACES LISTED AND LABELED FOR USE IN CONTACT WITH COMBUSTIBLES IN ACCORDANCE WITH UL 127 AND INSTALLED IN ACCORDANCE WITH THE MANUFACTURES INSTALLATION INSTRUCTIONS ARE PERMITTED TO HAVE COMBUSTIBLE MATERIAL IN CONTACT WITH THEIR EXTERIOR SURFACES.
B. WHEN MASONRY FIREPLACES ARE PART OF MASONRY OR CONCRETE WALLS, COMBUSTIBLE MATERIALS SHALL NOT BE CONTACT WITH THE MASONRY OR CONCRETE WALLS LESS THAN 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING.
C. EXPOSED COMBUSTIBLE TRIM AND THE EDGES OF SHEATHING MATERIALS SUCH AS WOOD SIDING, FLOORING AND DRYWALL SHALL BE PERMITTED TO ABUT THE MASONRY FIREPLACE SIDE WALLS AND HEARTH EXTENSION, PROVIDED SUCH COMBUSTIBLE TRIM OR SHEATHING IS A MINIMUM OF 12 INCHES FROM THE INSIDE SURFACE OF THE NEAREST FIREBOX LINING.
D. EXPOSED COMBUSTIBLE MANTELS OR TRIM MAY BE PLACED DIRECTLY ON THE MASONRY FIREPLACE FRONT SURROUNDING THE FIREPLACE OPENING PROVIDING SUCH COMBUSTIBLE MATERIALS ARE NOT PLACED WITHIN 6 INCHES OF A FIREPLACE OPENING. COMBUSTIBLE MATERIAL WITHIN 12 INCHES OF THE FIREPLACE OPENING SHALL NOT PROJECT MORE THAN INCH FOR EACH 1 INCH DISTANCE FROM SUCH AN OPENING. -IRC R1001.11

4. CHIMNEYS SHALL EXTEND AT LEAST 2 FEET HIGHER THAT ANY PORTION OF A BUILDING WITHIN 10 FEET, BUT SHALL NOT BE LESS THAN 3 FEET ABOVE THE HIGHEST POINT WHERE THE CHIMNEY PASSES THOUGH THE ROOF -IRC R1003.9

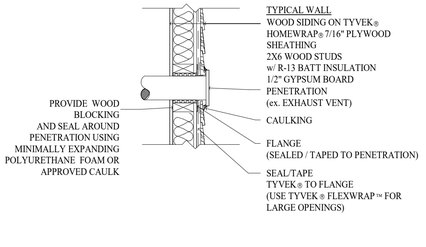
BUILDING ENVELOPE NOTES:
1. CONTRACTOR TO COMPLETE BLOWER DOOR TEST OR COMPREHENSIVE AIR BARRIER INSPECTION PER 2015 IRC CHAPTER 11



4 A5.1 WINDOW HEAD DETAIL
NO SCALE



5 A5.1 BASE OF WALL DETAIL
NO SCALE



6 A5.1 WALL PENETRATION DETAIL
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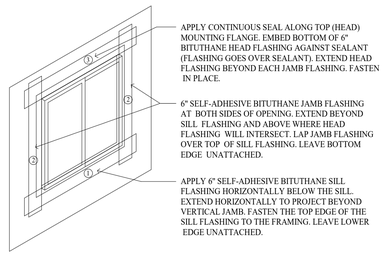

7 A5.1 SILL ,JAMB AND HEAD FLASHING
NO SCALE

STAIRWAY/HANDRAILING/GUARDRAILING NOTES:

1. STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31 1/2 INCHES WHERE A HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE HANDRAILS ARE PROVIDED ON BOTH SIDES. -IRC R311.7.1

2. THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED LINE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM ON THAT PORTION OF THE STAIRWAY. -IRC R311.7.2

3. THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OF THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN INCH. -IRC R311.7.4.1

4. THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREADS LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN INCH. CONSISTENTLY SHAPED WINDERS AT THE WALKLINE SHALL BE ALLOWED WITHIN THE SAME FLIGHT OF STAIRS AS RECTANGULAR TREADS AND DO NOT HAVE TO BE WITHIN INCH OF THE RECTANGULAR TREAD DEPTH.
WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 10 INCHES MEASURED BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AT THE INTERSECTIONS WITH THE WALKLINE. WINDER TREADS SHALL HAVE MINIMUM TREAD DEPTH OF 6 INCHES AT ANY POINT WITHIN THE CLEAR WIDTH OF STAIR. WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE WALKLINE SHALL NOT EXCEED THE SMALLEST WINDER TREAD BY MORE THAN 3/8 INCH. -IRC R311.7.4.2

5. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. LANDINGS SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL. -IRC R311.7.5

6. HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF THE RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES. -IRC R311.7.7.1

7. HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHAL BE RETURNED OR SHALL TERMINATE IN NEWL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.
EXCEPTIONS:
1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY A NEWL POST AT THE TURN.
2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWL SHALL BE ALLOWED OVER THE LOWEST TREAD. -IRC R311.7.7.2

8. ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.
TYPE I: HANDRAILS WITH CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR, IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.01 INCH.
TYPE II: HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL HAVE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THE REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF 0.10 INCH.
-IRC R311.7.7.3

9. GUARDS SHALL BE LOCATED ALONG OPEN-SIDED WALKING SURFACES, INCLUDING STAIRS, RAMPS AND LANDINGS, THAT ARE LOCATED MORE THAN 30 INCHES MEASURED VERTICALLY TO THE FLOOR OR GRADE BELOW AT ANY POINT WITHIN 36 INCHES HORIZONTALLY TO THE EDGE OF THE OPEN SIDE. -IRC R312.1

10. GUARDS SHALL NOT BE LESS THAN 36 INCHES HIGH MEASURED VERTICALLY ABOVE THE ADJACENT WALKING SURFACE, ADJACENT FIXED SEATING OR THE LINE CONNECTING THE LEADING EDGES OF THE TREADS. -IRC R312.2

11. GUARDS SHALL NOT HAVE OPENINGS FROM THE WALKING SURFACE TO THE REQUIRED GUARD HEIGHT WHICH ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. -IRC R312.3

12. STAIR TREAD NOSING: THE RADIUS OF CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH . A NOSING NOT LESS THAN ¾ INCH BUT NOT MORE THAN 1 ¼ INCHES SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED ½ INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES (0.51 RAD) FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4 INCH DIAMETER SPHERE. (UTAH STATE AMENDMENT) EXCEPTIONS.
A. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 10 INCHES.
B. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS. NOTE: THIS MEANS THAT CONCRETE STAIRS, WITHOUT NOSINGS, MUST HAVE A TREAD DEPTH OF 10 INCHES

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
GENERAL NOTES AND DETAILS

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A5.2

ROOM SCHEDULE

NO.	NAME	FLOOR MAT'L	BASE MAT'L	NORTH	EAST	SOUTH	WEST	CEILING HEIGHT	CEILING FINISH	REMARKS
Not Placed										
A007	FAMILY ROOM									
LOWER LEVEL										
A001	BEDROOM									
A002	BATH									
A003	LAUNDRY									
A004	MECHANICAL									
A005	BEDROOM									
A006	BATH									
B001	BUNK ROOM									
B002	BATH									
B003	BATH									
B004	BEDROOM									
B005	MECHANICAL									
B006	FAMILY ROOM									
MAIN LEVEL										
A101	POWDER									
A102	MUD									
A103	DINING									
A104	KITCHEN									
A105	LIVING									
B101	GARAGE									
B102	ENTRY									
B103	OFFICE									
B104	POWDER									
B105	SAUNA									
B106	BEDROOM									
B107	BATH									
UPPER LEVEL										
A201	BEDROOM									
A202	BATH									
B201	LIVING									
B202	DINING									
B203	KITCHEN									
B204	POWDER									
B205	BEDROOM									
B206	BATH									

DOOR SCHEDULE

MARK	TYPE	WIDTH	HEIGHT	THICK	DOOR MAT'L	DOOR FINISH	FRAME MAT'L	FRAME FINISH	HARDWARE	REMARKS
LOWER LEVEL										
A001	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A002	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
A003	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
A004	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A005	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
A006	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A007	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A008	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
A009	DBL SLIDE	5' - 0"	8' - 0"	0' - 1 3/8"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B001	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B002	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B003	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B004	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B005	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B006	STYLE AND RAIL	2' - 8"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B007	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B008	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B009	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
MAIN LEVEL										
A101	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
A102	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A103	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
A104	STYLE AND RAIL	3' - 0"	7' - 0"	0' - 1 3/8"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B101	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B102	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B103	DBL POCKET	4' - 0"	8' - 0"	0' - 1 3/8"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B104	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B105	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PASSAGE	
B106	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B107	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B108	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	LOCKSET	
B109	BARN	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B110	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B111	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B112	OVERHEAD	9' - 0"	9' - 0"	0' - 1 1/2"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	GARAGE	
UPPER LEVEL										
A201	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A202	STYLE AND RAIL	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
A203	SHOWER	2' - 0"	7' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B201	3 PANEL SLIDER	12' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B202	STYLE AND RAIL	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B203	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD / GLASS	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B204	STYLE AND RAIL	3' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B205	3 PANEL SLIDER	9' - 0"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B206	POCKET	3' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	
B207	SHOWER	2' - 0"	8' - 0"	0' - 0 1/2"	GLASS	CLEAR				
B208	POCKET	2' - 6"	8' - 0"	0' - 1 3/4"	WOOD	STAIN AND VARNISH	WOOD	STAIN AND VARNISH	PRIVACY	

WINDOW SCHEDULE

MARK	WIDTH	HEIGHT	TYPE	FRAME MATERIAL	EXTERIOR FINISH	INTERIOR FINISH	GLAZING	REMARKS
A	3' - 0"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
B	5' - 0"	6' - 0"	DBL CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
C	2' - 0"	6' - 0"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
D	3' - 0"	6' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
E	2' - 6"	6' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
F	3' - 6"	2' - 0"	AWNING	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
G	2' - 6"	5' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
H	2' - 6"	4' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
I	2' - 6"	5' - 6"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
J	5' - 0"	5' - 2"	DBL HUNG DBL	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
K	2' - 0"	4' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
L	5' - 0"	8' - 0"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
M	5' - 0"	2' - 6"	FIXED	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
N	3' - 0"	4' - 6"	CASEMENT	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	
O	2' - 6"	5' - 0"	DBL HUNG	WOOD ALUM. CLAD	MANUFACTURER	STAIN AND VARNISH	INSULATED LOW - E TEMP.	

DOOR NOTES

1. ALL DOOR OPENINGS TO BE FIELD VERIFIED BY C ONTRACTOR BEFORE INSTALLATION.
2. ALL DOORS TO BE 1 3/4" SOLID CORE UNLESS NOTED OTHERWISE.
3 ALL SHOWER DOORS AND GLASS SHOWER ENCLOSURES SHALL BE TEMPERED GLASS. IRC SECTION R308.3 AND R308.4.
4 FRENCH/PATIO/TERRACE DOORS TO BE SUPPLIED BY WINDOW MANUFACTURER TO HAVE U-VALUE OF .31 MINIMUM.
5 AUTOMATIC GARAGE DOOR OPENERS SHALL BE TESTED IN ACCORDANCE WITH UL 325.-IRC 309.4.

WINDOW NOTES

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

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE
PARK CITY, UT 84060

SHEET DESCRIPTION:
DOOR, WINDOW, ROOM SCHEDULE

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:

SHEET NUMBER:
A6.1

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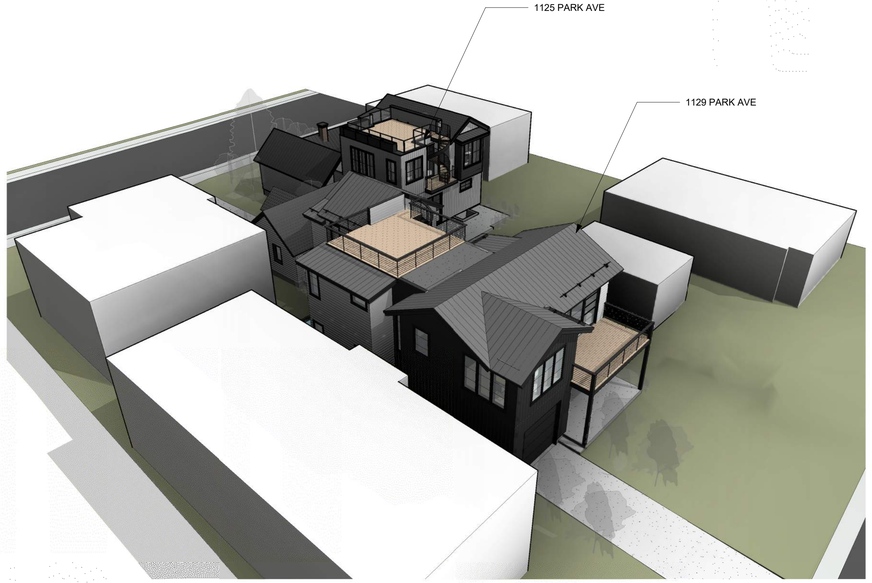
NE

SE



SW

NW

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
BIRDSEYE IMAGES

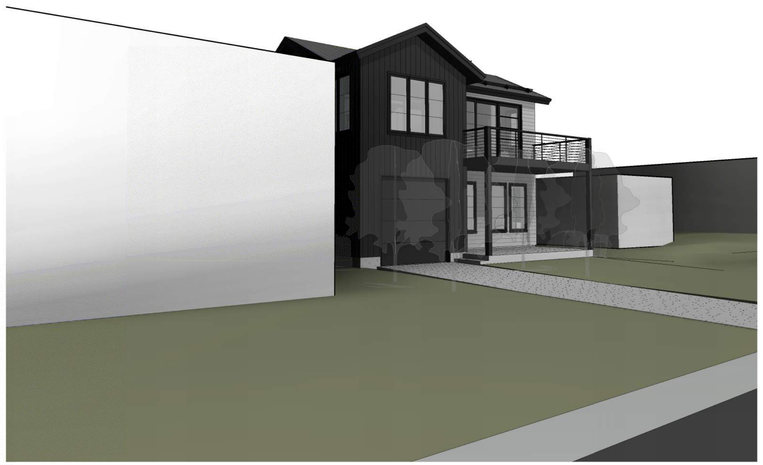
REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:
-

SHEET NUMBER:
AI-01

FROM PARK AVE



FROM WOODSIDE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
GROUND VIEW IMAGES

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:
-

SHEET NUMBER:
AI-02

EXISTING PARK AVE STREETSCAPE

PROPOSED PARK AVE STREETSCAPE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
STREETSCAPE

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:
-

SHEET NUMBER:
AI-03

EXISTING WOODSIDE STREETSCAPE

PROPOSED WOODSIDE STREETSCAPE

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PROJECT DESCRIPTION:
1129 PARK AVE RESIDENCE
1129 PARK AVE,
PARK CITY, UT 84060

SHEET DESCRIPTION:
STREETSCAPE

REVISIONS:

DATE:
April 12th, 2021

PROJECT NUMBER:
-

SHEET NUMBER:
AI-04